



Guide To Seasonal Maintenance Checklist for Renters

Abstract

Maintaining a rental property throughout the year requires a proactive approach, and a well-organized seasonal maintenance checklist can help renters manage their responsibilities effectively. This guide provides a comprehensive overview of seasonal tasks to ensure that renters keep their homes in excellent condition, regardless of the time of year. It outlines essential maintenance activities for each season, including cleaning routines, preventive measures, and seasonal adjustments.

By following this guide, renters can prevent common issues, extend the lifespan of their rental property, and ensure a comfortable living environment. Whether preparing for winter's chill or summer's heat, this checklist offers practical tips and actionable steps to help renters stay on top of their property maintenance duties and avoid unexpected problems.

Getting Started

Embarking on the journey of seasonal property maintenance can seem daunting, but with a clear plan and organized approach, it becomes manageable and even rewarding. To get started, follow these steps to ensure your rental property remains in top shape throughout the year:

- ❖ **Understand Your Responsibilities:** Review your lease agreement to identify any specific maintenance obligations. Knowing what you are responsible for will help you focus your efforts effectively.
- ❖ **Create a Calendar:** Develop a maintenance calendar that aligns with the changing seasons. This will help you keep track of essential tasks and ensure nothing is overlooked.
- ❖ **Gather Supplies:** Assemble the necessary tools and cleaning products for each season. Having everything on hand will make completing tasks more efficient.
- ❖ **Prioritize Tasks:** Break down the maintenance tasks into manageable steps and prioritize them based on urgency and importance.
- ❖ **Stay Informed:** Keep up with seasonal trends and potential issues related to weather changes, such as preparing for winter storms or dealing with summer heat.

By following these initial steps, you'll be well-prepared to tackle each season's maintenance needs and keep your rental property in excellent condition year-round.

1. What Is Property Maintenance? Benefits Of Property Maintenance

Property management encompasses a range of activities essential to maintaining and enhancing the value of real estate investments. Whether you're a seasoned investor or a first-time property owner, it's crucial to understand how it works. In this article, you will learn:

- The basic definition and scope of property management
- Key responsibilities and roles of a property manager
- The benefits of hiring a property management service
- Best practices in the field of property management

1. Property Management Defined and Why It Matters



Property management is more than just handling real estate; it's about strategically overseeing properties to maximize their potential. It includes administration, daily operations, ensuring tenant satisfaction and maintaining the physical condition of the property. Whether it's a sprawling commercial complex or a cozy residential building, the goal remains the same: to ensure that the property remains a valuable and well-maintained asset.

Importance of Property Management

Property management is the backbone of a thriving real estate investment, ensuring properties are not only preserved but also enhanced in value over time. Effective management leads to satisfied tenants, which in turn translates to steady rental income and a positive reputation in the market. This is crucial for the long-term success and growth of any real estate venture.

Types of Property Management

Property management can be categorized into several types, each with its own set of challenges and requirements:

- ❖ Residential property management focuses on properties like apartments and houses.

- ❖ Commercial property management deals with business properties, such as office buildings and retail spaces.
- ❖ Industrial property management involves managing large industrial properties, which may include warehouses and manufacturing facilities.

Each type demands specific knowledge and expertise to effectively manage the unique aspects of these properties.

2. Benefits of Professional Property Management

Professional property management offers a multitude of benefits, such as better financial performance, legal compliance and overall peace of mind for property owners, which contribute significantly to the success of real estate investments.

Optimized Rental Income and Valuation

Professional property managers are skilled at setting the right rental prices. Their market knowledge ensures that the property attracts tenants while generating optimal income. This approach not only maximizes current income but also contributes to the overall valuation of the property.

High-quality Tenant Retention

A significant benefit of professional property management is tenant retention. Happy, long-term tenants mean steady rental income and reduced turnover costs. Property managers achieve this through prompt and effective handling of maintenance issues and fostering positive landlord-tenant relationships.

