

The UAE Home Maintenance Checklist

A seasonal, month-by-month schedule built around UAE conditions rather than a generic template. Print it, stick it inside a cupboard door, and you will avoid most of the expensive failures we are called out to.

The year at a glance

Period	Priority tasks
Jan – Feb	Exterior painting and render repairs (best weather of the year). Full electrical inspection. Carpentry adjustment while humidity is lowest.
March	Full AC service before the season starts: coils, filters, drains, refrigerant, electrical. The single most important month.
April	Water tank clean and disinfection. Check condenser clearance and shading. Test irrigation for leaks.
May – June	Filter checks every 4 to 6 weeks. Watch for early drain blockage. Verify pool and plant room equipment before peak load.
July – Aug	Peak stress period. Monitor cooling performance and drainage closely. Avoid planning major works.
September	Second full AC service. Duct inspection. Deep restoration clean after the closed-up summer.
October	Second water tank clean. External inspection: roof, terraces, drainage, sealant joints, before any rain.
Nov – Dec	Interior redecoration season. Marble and stone restoration. Grout and silicone renewal. Plan next year's budget.

The five items owners most often skip

- **The March AC service.** In March nothing is wrong yet, which is exactly why it gets postponed. Entering a UAE summer on an unserviced system is how compressors fail.
- **Water tank cleaning.** The water looks fine at the tap right up until it does not. Twice a year is the standard.
- **Condensate drain flushing.** Ten minutes at each service. Skipping it is the most common cause of ceiling water damage we attend.
- **Shower silicone and grout.** Renew before it blackens. Once it has, it is replacement rather than cleaning.
- **External sealant joints and roof drainage.** Nobody checks these until the first heavy rain finds them.

Pre-summer readiness check (20 minutes, no tools)

- Pull every return filter. If light does not pass through easily, wash or replace it.
- Check each supply grille is open and unobstructed by furniture.
- Look at the ceiling around every grille for staining or bubbling paint.
- Check the outdoor condenser has clear air on all sides and is not boxed in.
- Set the thermostat to 22°C and time how long a closed, shaded room takes to drop 4°C. More than an hour warrants a service.
- Photograph your water meter, use no water for two hours, photograph it again. Any movement means a leak.
- Open the electrical board and confirm every circuit is labelled and nothing smells warm.

Landlord and tenant responsibility

As a general rule in the UAE, landlords carry major maintenance and structural items while tenants carry minor upkeep and consumables. Many tenancy contracts set a dirham threshold. Check the clause before agreeing to anything.

Item	Usually
AC compressor, motor, major component replacement	Landlord
Routine AC servicing and filter cleaning	Tenant, unless the contract says otherwise
Water tank cleaning (villa)	Landlord or tenant by contract; building tanks are usually building management
Concealed pipework leaks and structural repairs	Landlord
Blocked drains caused by use	Tenant
Repainting between tenancies	Landlord
Light bulbs, filters, minor consumables	Tenant

What each skipped item costs when it fails

Neglected item	Typical consequence	Indicative cost
Blocked condensate drain	Ceiling water damage, staining, mold	AED 349 to clear; AED 1,500+ if the ceiling is affected
Fouled evaporator coil	20–30% loss of cooling output, higher bills	AED 349 to clean
Unrepaired refrigerant leak	Compressor runs hot, eventual failure	AED 449 repair; AED 3,500+ compressor
Corroded coastal condenser	Progressive capacity loss, early replacement	AED 349 wash and treat; AED 4,000+ replacement
Neglected water tank	Sediment, biofilm, taste and odor	AED 549 per tank

Found something on this list that worries you? Send a photograph on WhatsApp to +971 50 705 3034. We will tell you honestly how urgent it is, at no charge.