

# Seasonal Maintenance Checklist for Rental Properties

## Spring

- **HVAC Systems Check:** Service systems to ensure reliable operation during high-use seasons.
- **Cleaning Gutters and Downspouts:** Remove debris to prevent water damage and ensure proper drainage.
- **Inspect Roof and Chimney:** Check for wear or damage to protect against leaks and ensure safety.
- **Check for Water Leaks:** Identify and fix leaks to prevent mold and structural damage.
- **Pest Control Measures:** Treat property to deter common pests, providing a comfortable environment for tenants.
- **Smoke Detectors and Carbon Monoxide Alarms Check:** Test and replace batteries to ensure functional safety devices.
- **Enhancing Security Measures:** Assess and upgrade locks and lighting for tenant peace of mind.
- **Cleaning Carpets and Upholstery:** Deep cleaning to enhance property appearance and indoor air quality.

## Summer

- **Landscaping and External Aesthetics:** Maintain lawn and garden spaces for a welcoming exterior appearance.
- **Check and Clean AC Units:** Ensure they are debris-free and functioning efficiently for tenant comfort.
- **Inspect and Seal Windows and Doors:** Keep cool air in, reducing energy bills and boosting efficiency.
- **Routine Pest Control:** Continue treatments to manage any summer upticks in pest activity.
- **Repaint Interior and Exterior:** Refresh paint on surfaces as needed, taking advantage of the optimal weather conditions for drying.

## Fall

- **HVAC System Inspection:** Prepare for the heating season and ensure system efficiency.
- **Gutters and Downspouts Cleaning:** Clear autumn leaves and debris to ready for rainfall.
- **Check Insulation:** Ensure proper insulation to maximize warmth and heating efficiency.
- **Fire and Safety Check:** Inspect fireplaces and test safety alarms for a secure and cozy winter season.

## Winter

- **Heating System and Water Heater Check:** Validate that heating and water systems are operational and ready for the cold.
- **Winterize Outdoor Pipes:** Insulate pipes to prevent freezing and potential bursts.
- **Roof and Structure Inspection:** Examine the weight impact of snow and ice accumulation and address any structural issues.
- **Emergency Preparedness:** Supply tenants with information and resources for weathering winter's extreme conditions.