

The Ultimate 2026 Landlord Maintenance Calendar

This calendar is a general guide for common maintenance tasks; individual needs may vary.

✳️ Winter Upkeep

January

- Inspect property for leaks
- Test smoke detectors
- Inspect fire extinguishers
- Review emergency kits

February

- Check HVAC system
- Change furnace filters
- Look for exterior damage
- Obtain quotes for spring repairs

March

- Inspect storage/utility space for damage
- Remove exterior debris
- Schedule landscaping
- Inspect doors/windows for drafts

🌿 Spring Cleaning & Prep

April

- Inspect the roof
- Clean the gutters
- Look for peeling paint
- Inspect screens for tears

May

- Fertilize lawns
- Schedule pest control
- Check irrigation systems
- Wash exterior windows

June

- Inspect deck/patio
- Seal any cracked caulking
- Mulch garden beds
- Prune trees and shrubs

☀️ Summer Maintenance

July

- Schedule AC maintenance
- Test smoke and carbon monoxide detectors
- Check external lighting bulbs/fixtures

August

- Pressure wash exterior
- Look for signs of insect infestation
- Inspect for animal nests

September

- Inspect the roof/attic
- Check all major appliances
- Re-inspect the gutters

✳️ Winterization

October

- Winterize pipes
- Check the gutters and roof for damaged shingles
- Schedule service for fireplace

November

- Replace furnace filters
- Clean air vents
- Inspect/replace weatherstripping on doors/windows

December

- Check insulation
- Share winter preparedness tips/reminders with tenants
- Prepare your budget for the upcoming year