



Winter Prep Checklist for STR Hosts & PMs

Before the snow falls, **use this checklist to winterize your property.**

This checklist covers key steps to:

- ✓ Strengthen property safety and preparedness
- ✓ Reduce exposure to winter-related risks
- ✓ Keep peace of mind through every forecast

Safe stays lead to five-star reviews—and long-term success.



Winter Safety Checklist

Exterior Prep & Snow Management

- ☐
- ❑ Schedule snow removal, plowing, de-icing before and during guest stays.
 - ❑ Provide snow shovels, deicer and ice scrapers, so guests can safely manage light snow.
 - ❑ Brighten paths, driveways and entryways with LED lights to improve visibility and safety.
 - ❑ Inspect steps, mats and railings and address any areas that could cause slips and falls.
 - ❑ Shut off outdoor faucets and cover them with insulated faucet covers.

Plumbing & Utilities Protection

- ☐
- ❑ Set thermostats to at least 55°F, even during vacancy periods, to prevent freezing.
 - ❑ Run indoor drips during extreme cold snaps.
 - ❑ Insulate exposed pipes in the basement, garage and crawlspaces by wrapping foam insulation or heat tape around them.
 - ❑ Inspect your heating systems before the season begins.

Guest Safety & Comfort

- ☐
- ❑ Keep flashlights, first-aid kits, extra blankets and radios accessible and visible. Be sure to check batteries, water and snacks in your emergency kit between guest stays.
 - ❑ Use non-slip mats at entry points to help prevent falls from melting snow and slush.
 - ❑ Add boot trays and coat hooks to encourage guests to remove wet footwear and gear.
 - ❑ Provide and maintain sturdy handrails along stairways.
 - ❑ Clearly post house rules like “no glass near the hot tub”.

Communication & Readiness

- ☐
- ❑ Establish a local emergency contact for quick response during cold snaps.
 - ❑ Update guest instructions with contact information, heating use and road/safety info.
 - ❑ Verify your policy includes liability, equipment breakdown, and vacancy protection.

This guide is intended for general informational purposes and does not cover every possible winter preparation measure. Owners, Hosts, and Property Managers are encouraged to evaluate their unique property needs and seek professional guidance where appropriate.



Cold weather can be hard on homes—and hosts. From frozen pipes to slippery walkways, **winter brings unique risks to short-term rentals that require extra care and the right coverage.** Protect your guests, your property, and your revenue this season with Proper Insurance.

Have questions? Proper's agents are experts in short-term rental insurance and stand ready to assist your needs. Call 888-631-6680.