Efficient Maintenance and Upkeep

Regular maintenance is crucial in preserving the value of a property. Professional property managers ensure that the property is well-maintained, addressing repair issues quickly and efficiently. This not only keeps tenants satisfied but also helps avoid more costly repairs down the line.

Legal Compliance and Risk Reduction

Navigating the complex landscape of property laws can be daunting. Property managers are well versed in laws and regulations, ensuring legal compliance. This expertise significantly reduces the risk of legal disputes and potential financial penalties.

Reduced Stress and Time Commitment

For property owners, one of the most appealing advantages of hiring a property manager is the reduction of stress and time commitment. With a professional handling the day-to-day management tasks, property owners can focus on other investments or personal pursuits, confident that their property is in capable hands.

Property management is vital to the success of the real estate industry. Property managers play a critical role in maintaining the delicate balance between owners' needs and tenants'

satisfaction. However, the role of property management also includes enhancing property value and ensuring legal compliance.

Overall, property management is not just about handling day-to-day operations. It's about strategic oversight that translates into optimized returns and long-term asset preservation. Adopting best practices can lead to more efficient operations, improved tenant relationships and, ultimately, a more lucrative and stress-free investment experience.

2. What Are Some Property Maintenance Tips?

Maintaining a property is crucial for preserving its value, ensuring safety, and creating a comfortable living environment. Regular property maintenance not only prevents costly repairs but also extends the lifespan of various components of a property. Here are some essential property maintenance tips that every homeowner or renter should consider:

1. Regular Cleaning and Inspections



Regular cleaning is fundamental in property maintenance. Dust, dirt, and grime can accumulate and cause wear and tear over time. Establish a cleaning routine that includes weekly, monthly, and annual tasks. For instance, clean floors, carpets, and surfaces regularly, and don't forget to dust vents and light fixtures. Conduct thorough inspections periodically to identify and address minor issues before they become significant problems. Check for signs of water damage, mold, or pests, and address these issues promptly.

2. HVAC System Maintenance

Your heating, ventilation, and air conditioning (HVAC) system plays a critical role in maintaining indoor comfort. Regular maintenance is essential to keep it running efficiently. Replace or clean air filters every 1-3 months to ensure good air quality and optimal performance. Schedule annual inspections and servicing by a professional to check for potential issues and ensure the system operates smoothly. Proper maintenance can prevent costly breakdowns and extend the lifespan of your HVAC system.

3. Plumbing Care

Proper plumbing maintenance helps prevent leaks, clogs, and water damage. Check for leaks under sinks, around toilets, and in exposed pipes. Address any drips or leaks immediately to avoid water damage and mold growth. Regularly clean sink and shower drains to prevent clogs, and avoid flushing non-disposable items. Consider having your plumbing system inspected by a professional every few years to identify and address any underlying issues.

4. Roof and Gutter Maintenance

The roof is one of the most critical components of your property, protecting it from weather elements. Inspect your roof regularly for missing or damaged shingles, signs of leaks, and debris accumulation. Clean gutters and downspouts at least twice a year, especially after heavy storms or falling leaves. Clogged gutters can lead to water damage and foundation issues. Address any roof or gutter problems promptly to prevent more severe damage.

5. Exterior Maintenance

The exterior of your property also requires regular attention. Check for and address any damage to siding, paint, and landscaping. Trim trees and shrubs away from the house to prevent damage and ensure proper air circulation. Power wash exterior surfaces to remove dirt and mildew, and inspect for signs of pest infestations. Regular exterior maintenance enhances curb appeal and helps protect the property from environmental damage.

6. Safety Measures

Safety is a top priority in property maintenance. Ensure that smoke detectors and carbon monoxide detectors are installed and functioning properly. Test these devices monthly and replace batteries at least once a year. Check and replace expired fire extinguishers, and keep emergency contact information readily accessible. Regularly inspect and maintain electrical systems to prevent fire hazards.

