

COLORADO SPRINGS

Spring Home Checklist

While we're all ready for patio nights and mountain views, this is actually one of the most important times of year to give your home a little attention. Use the checklist below as a reminder on things to check.

1. INSPECT FOR WINTER DAMAGE

- Check roof for missing or damaged shingles
 - Look for signs of ice dam damage
 - Inspect gutters and downspouts for separation or clogs
 - Check exterior paint and siding for cracking or peeling
 - Examine foundation for new cracks (very common after deep freezes)
-

2. MANAGE SNOWMELT & DRAINAGE

- Make sure downspouts extend at least 3–5 feet from foundation
 - Clear window wells of debris
 - Check sump pump (if you have one)
 - Confirm yard grading slopes away from the house
 - Look for pooling water near foundation
-

3. PREPARE FOR COLORADO WIND & HAIL SEASON

- Inspect roof and flashing
- Secure loose fence panels
- Check garage door seals and weather stripping
- Trim weak tree branches near home
- Consider scheduling a roof inspection before storm season

4. SERVICE COOLING SYSTEMS (BEFORE THE FIRST HOT DAY)

- Schedule A/C service (before everyone else does)
 - Replace HVAC filters
 - Clean debris from outdoor condenser unit
 - Test thermostat settings
-

5. WILDFIRE AWARENESS (ESPECIALLY WEST SIDE & FOOTHILLS)

- Clear dead vegetation within 5 feet of home
 - Trim tree branches away from roof and chimney
 - Remove pine needles from roof and gutters
 - Check vents for proper screening
 - Review defensible space guidelines
-

6. LAWN & LANDSCAPING RESET

- Rake matted grass and debris
 - Aerate lawn (late spring is ideal here)
 - Turn on irrigation system gradually & check for broken sprinkler heads
 - Fertilize once consistent warm temps arrive
 - Refresh mulch to retain moisture (our climate is dry!)
-

7. EXTERIOR & OUTDOOR LIVING PREP

- Power wash driveway, siding, and deck
- Inspect deck boards for cracking/splitting
- Reseal wood surfaces if needed
- Clean outdoor furniture
- Test exterior lighting

8. INTERIOR REFRESH

- Wash windows (inside & out)
- Check caulking around tubs & sinks
- Test smoke and carbon monoxide detectors
- Deep clean carpets after winter
- Declutter before summer activity ramps up

BONUS: IF YOU'RE THINKING OF SELLING THIS YEAR!

- Schedule a pre-listing walk-through
- Get ahead of small repairs now
- Refresh curb appeal early
- Start decluttering before photos
- Plan timing around peak buyer activity (April–June)

Want to track your home's value and equity month to month?

I offer a free tool called HomeBot that gives you an automated monthly market snapshot. It's perfect if you're curious about general trends.

