Summer Prep Guide for Hosts & PMs

Before peak season hits, use this **summer checklist to prepare your property** for guest safety, legal compliance, and peace of mind.

This checklist covers key steps to:

- ✓ Strengthen safety protocols
- ✓ Reduce the risk of guest injuries or accidents
- ✓ Protect yourself during a liability claim

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

Summer Safety Checklist

Safety Inspection & Property Readiness

- ☐ Check fire extinguishers and confirm they are accessible and not expired
- ☐ Inspect HVAC system and service A/C before peak heat
- ☐ Walk property for hazards (loose railings, uneven walkways, cracked steps)
- ☐ Restock first-aid kits and update emergency contact info
- ☐ Schedule pest control service and verify bed bug/flea coverage

Amenities Setup & Risk Check

- ☐ Inspect all amenities before the season (pool, bikes, kayaks, etc.)
- ☐ Check for wear, rust, or damage on outdoor equipment
- ☐ Provide clear usage instructions for every amenity
- ☐ Post visible rules and safety signage where needed
- ☐ Document maintenance and inspections between guest stays

Pool & Waterfront Safety

- ☐ Install compliant fencing and self-latching gates (if applicable)
- ☐ Clearly post pool rules and depth markers
- ☐ Provide lifesaving equipment (ring, pole, first-aid kit)
- ☐ Ensure non-slip surfaces around pool areas
- ☐ Supply life jackets for waterfront properties
- ☐ Add “swim at your own risk” signage

Outdoor Structures & Fire Safety

- ☐ Inspect decks and balconies for structural integrity
- ☐ Secure railings and confirm they meet code requirements
- ☐ Clean and inspect grills and firepits before guest use
- ☐ Keep grills/firepits at least 10 ft from structures
- ☐ Provide fire extinguisher near all open-flame areas
- ☐ Add lighting to prevent nighttime trips and falls

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

Summer Hosting Checklist

Insurance & Liability Check (CRITICAL)

- ☐ Confirm coverage includes guest-caused damage & liability
- ☐ Verify amenity coverage (pool, bikes, golf carts, etc.)
- ☐ Ensure policy covers off-property incidents (kayaks, bikes)
- ☐ Review risks of 30+ day stays (tenant rights + insurance implications)
- ☐ Review exclusions in homeowners/landlord policies
- ☐ Upgrade to short-term rental-specific coverage if needed

Guest Communication & Hosting Best Practices

- ☐ Clearly communicate safety rules before and during stays
- ☐ Post property address and emergency numbers in a visible location
- ☐ Keep a local emergency contact available and share their info with guests
- ☐ Provide a summer-ready welcome guide
- ☐ Encourage guests to report issues in real time
- ☐ Regularly inspect property during high turnover periods

Optimize Your Listing for Summer Demand

- ☐ Highlight outdoor amenities (pool, fire pit, shaded seating, grill)
- ☐ Refresh listing photos with bright, summer-focused imagery
- ☐ Call out cooling features (A/C, fans, blackout curtains)
- ☐ Add beach/outdoor gear (chairs, towels, coolers, umbrellas)
- ☐ Update welcome guide with summer attractions + driving distances
- ☐ Adjust pricing for peak season + consider weekly discounts

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Peak season shouldn't come with surprises. From pools and firepits to bikes and waterfront access, **summer amenities can expose your short-term rental to serious liability** if you're not properly covered. Make sure your insurance keeps up with your property—and your guests.

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