

The Ultimate Fall Property Maintenance Checklist: Protect Assets, Please Residents, and Prep for Profit



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Introduction:

Fall is more than pumpkin spice and cooler temps—it's a crucial time for property managers to get ahead of winter wear and tear. Preventative maintenance in the fall helps protect property value, reduce resident complaints, and avoid costly emergency repairs in the middle of winter. In this guide, we'll walk you through a comprehensive fall maintenance checklist tailored for property managers. You'll also learn how to turn these tasks into long-term wins for your owners, residents, and your bottom line.



1. Exterior Maintenance Must-Do's

Objective: Prevent cold weather damage and maintain curb appeal

- ☐ **Roof Inspections & Gutter Cleaning:** Clear out leaves and debris to prevent water damage and ice dams. A professional inspection can catch small issues before snow and rain make them worse.
- ☐ **Exterior Painting & Siding:** Touch up any chipped or peeling paint to prevent moisture from seeping in.
- ☐ **Foundation Checks:** Inspect for cracks or signs of settling. Addressing issues now helps prevent freezing damage and structural concerns.
- ☐ **Trim Trees:** Remove overhanging limbs that could break during a storm and damage buildings or power lines.
- ☐ **Lawn Equipment Storage:** Winterize mowers, blowers, and sprinklers to avoid springtime repairs.



2. Interior Property Checks

Objective: Ensure safety and comfort indoors

- ☐ **Window & Door Seals:** Check for drafts and seal gaps to conserve heat and cut energy costs.
- ☐ **Detector Tests:** Ensure carbon monoxide and smoke detectors are working properly. Replace batteries if needed.
- ☐ **Weather Stripping & Insulation:** Replace worn weather stripping and consider adding insulation where needed.
- ☐ **Fireplace & Chimney Cleaning:** For properties with fireplaces, ensure they are clean and safe for use.
- ☐ **Thermostat Functionality:** Program smart thermostats for optimal efficiency and test heating systems before they're needed daily.



3. Plumbing & Water System Prep

Objective: Prevent winter water damage and costly repairs

- **Outdoor Faucets:** Drain hoses and shut off exterior spigots to prevent pipe bursts.
- **Pipe Insulation:** Wrap exposed pipes in basements, attics, or crawl spaces.
- **Leak Checks:** Inspect under sinks and around water heaters for leaks.
- **Water Heater Maintenance:** Flush the tank and test the pressure relief valve for safety.



4. Pest Control Considerations



Objective: Keep unwanted fall/winter critters out


- ☐ **Seal Entry Points:** Rodents and bugs love to sneak in through small cracks. Inspect attics, garages, and basements.
- ☐ **Schedule Preventive Treatments:** Partner with pest control services for preemptive seasonal sprays.
- ☐ **Resident Awareness:** Provide residents with guidance on how to reduce attractants (food storage, trash, etc.).

5. Resident-Facing Tips for Preventive Care

Objective: Encourage tenant participation and awareness

- ☐ **Resident Communication:** Send seasonal tips via email or resident portals about how to prep their units.
- ☐ **Energy Efficiency Reminders:** Encourage residents to keep vents clear, report drafty windows, and use thermostats efficiently.
- ☐ **Emergency Access:** Remind residents of how to contact your team in case of maintenance emergencies.


Want more tips on operational efficiency? Download our free resource: **The Property Manager's Guide to Reducing Operational Costs.**



Free eBook

The Property Manager's Guide to Reducing Operational Costs

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6. Fall Is Filter Season: The Air Quality Checkpoint

Objective: Improve HVAC performance, air quality, and reduce work orders

Here's the dirty truth: **more than 80%** of HVAC failures are caused by dirty or improperly maintained air filters. As fall arrives and heaters kick on, the air inside your units becomes more stagnant—which makes clean filters more important than ever.

Why fall is the perfect time to change filters:

- ▶ Heating systems start working harder
- ▶ Dust and allergens accumulate as windows close
- ▶ Poor indoor air quality leads to more complaints and work orders

How FilterTime helps:

- ▶ We deliver high-quality pleated filters directly to residents or maintenance teams
- ▶ Custom delivery schedules ensure on-time changes
- ▶ Our program reduces HVAC-related work orders by up to 40%
- ▶ Residents enjoy better air flow and healthier living conditions

If you offer a Resident Benefits Package, filter delivery is an easy, high-value add-on that helps residents breathe happy while creating a new passive revenue stream.

Need help building your own benefits package? Grab our free resource: **The Property Manager's Guide to Building a DIY Resident Benefits Package**



7. Bonus: Fall Maintenance Checklist Template

- ☐ Roof & gutter inspection completed
- ☐ Trees trimmed and exterior checked for cracks
- ☐ Windows and doors sealed
- ☐ Thermostats and detectors tested
- ☐ Plumbing winterized
- ☐ Pest entry points sealed
- ☐ Resident communications sent
- ☐ Air filters changed or scheduled

Use this as a punch list or share it with your maintenance team to stay organized.




8. Final Thoughts

Staying ahead of seasonal maintenance keeps your property running smoothly, your residents happy, and your bottom line protected. Fall is the perfect time to be proactive, especially when small steps now prevent large costs later.

And when you're ready to automate filter changes, reduce HVAC issues, and enhance your resident experience while potentially earning extra income?

We've got you.

Protect your owners' assets. Improve your residents' air quality. Add new revenue streams

 [Book a free demo with FilterTime today.](#)

Let us handle the filters, so you can focus on everything else.

[**Schedule a Demo**](#)