7. Seasonal Preparations

Each season brings its own set of maintenance tasks. Prepare for winter by insulating pipes and checking heating systems. In spring and summer, focus on cleaning outdoor areas and checking for pest issues. Fall is the time to clean gutters and prepare for colder weather. Adjust

your maintenance tasks according to the season to keep your property in optimal condition year-round.

By following these property maintenance tips, you can ensure your home remains in excellent condition, enhancing its value and ensuring a safe and comfortable living environment. Regular upkeep not only prevents unexpected repairs but also contributes to the overall enjoyment and longevity of your property.

3. Essential Property Maintenance Tips for Renters: Keeping Your Rental in Prime Condition



Renting a house is like a temporary nest for a family. They fill the space with warmth and good memories, which can be reminisced later. Although renters do not own the house, it holds a special place in their hearts. It becomes a sanctuary for the family members who decorate it with their tastes and preferences. They maintain its beauty and hygiene levels to make it a healthy and inviting living space.

Regular cleaning is necessary to keep germs at bay and maintain the rental property. It becomes easier to bring it back to its original condition during the end of the tenancy if it has been undergoing frequent cleaning.

Otherwise accumulated dust and filth can become hard to remove and leave permanent stains that can lead to bond cuts. So, here are a few cleaning tips for renters to keep the rental in top shape. These can help reach the optimum level of cleanliness that will remove obstacles to the bond retrieval process.

1. Set A Cleaning Schedule

While spring and end of lease cleaning in Sydney are mandatory in every rented house or apartment, the renters must create a daily and weekly cleaning schedule. A few tasks must be done every day to maintain the look and sanitation of the house and provide a comfortable living space to your loved ones.

The daily cleaning chores include doing dishes, cleaning the kitchen countertops, vacuuming the carpets and removing clutter. The weekly chores include doing laundry, pruning the plants, mopping floors, vacuuming upholstery, dusting furniture, etc.

2. Prepare A Cleaning Checklist

Since cleaning is a cumbersome task and you have various other errands, it is better to prepare a checklist. It will help you organise the cleaning tasks and delegate them to family members to reduce the workload. It can also help to divide the rooms and cover every space that requires wiping and dusting.

Start from the ceiling and work your way to the floors, covering everything in between. A generic checklist includes cleaning mirrors, floors, furniture, carpets, light switches, lights, air vents, blinds, windows, doors, and baseboards.

3. Spot Cleaning Helps Avoid Stubborn Stains

One of the best ways to keep the rental in top shape is to work on the stains proactively. Accidental spills and splatters are common in homes and can impact the floors, carpets, walls, shelves and countertops. If not cleaned on time, they can get hardened and damage the surface.

Also, landlords can point them out during the final inspection. Thus, expert end of lease cleaning Sydney professionals suggest keeping stain removal products at home to jump into action quickly. It can help save the bond as the property will not have any stains besides fair wear and tear.

4. Prioritise Cleaning of Kitchen and Bathrooms

Kitchens and bathrooms are the dirtiest rooms in the house. Cleaning these spaces should not be missed or delayed as they can become breeding grounds for germs and mould. Renters must clean the kitchen appliances and bathroom fittings every week to remove dirt and debris. Do not forget to clean the walls, tiles, cabinets, lights, doors, floors, windows, and countertops. Use eco-friendly cleaning supplies to avoid harsh chemicals that can damage the shine of the

surfaces. Many household items, such as baking soda, salt, vinegar and lemons can be used to brighten up bathroom sinks, bathtubs, showerheads, and faucets.

5. Use the Right Tools for Efficiency

Most renters fail to effectively clean because they lack the right tools, like end-of-lease cleaners in Sydney. Using dirty dusters and microfiber cloths also impacts cleanliness levels. Therefore, renters must choose the best tools, like a robot vacuum cleaner, for cleaning the spaces under beds, sofas, refrigerators, etc.

