

The Ultimate Annual Airbnb Maintenance Checklist



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Like a regular health check-up, a home maintenance checklist is important for your short term rental's upkeep. As seasons change, our homes are exposed to different elements that can affect the integrity of its structure.

We've put together a seasonal maintenance checklist to ensure you don't miss a beat when it comes to keeping your home in tip-top condition, all year round.

Kitchen

- Check for squeaky handles and loose locks
- Check the water heater for leaks
- Check all appliances work
- Clean the refrigerator, freezer coils and drip trays
- Clean drains in sinks, tubs, and dishwashers
- Clean kitchen exhaust fan filter
- Check the dishwasher for leaks
- Check around kitchen cupboards for leaks, mould or cracks
- Remove or replace any broken glass or tableware

Bathrooms

- Touch the chipped and peeling paint
- Inspect sink, shower, and bath caulking for deterioration
- Replace faulty light bulbs
- Vacuum the bathroom exhaust fan grill

Laundry Room

- Clean inside and outside washer hoses and dryer vents
- Run a load of laundry to test the cleaning strength of your washer
- Empty the vacuum cleaner bag

Lounge and Dining Area

- Check the fireplace for damage or hazards, and clean fireplace flues
- Check for drafts by windows and doors
- Inspect chimney for damage
- Replace faulty light bulbs
- Touch up chipped and peeling paint
- Move all furniture, including rugs and vacuum the floors underneath

Bedrooms

- Check your HVAC (heating, ventilation and air conditioning) system to ensure it's ready to heat your home all winter handles and loose locks
- Change batteries in smoke detectors
- Get your carpets professional cleaned
- Clean window and door screens
- Call in pest control services as needed
- Replace faulty light bulbs
- Vacuum the bathroom exhaust fan grill
- Touch up chipped and peeling paint

Security System

- If you have any motion detecting devices, test the full range of motion periodically
- Check that batteries in all motion sensors are full.

Outdoors

- Clean gutters and check the roof for any debris that can trap water during the winter
- Seal cracks and gaps in windows, doors, sidewalks and driveway
- Power-wash windows and siding
- To prevent outdoor pipes in unheated garages from freezing, wrap them with towels, newspapers or other insulating materials
- Check roofing for leaks
- Remove leaves and debris from gutters
- It's good practice to close off vents in winter
- Check seals around doors and windows for drafts
- Oil garage-door and all door hinges
- Inspect your decks
- Inspect foundation and crawlspace after a heavy rain
- Prune trees and shrubs and test your irrigation system
- Fertilise and aerate the lawn

Miscellaneous

- Inspect your electrical board for rust or watermarks
- Check fire extinguisher is working
- Drain or flush the water heater
- Change batteries in the carbon monoxide detectors

When it comes to your home maintenance, we suggest you get ahead of any potential issues by doing regular checks *before* you're faced with a major plumbing repair that takes two months to fix. For more property management support, get in touch with a Hometime team member – we would love to chat.

About Hometime

Hometime was founded in 2015 by Airbnb managers who noticed a gap in the market. We realised that few Airbnb management companies know the ins and outs of the business and own Airbnbs themselves.

More than 7 years later, Hometime is the first Airbnb Official Co-Host in Australia and has managed more than 1000 homes across the country. Our full-service management solution includes guest communications, cleaning, maintenance, welcoming new guests, property inspections and Airbnb listing optimisation. We strive to help property owners earn up to 30% more and earn 5-star guest reviews while removing the hassle of managing their properties.

