

Winter Maintenance Inspections for Rental Properties

Proper maintenance during the winter can prevent costly repairs and keep your tenants safe and comfortable. Below are some crucial maintenance checks and tasks for your rental property as the temperatures drop:



1

Heating System Inspection:

- Schedule a professional inspection of the heating system.
- Replace air filters and check for any signs of carbon monoxide leaks.

2

Pipe Insulation:

- Insulate exposed pipes to prevent freezing.
- Provide instructions to tenants on how to prevent freezing of pipes.

3

Roof and Gutters:

- Check the roof for any damaged shingles or leaks.
- Clean gutters and downspouts to prevent ice dams and water damage.

4

Seal Drafts:

- Inspect windows and doors for drafts.
- Seal gaps and cracks to improve energy efficiency.

5

Emergency Preparedness:

- Ensure the smoke and carbon monoxide detectors are working correctly.
- Provide tenants with emergency contact information

6

Landscaping Maintenance:

- Trim tree branches near the property.
- Protect outdoor furniture/ pool/ decorations

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