They should use a duster with a telescopic pole to clean the ceiling fans, remove cobwebs, dust the air vents, and walls behind heavy furniture. It is essential to declutter the rooms before starting the clean-up to avoid obstructions while vacuuming and wiping the furniture. Find a mop according to flooring and use it to shine your rooms.

6. Hire A Cleaning Company Occasionally



With busy schedules and other responsibilities, cleaning the house frequently is not possible. Thus, renters must hire professional end of lease cleaning Sydney companies for this task. They are experts in the field and are trained to clean different surfaces with the right supplies and tools. It helps you feel stress-free and enjoy your weekends rather than scrubbing and wiping the house.

You can also book specialised services like carpet pressure cleaning and pest control to remove infestations from the house. Many of these service providers offer an upfront quote that helps you manage your budget while hiring professionals and keeping the home hygienic.

Wrapping Up

Keeping your rental property in top shape is significant for maintenance and getting the bond back at the end of the tenancy. Renters can follow the tips above to manage the property, retain its beauty, and increase hygiene levels.

4. Property Management Maintenance Checklist for Year-Round Tasks

Rental property maintenance minimizes the risk of costly damages resulting from neglect, abuse, or normal wear and tear. Landlords use a rental property maintenance checklist to guide them during routine, seasonal, and preventative maintenance. This checklist helps them schedule tasks, outsource certain tasks to vendors, and ensure nothing is forgotten during the maintenance process. In conjunction with the lease agreement, this differentiates the maintenance responsibilities of a landlord and a tenant.

Items to Include on Your Rental Property Maintenance Checklist



It is the landlord's duty to meet the health and safety standards mandated by the state. By performing routine maintenance, landlords decrease the risk of developing costly damages and performing emergency repairs on their rental property. To keep your rentals in great shape, you'll need to perform various weekly, monthly, quarterly, seasonal, annual, and unexpected maintenance tasks.

Weekly maintenance tasks in your property management checklist include managing the immediate interior and exterior areas of the property. This includes removing trash, cleaning

common areas, such as entryways, hallways, laundry rooms, and stairwells, as well as maintaining the lawn and garden. Depending on the season, you may need to rake leaves, mow the lawn, remove fallen branches and other debris, or shovel snow. Don't forget to weed flower beds and water plants as necessary.

Monthly Routine Maintenance

If the property is cleaned every week, it's easier to conduct monthly routine maintenance. Monthly maintenance focuses more on performing inspections and addressing unresolved maintenance issues. Though there may be less work to do, performing monthly general inspections helps property managers identify issues that might otherwise have missed during weekly maintenance.

To be more efficient, conduct monthly inspections and repairs on the same day you do weekly maintenance. Below are examples of property maintenance tasks that should be done monthly:

- Inspect common area lighting and replace burnt-out bulbs
- Inspect basement and attic to make sure attic vents and sump pumps are in working condition
- Make sure window and door locks are functional; repair broken glass or torn screens
- Check for damage in common areas and that nothing is blocking entrances
- Check bait and traps used for pest control, replenish bait, remove dead rodents or bugs
- Check and clean gutters and make sure outdoor lighting is functional
- Inspect walkways, walls, paving, and driveways for safety; repair or clean as needed

Quarterly or Seasonal Maintenance

Seasonal preventative maintenance is crucial for preserving your rental property and ensuring tenant satisfaction as seasons and weather change. Your specific seasonal maintenance tasks will depend on your property's location and climate, but there are certain chores that you will need to perform quarterly, regardless of the changing seasons.

Overall, seasonal and quarterly maintenance tasks include the following:

- Clean air filters in HVAC ducts
- Ventilate the common areas
- Check screens and storm windows; repair/replace as needed
- Swap storm windows and doors for screens, or vice versa
- Check heating and cooling thermostats
- Inspect for frozen exterior faucets, ice dams, and repair as needed
- Winterize or re-open seasonal rentals and vacant units

Annual Maintenance



Some maintenance tasks only need to be performed once per year, but they don't have to be addressed at the same time. These tasks are often big projects, so you can schedule them throughout the year for greater efficiency. Like monthly maintenance, many annual tasks involve inspections when tenants move at the end of a lease. This will help you identify tenant-caused damages and perform repairs when necessary.

