

Property Maintenance Guide

A quarterly cadence for owners who want fewer surprises and longer asset life.

Q1 — RESET

- HVAC service and filter replacement
- Smoke and CO detector battery check
- Roof and gutter inspection after winter
- Plumbing leak walk-through under every sink

Q2 — EXTERIOR

- Pressure wash siding, walkways, driveways
- Landscaping refresh and irrigation system test
- Window and door seal inspection
- Pest control treatment

Q3 — SYSTEMS

- HVAC mid-year service
- Water heater flush
- Appliance deep clean (refrigerator coils, dryer vent)
- Touch-up paint on high-traffic areas

Q4 — WINTERIZE

- Disconnect exterior hoses, insulate exposed pipes
- Chimney and fireplace inspection
- Weatherstripping check
- Annual budget review for next year's CapEx