

Planned Property Maintenance List

Knowing what and when seasonal maintenance tasks will be done keeps everyone on the same page. Clear expectations and predictable schedules are helpful for anyone, but especially for Neurodivergent tenants.

Knowing when someone might be entering the space, when there may be extra noise or activity, or when sensory input could increase lets people prepare for these regular maintenance tasks.

Here's a short list of seasonal tasks that might be completed. Sharing something like this with clear communication about what will happen during the task can go a long way in reducing stress and building trust.

Spring



Inspect roofs and gutters: Check for damage or blockages that could cause leaks.



Trim bushes and clean up gardens: Improves security and prevents pests.



Check roof for damage: Look for missing shingles or leaks.



Service air conditioning: Ensure it's ready for summer.



Example communication:

I plan to be visiting the property next Tuesday from 2:00-4:00 pm, and there will be some noise as I use trimming equipment in the garden.

Summer



Mow lawn and trim trees: Keep the garden tidy and maintained.



Clean air conditioner: Ensures it runs efficiently.



Clean exhaust fans: Improves airflow and air quality.

Fall



Seal gaps around windows and doors:
Prevents drafts and improves insulation.



Service furnace:
Prepare it for cold weather.



Winterize outdoor pipes:
Prevents freezing and pipe bursts.



Example communication:

A service company will send 2 workers to the home next Wednesday between 9:00 and 11:00 a.m. They will apply caulking to the window seams, both outside and inside. This work may involve some noise and a mild smell. The workers will knock and ask to come inside to do the indoor part of the job.

Winter



Clear snow and ice:
Keep paths safe.



Check for ice dams: Prevents water damage when ice melts.

Regular maintenance



Test fire alarms and fire extinguishers:
Ensure they're working.



Change air filters: Improves air quality and HVAC efficiency.



Check for pests or mould:
Improves health and quality of life.