Yearly maintenance also requires you to check the rental property's interior and exterior. Check out the table below to see which tasks should be included in your property manager checklist for annual inspection.

With regular rental property maintenance, many of the tasks won't take much time or money. Deferred maintenance can be problematic as damages may worsen and become expensive repairs over time. Furthermore, well-maintained rental properties command higher rents and sell for higher prices, so it is worth it to keep on top of your routine maintenance.

Why Landlords Need to Perform Regular Maintenance

Not keeping your property in its best shape will cost you valuable time, money, and tenants. When your property fails to meet health, safety, and building standards, you may face serious penalties and legal charges from the local and federal government.

Here are some reasons why you should perform regular rental property maintenance:

- ❖ To remain compliant with landlord-tenant laws: Landlords are obligated to ensure tenants have safe, habitable spaces by conducting repairs and maintenance, offering waste management, and maintaining common area safety. They must also give prior notice before inspecting the property.
- ❖ To protect valuable investments: Neglecting property maintenance can cost more than routine care, impacting your income and return on investment (ROI) when investing in real estate. Damages can lead to tenant complaints, higher turnover, costly repairs, and legal issues.
- ❖ To maintain positive tenant relationships: Delayed property repairs can prompt tenants to make their own fixes and deduct expenses from the rental rate. In some states, tenants can sue landlords for housing neglect and break leases without notice. To prevent conflicts and legal disputes, maintain your property diligently.

A rental property maintenance checklist guides landlords and property managers in scheduling routine and preventative maintenance tasks and ensuring that their properties are up to building code standards. This property management maintenance checklist puts all of the landlord's rental property maintenance tasks in one convenient place so they can plan ahead for their weekly, monthly, quarterly/seasonal, annual, and emergency maintenance projects.

5. Property Management Maintenance Checklists By Season

Like a regular health check-up, a home maintenance checklist and schedule are important for every house's upkeep. Continuing to check on your exterior, appliances, heating and cooling, plumbing, security, and electrical systems will help prevent breakdowns, save money, and keep your home looking its best.

Use this home maintenance checklist to help schedule seasonal updates, repairs, cleaning, and a handful of monthly tasks. Revisit the list monthly and at the beginning of each season to keep your home in prime working condition. If any recommended home repairs and maintenance go beyond your skill level or lead to more complicated projects, consider hiring a professional to help.

Monthly Home Maintenance Checklist

Inspecting your home and completing monthly home improvement projects will keep your maintenance schedule on track and easier to manage. Follow this comprehensive home maintenance checklist each month to help save time and money:

Air Quality and Vents

- ❖ Clean the furnace filter to remove dust build-ups, make it easier to regulate your home's temperature, and ultimately decrease energy bills.
- ❖ Vacuum heat registers and heat vents.
- ❖ Check that indoor and outdoor air vents are not blocked.

Plumbing and Water



- ❖ Check the water softener and replenish salt if necessary.
- ❖ Clean the garbage disposal by grinding ice cubes, then flushing with hot water and baking soda.
- ❖ Inspect tub and sink drains for debris; unplug if necessary.
- ❖ Flush out hot water from the water heater to remove accumulated sediment.

Home Safety

Test smoke alarms, carbon monoxide detectors, and all ground-fault circuit interrupters.
Check the gauge and expiration date on fire extinguishers.
Inspect electrical cords for wear.

Fall Home Maintenance Checklist

In many regions, fall is the perfect season to tackle general home maintenance projects because the weather is usually dry and temperatures are moderate. Before you start your seasonal home maintenance checklist, examine your home's interior and exterior. Most of these tasks can be accomplished without the help of a professional, but it's always better to be safe and call for assistance if a project is beyond your abilities.

