

Snowbird Return-Home Checklist

Coachella Valley — Palm Springs, Palm Desert, Rancho Mirage, Indian Wells, La Quinta & Indio.
Work top to bottom before you unpack. Local More Local · localmorelocal.com

Exterior & roof

- ☐ Walk the roofline for lifted tiles, cracked flashing, and monsoon debris
- ☐ Check stucco and parapet walls for new hairline or stair-step cracks
- ☐ Look for chalky, faded, or peeling south- and west-facing paint
- ☐ Clear scuppers, gutters, and downspouts of blown-in sand and palm litter
- ☐ Test all exterior doors, weatherstripping, and door sweeps (scorpion entry)
- ☐ Inspect window seals for fogging or failed glazing
- ☐ Check driveway, walkway, and patio for new settlement cracks
- ☐ Inspect fencing, gates, and gate hardware for wind damage

HVAC

- ☐ Replace every air filter before the first long run cycle
- ☐ Rinse the condenser coil and clear 2 ft of clearance around the unit
- ☐ Listen for hard-start clicking or humming (failing capacitor)
- ☐ Verify a 16-20 degree F split between return and supply air
- ☐ Confirm the condensate line is clear and draining
- ☐ Test the thermostat in both cool and heat modes
- ☐ Book a professional tune-up before the first 100 degree F week

Plumbing

- ☐ Turn the main water back on slowly and watch the meter for movement
- ☐ Flush the water heater and check the anode rod and temperature-pressure relief valve
- ☐ Run every faucet, shower, and tub until water is clear
- ☐ Flush all toilets; check for silent flapper leaks with dye
- ☐ Test hose bibs and irrigation connections for drips
- ☐ Check under all sinks and behind the washer for staining
- ☐ Verify static water pressure is 50-75 PSI

Electrical & systems

- ☐ Replace smoke and CO detector batteries; test each unit
- ☐ Press test/reset on every GFCI outlet (kitchen, baths, garage, exterior)
- ☐ Run ceiling fans in both directions and check for wobble
- ☐ Test garage door reverse safety sensors and the opener battery
- ☐ Check landscape and pathway lighting; replace failed fixtures
- ☐ Reconnect and re-pair smart thermostats, cameras, and hubs

Pest inspection

- ☐ Blacklight the patio and perimeter at night for scorpions
- ☐ Seal gaps under doors, garage doors, and utility penetrations
- ☐ Check for ant trails near sinks, pet bowls, and irrigation
- ☐ Look for droppings in the garage, attic access, and pantry
- ☐ Knock down wasp nests under eaves and patio covers
- ☐ Schedule a perimeter treatment for the season

Pool & spa

- ☐ Inspect pump, motor, and filter housing for leaks or cracking
- ☐ Backwash or clean cartridges; check pressure gauge
- ☐ Test and rebalance chemistry: chlorine, pH, alkalinity, CYA
- ☐ Check salt cell for scale buildup
- ☐ Verify automation, timers, and heater operation
- ☐ Look for water-loss beyond normal evaporation

Irrigation & landscape

- ☐ Run each zone manually and watch for broken or misaimed heads
- ☐ Check valve boxes for standing water (valve leaks)
- ☐ Remove dead plants and prune sun-scorched growth
- ☐ Reset the smart controller to the fall watering schedule
- ☐ Compare your water bill to last season for hidden waste

Interior walkthrough

- ☐ Check ceilings and upper walls for water staining
- ☐ Look for buckled flooring or lifted tile grout
- ☐ Smell for musty odors near HVAC returns and closets
- ☐ Inspect window and slider tracks for dust and rough operation
- ☐ Check drywall corners for cracks from heat expansion
- ☐ Air out the home and replace vacuum/HVAC filters

Home security

- ☐ Reconnect and test cameras, doorbell, and recording storage
- ☐ Re-key or re-code smart locks used by vendors over the summer
- ☐ Test the alarm system and confirm monitoring is active
- ☐ Place or replace leak detectors under sinks and the water heater
- ☐ Test motion lights and replace dim or failed bulbs

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