

# Capital Improvement Plan for your Vacation Rental Home

Comprehensive care schedule for vacation rental properties



## DURING RENTAL SEASON

### Replace:

Batteries in smoke detectors and remotes, HVAC filters, light bulbs, water filters

### Tasks:

- Property walk-through for maintenance concerns
- Inspect pool fencing, alarms, and gates
- Confirm Wi-Fi and TV streaming functionality
- Lubricate door locks and hinges
- Check outdoor lighting and safety signage
- Clean dryer vents and lint traps
- Test GFCI outlets

## EVERY 3-4 YEARS

### Replace:

Comforters, spreads, quilts, pillow shams, bed skirts, window treatments (drapes, blinds, curtains), toilet fill valves

### Tasks:

- Review interior painting with annual touch-ups
- Update interior décor to current trends
- Inspect and service plumbing fixtures
- Check attic insulation
- Inspect decks; restain or reseal as needed

## EVERY 7-10 YEARS

### Replace:

Pool cover, fiberglass pool, decks, vinyl siding, roof, tile flooring

### Tasks:

- Review insurance coverage and property valuation
- Inspect/replace plumbing supply lines and valves
- Reassess landscaping for drainage and curb appeal
- Consider energy-efficient system upgrades
- Update interior design for modern rental appeal
- Evaluate major system upgrades (smart home)

## MANAGEMENT TIPS

- Document all work with dates and receipts
- Budget 3-5% of annual gross rental income

## EVERY 1-2 YEARS

### Replace:

Bedding (pillows, mattress pads), kitchenware, vacuum, toilet components, small appliances, plastic deck furniture, grills (oceanfront), pool equipment, fire extinguishers

### Tasks:

- Professional deep cleaning (carpets, upholstery, grout)
- Pressure wash exterior, decks, walkways
- Service HVAC systems and clean ducts
- Landscaping/hardscaping for curb appeal
- Check caulking and grout; repair as needed
- Inspect weatherstripping
- Pump septic tank (annually for large homes)
- Inspect pool equipment for wear or leaks

## EVERY 5-7 YEARS

### Replace:

Carbon monoxide detectors, large appliances (7 years), carpet flooring (5-7 years), vinyl flooring, upholstered furnishings, hot tub covers, barstools, chairs, mattresses, wooden deck furniture, decorations, shower/tub fixtures

### Tasks:

- Inspect appliance supply lines for damage
- Reseal kitchen countertops and backsplashes
- Professional HVAC inspection
- Check and tighten stair rails and hardware
- Inspect window caulking and trim
- Schedule exterior repainting or power washing

## EVERY 10+ YEARS

### Replace:

Pool cover, fiberglass pool, decks, vinyl siding, roof, tile flooring

### Tasks:

- Review insurance, inspect plumbing systems
- Reassess landscaping for drainage and appeal
- Consider energy upgrades and solar systems
- Update interior design for modern rental look
- Evaluate smart home integration upgrades

- Schedule work outside peak rental months
- Create a digital maintenance tracker