Here are our seasonal home maintenance checklist recommendations for fall:

Landscaping and Yard Prep

- ❖ Rake leaves and aerate the lawn.
- ❖ Remove leaves and debris from gutters and downspouts.
- ❖ Practice pest prevention by keeping firewood away from the house, trimming shrubs, and repairing rotten or broken woodwork. Remove any wasp nests hanging from eaves or overhangs.
- ❖ Drain and winterize exterior plumbing, including hoses and in-ground sprinkler systems.

Home Exterior Repairs and Updates

- ❖ Mend cracks and gaps in the driveway and walkway.
- ❖ Touch up exterior siding and trim with paint.
- ❖ Power-wash windows and siding.
- ❖ Inspect roofing for missing, loose, or damaged shingles and leaks.
- ❖ Repair or replace siding.
- ❖ Clean window and door screens.
- ❖ Replace old, drafty windows for more energy-efficient models.
- ❖ Seal cracks and gaps in windows and doors with caulk or weather stripping; replace if necessary.
- ❖ Inspect exterior door hardware; fix squeaky handles and loose locks.
- ❖ Wrap insulation around outdoor faucets and pipes in unheated garages.

Interior Cleaning and Inspection

- ❖ Have the forced-air heating system inspected by a professional. Schedule an inspection in late summer or early fall before the heating season begins.
- ❖ Check the fireplace for damage or hazards and clean fireplace flues. Have your fireplace professionally inspected.
- ❖ Tune up major home appliances before the holidays.
- ❖ Replace the batteries in smoke and carbon monoxide detectors.
- ❖ Install a smoke detector on every floor of your home, including the basement.
- ❖ Clean carpets.
- ❖ Vacuum lint from the dryer vent.
- ❖ Check the water heater for leaks

Winter Home Maintenance Checklist

Winter weather can be harsh on your home. The below-freezing temperatures can cause a number of problems, including frozen pipes and roof damage.

To prevent winter harm and avoid calling a professional in the middle of a blizzard, be sure to check these winter items off your home maintenance checklist:



Exterior Repairs and Updates

- ❖ Cover your air-conditioning unit.
- ❖ Inspect the roof, gutters, and downspouts for damage after storms.
- ❖ Stock up on sidewalk salt and ice melt.

Interior Cleaning and Inspection

- ❖ Check the basement for leaks during thaws.
- ❖ Vacuum bathroom exhaust fan grill.
- ❖ Vacuum refrigerator and freezer coils and empty and clean drip trays.
- ❖ Clean drains in sinks, tubs, showers, and dishwashers.
- ❖ Set up mouse traps as needed.

Spring Home Maintenance Checklist

Once the ground has thawed and the trees begin to bud, it's time to prepare your home for spring. On top of your regular spring cleaning, you'll also want to consider these general upkeep tips. Use our spring home maintenance checklist to make sure everything in your home, from the basement to the roof, is in tip-top shape:

Landscaping and Yard Prep

- ❖ Refinish the deck.
- ❖ Fertilize your lawn.
- ❖ Prune trees and shrubs.

Exterior Repairs and Updates

- ❖ Clean window and door screens.
- ❖ Remove leaves and debris from gutters and downspouts.
- ❖ Have a professional inspect and pump the septic tank.
- ❖ Inspect roofing for missing, loose, or damaged shingles and leaks.
- ❖ Inspect the chimney for damage.
- ❖ Wash windows.
- ❖ Power-wash siding.
- ❖ Repair or replace caulking and weather stripping around windows, doors, and mechanicals.
- ❖ Remove the insulation from outdoor faucets and check sprinkler heads.

Interior Cleaning and Inspection

- ❖ Clean faucet aerators and showerheads to remove mineral deposits. Repeat in the fall.
- ❖ Change the air-conditioner filter.
- ❖ Polish wood furniture and dust light fixtures.
- ❖ Replace the batteries in smoke and carbon monoxide detectors.
- ❖ Inspect sink, shower, and bath caulking for deterioration.
- ❖ Vacuum lint from the dryer vent.
- ❖ Have the air-conditioning system serviced.
- ❖ Drain or flush the water heater.

