

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