

Rental Property Maintenance Checklist

Routine preventative maintenance helps extend the life of your home's systems, reduce costly repairs, preserve property value, and provide a safe, well-maintained home for tenants.

Quarterly

- Replace HVAC filter (or as recommended)
- Test smoke and carbon monoxide detectors
- Inspect for plumbing leaks and water damage
- Check HVAC performance
- Test GFCI outlets
- Inspect doors, windows, and weather seals
- Examine caulking around tubs, showers, and sinks
- Walk the property's exterior for visible maintenance concerns

Annually

- Schedule professional HVAC service
- Flush the water heater
- Inspect the roof and clean gutters
- Complete a pest and termite inspection
- Service the garage door (if applicable)
- Review homeowner's insurance coverage

Coastal Property Maintenance

- Inspect the property after major storms
- Monitor for moisture, mold, and mildew
- Trim trees before hurricane season
- Wash exterior surfaces to reduce salt buildup

Keep this checklist on hand and review it each season to stay ahead of maintenance needs.