Summer Home Maintenance Checklist

When the sun is out, and warm weather is finally here to stay, home maintenance is the last thing you should worry about. Use our quick summer home maintenance guide to get the hard work out of the way at the beginning of the season.

Don't worry if the weather is already heating up; these tasks are indoors:

Interior Cleaning and Inspection

- ❖ Remove lint from your dryer vent.
- ❖ Clean kitchen exhaust fan filter.
- ❖ Clean refrigerator and freezer coils and empty and clean drip trays.
- ❖ Check the dishwasher for leaks.
- ❖ Check around kitchen and bathroom cabinets and around toilets for leaks.
- ❖ Replace faucet and shower head washers if needed.
- ❖ Seal tile grout.

5. How Can Renters Ensure Their Home Is Ready For The Changing Weather Throughout The Year?



From unseasonably early bushfires to flash floods, this Australian summer has already been characterised by clashing climate extremes. More unusual wet and hot weather is forecast for the next three months.

As residents look to pick up the pieces, the question everybody has to ask is: “How can I protect my family next time?”

Climate change is already driving more heat extremes and fire weather, and it’s expected that both drought and extreme rainfall will become worse — to say nothing of the downstream health impacts, like disease and air pollution.

Homes need to be more resilient to face this climate future.

We’ll need strategies to keep cool in the heat, as well as keeping out wild weather, wind, rain, insects and smoke. Materials should be able to withstand harsher conditions, help save energy and emit fewer greenhouse gases so that climate change doesn’t get worse.

Strategies to keep our homes cool in a warming climate need to be sensitive to the diversity of climates zones. For example, homes in mild temperate cities like Mildura and Melbourne may be protected from overheating through a combination of high levels of insulation in the building envelope and effective shading of windows.

Future heating and cooling

Although heating and cooling needs are likely to change as the climate warms, they are also very different across Australia's many different climate zones.

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Draught-proofing will not only help keep the heat out in summer, but the improved air tightness can also reduce the occupants' exposure to smoke pollution from grass and bush fires. Flyscreens may protect from insect-borne diseases while allowing windows to be opened for cooling during the night. In hot regions such as the Northern Territory, however, keeping cool at home will require highly efficient air-conditioning systems and access to renewable energy supply such as solar photovoltaic roof panels to minimise carbon emissions.

Adapting homes to climate change may also require changes in construction materials. Light coloured roofs and walls will reflect the sun and keep our homes cooler. 'Green' or vegetated roofs can lower the roof temperatures during hot days, reduce heat gain in our homes and cool their surroundings. Green roofs also absorb more water and can buffer the runoff during heavy rain events.

Other climate-resilient characteristics of materials and building elements include fire and mould resistance, water permeability and the durability of components when exposed to wind, corrosion and fungal growth. Site design can also help mitigate risks. Trees provide shade, evaporation from plants produces cooling, and drought resistant vegetation can reduce the urban heat island effect.

