

Spring Home Maintenance Checklist for Landlords



What's my responsibility?

A thorough maintenance check during the spring ensures your property is healthy and ready for the coming summer. Before visiting the property, make sure to give your tenants plenty of notice. If your tenant has agreed in writing to complete some of these tasks, simply delete them from your list.



For Home Units

- Inspect HVAC system
- Inspect roof for loose, missing, or curling shingles
- Check driveways and walkways for black asphalt dust (a sign of a failing roof)
- Inspect the gutters, eaves, and spouts
- Clean foundation vents
- Wash window exteriors
- Inspect window screens and doorways for damage
- Give tenant spring maintenance checklist and ask them to complete it



For Apartments

- Wash exterior windows
- Speak to the superintendent about any upcoming dates, such as spring cleaning bin or insect inspections
- Ensure entry points lock
- Ask tenant if they have any concerns
- Offer tenant the spring maintenance checklist and ask them to complete it



For Outdoor Maintenance

- Check lawns for grubs and other vermin
- Mow and trim front and back yards
- Check trees for damaged limbs
- Trim trees and shrubs
- Dispose of any dead shrubs or hanging plants
- Power wash deck or porch
- Paint exterior areas that have faded over winter
- Turn on exterior hose bibs and taps