



# Monthly vacation rental maintenance checklist

Owning one home is a huge responsibility. But owning a second home that gets multiple visitors per month is another thing entirely.

That's where this handy month-by-month maintenance checklist comes in. You'll notice some tasks appear more than once on this list: that's because it's important to frequently follow up on their condition. Consistent care will help you get the jump on wear and tear at your vacation rental—and keep your guests happy, too.



Vacasa home in  
Palm Springs, California

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# January

## Inside

- Check fire extinguishers for damage, rust, and expiration
- Secure any unsecured tall or heavy furniture to walls
- Check for drafts around the house and seal
- Test appliances and confirm they are working properly
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks
- Test all outlets
- Inspect furniture for damage
- Replace furnace and HVAC filters
- Inspect windows for sealant issues and damaged screens

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Check for weather-related issues in gutters, like ice dams, plant build-up, and clogs
- In cold climates, stock up on ice melt (choose pet-safe products if welcoming dogs)
- Inspect pool, hot tub, and sauna



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# February

## Inside

- Test and deep clean dishwasher
- Defrost and clean refrigerator
- Tighten loose cupboards, drawers, and handles
- Check kitchen sink faucet, garbage disposal, and plumbing
- Inspect countertops for damage
- Clean hood vent in kitchen
- Dust hard-to-reach areas, like the tops of cabinets
- Turn on and test small and large appliances
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks
- Check interior walls for cracks and water damage

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Check for weather-related issues in gutters, like ice dams, plant build-up, and clogs



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# March

## Inside

- Drain hot water heater to remove any sediment
- Open foundation vents (if appropriate)
- Test showers and bathtubs
- Test toilet
- Inspect wet areas for cracks and damage
- Deep clean and repair grout
- Check floors for wear and tear
- Deep clean showerheads and faucets
- Inspect sink(s) and plumbing underneath; check for water damage
- Tighten all fixtures, including towel racks, drawers, cabinets, and dispensers
- Clean bathroom vents and fans
- Inspect bathroom ceilings for mold and mildew
- Turn on and test small and large appliances
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Check for weather-related issues in gutters, like ice dams, plant build-up, and clogs



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# April

## Inside

- Inspect window coverings and fixtures for damage
- Ensure decor and large furniture is securely mounted to walls
- Check closets and organizational systems for issues
- Turn on and test small and large appliances
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Check for weather-related issues in gutters, like ice dams, plant build-up, and clogs
- Clean your home's eaves, cladding, and exterior trim
- Remove any debris and dead plants from yard
- Fertilize plants and lawns



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# May

## Inside

- Turn on and test small and large appliances
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Remove pool filter, clean each component, and replace cartridge filter elements
- Flush hot tub plumbing, inspect cover and wiring
- Check for weather-related issues in gutters, like ice dams, plant build-up, and clogs
- In fire-prone areas, clean gutters and remove dried plants around house
- Inspect exterior paint
- Inspect roof, foundation, brick pointing, and other structural features



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# June

## Inside

- Turn on and test small and large appliances
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks
- Test all outlets
- Inspect furniture for damage
- Replace furnace and HVAC filters
- Inspect windows for sealant issues and damaged screens

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Trim bushes, trees and shrubs
- Mow lawns
- Inspect weatherstripping on windows and doors for cracks and damage
- In fire-prone areas, clean gutters and remove dried plants around house
- Inspect outdoor and indoor walkways for trip hazards, including uneven pavement and unmarked steps



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# July

## Inside

- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Mow lawns
- Look for rot and wear to decks and balconies
- Inspect outdoor A/C system and clean, if necessary
- Cover gaps underneath decks and in foundations
- In fire-prone areas, clean gutters and remove dried plants around house



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# August

## Inside

- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Test sprinkler system
- Mow lawns
- In fire-prone areas, clean gutters and remove dried plants around house
- Clean your home's eaves, cladding, and exterior trim
- Inspect outdoor A/C system and clean, if necessary



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# September

## Inside

- Clean wood-burning chimneys
- Test showers and bathtubs
- Test toilet
- Inspect wet areas for cracks and damage
- Check floors for wear and tear
- Deep clean showerheads and faucets
- Inspect sink(s) and plumbing underneath; check for water damage
- Tighten all fixtures, including towel racks, drawers, cabinets, and dispensers
- Inspect sinks, showers and tubs for worn parts
- Clean bathroom vents and fans
- Inspect bathroom ceilings for mold and mildew
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Remove any dead annuals
- Balance chemicals and clean hot tub and pool
- In fire-prone areas, clean gutters and remove dried plants around house



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# October

## Inside

- Test HVAC systems
- Test and deep clean dishwasher
- Defrost and clean refrigerator
- Tighten loose cupboards, drawers, and handles
- Check kitchen sink faucet, garbage disposal, and plumbing
- Inspect countertops for damage
- Clean hood vent in kitchen
- Dust hard-to-reach areas, like the tops of cabinets
- Turn on and test small and large appliances
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks
- Check interior walls for cracks and water damage
- Check caulk condition and reseal where necessary

## Outside

- Ensure all exit routes are clear of obstructions
- Cut lawns and spruce up plants, trees, and shrubs
- Rake leaves
- In fire-prone areas, clean gutters and remove dried plants around house



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# November

## Inside

- Check weatherstripping on doors and windows
- Ensure pipes are appropriately insulated
- For speciality amenities like pool tables, inspect for damage and missing pieces
- Turn on and test small and large appliances
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks

## Outside

- Ensure all exit routes are clear of obstructions
- Shut off water pipes to sprinklers, if you are in a freeze risk area
- Mulch sensitive plants before first frost
- Inspect and unblock drains and downpipes
- Close pool for winter season, where appropriate
- In fire-prone areas, clean gutters and remove dried plants around house



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# December

## Inside

- Close foundation vents
- Turn on and test small and large appliances
- Test entertainment systems
- Test smoke and carbon monoxide detectors
- Make sure light fixtures are in good working order
- Repair drawers and malfunctioning storage units
- Check for holes in walls, spackle, and touch up
- Test all doors and locks

## Outside

- Ensure all exit routes are clear of obstructions
- Check for weather-related issues in gutters, like ice dams, plant build-up, and clogs
- Cover outdoor A/C unit
- In fire-prone areas, clean gutters and remove dried plants around house



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# Off-season maintenance tasks

- Inspect furniture for damage, repair or replace
- Check your home's curb appeal for damaged paint, cracked paving, etc.
- Clean or repaint dingy walls and trim
- Clean dryer exhaust vent

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