New builds more energy efficient, but older homes likely left behind

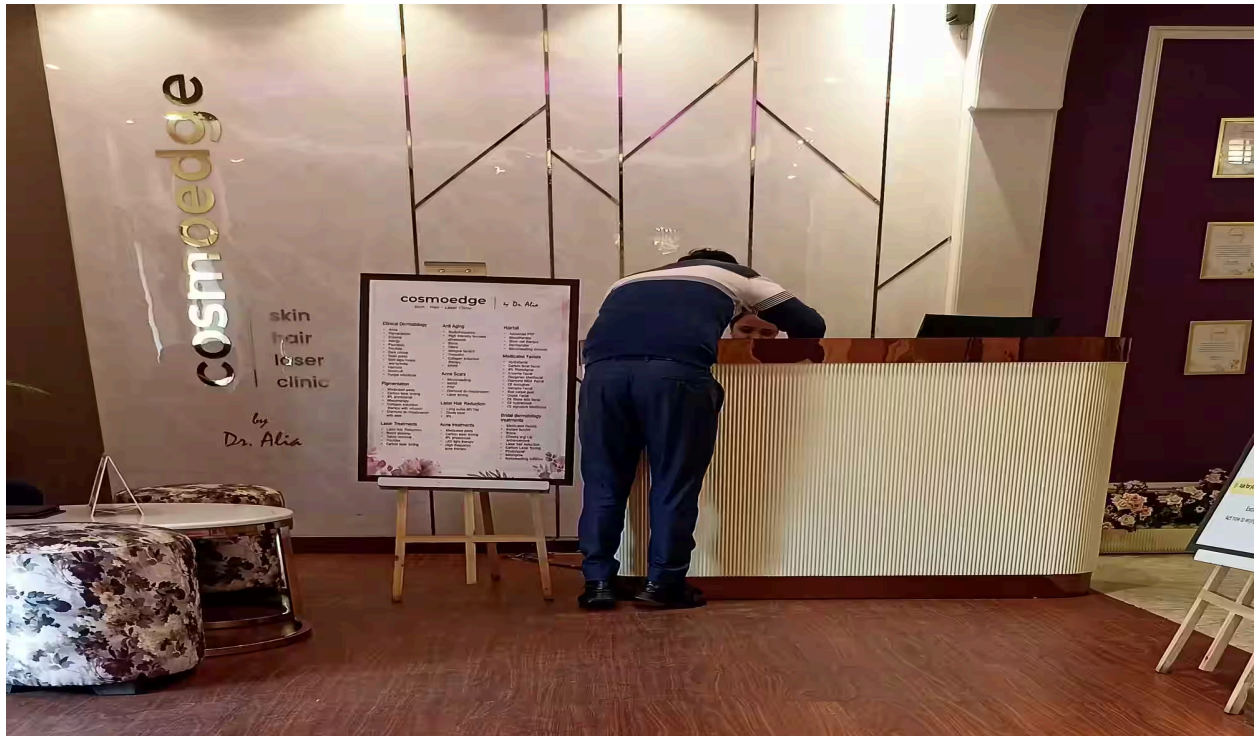
The Australian Housing Dataset measures the energy efficiency of homes and apartments built since 2016, which are covered by mandated energy star minimums. It tries to simulate the energy star rating of older homes by removing mandated energy efficiency features from the plans of newer homes.

Without those features, the estimated energy efficiency of most homes is believed to be very poor.

Future proofing our homes is challenging. We can't yet accurately predict the scale and effects of climate change or its impact on buildings and occupant health. In the short term, making our homes resilient to the impacts of changing weather patterns relies on voluntary actions by individual householders, cities and states.

We're still learning how exposure and vulnerability in a changing climate can be reduced. Considering that our homes have an expected lifespan of a few decades, we can test their

performance using potential warmer and more extreme future weather scenarios and adapt their design to improve passive survivability in the hope of saving costs in retrofitting later.



In the long term, though, the resilience of our homes and the mitigation of housing-related social and health inequalities will increasingly be determined by the extent to which housing and urban planning regulations are reformed to tackle climate change and protect those experiencing vulnerabilities. As heat waves increase in frequency, along with the risk of bushfires, future proofing of our homes can't come soon enough.

Bottom Line

Seasonal maintenance is essential for renters to keep their homes in top shape throughout the year. By staying proactive with regular cleaning, inspecting critical systems, and addressing seasonal-specific tasks, renters can prevent costly repairs, ensure comfort, and enhance the longevity of their rental property.

This comprehensive approach not only helps in maintaining the property's condition but also contributes to a safe and enjoyable living environment. Following a seasonal maintenance checklist helps renters stay organized and on top of essential tasks, making property upkeep manageable and efficient.

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