



Palm Springs Seasonal Home Prep Checklist

Your Everyday PA

Julie Renee • 760.773.8646 • boss lady@youreverydaypa.com • www.youreverydaypa.com

Year-Round Core (monthly/bi-monthly)

- Inspect and replace door sweeps, weatherstripping, and window seals; change HVAC filters more often during windier months (peak winds: April–June).
- Descale shower glass, faucets, and appliances; consider a softener/conditioner if scale is chronic (local groundwater ~230 ppm).
- Pool routine: skim/brush daily in wind; weekly chemistry (Chlorine 1–3 ppm, pH 7.2–7.8, Alkalinity 80–120 ppm); summer pump run 8–12 hrs/day.
- Pest prevention: trim landscaping, remove debris piles, reduce night lighting near entries, control crickets/roaches that attract scorpions.
- Vendor cadence: HVAC filters, pool service, pest perimeter, window washing, irrigation inspection.

Pre-Season (September–November)

- Use CVWD's ET/Watering Index to set controller run-times; adjust each month based on index.
- Golf course overseeding (Oct–Nov) signals season shift: schedule exterior projects, deep cleans, and guest guide updates.
- Exterior paint/touch-ups: best adhesion during cooler months (late fall–early spring); avoid high-wind days.
- Full inventory & restock of linens, consumables, and hospitality items before holiday arrivals.

Peak Season (December–April)

- Standardize hotel-style turnovers for mid-stays (linens, bath refresh, kitchen wipe-down, scent, patio reset).
- Increase interior dusting and filter checks during wind events.
- Check space heaters if provided, verify pool temp policies, and ensure emergency contacts are visible for guests.

Wind Season Focus (April–June)

- Secure patio umbrellas/furniture; stow cushions during gusty days.
- Keep door-open time minimal; schedule post-wind resets for floors, vents, and windowsills.
- Change HVAC filters more frequently; ensure outdoor condenser clearance.

Heat/Monsoon Prep (July–September)

- Remind guests about extreme heat safety: hydrate, sunscreen, never leave children/pets in vehicles.
- Prepare for monsoon storms: patio tie-downs, surge protection, sandbags in low points, after-storm inspections.

- Pool: monitor faster evaporation and chemistry drift; weekly testing and longer pump cycles.

Owner Day (Quarterly 'House Health')

- Check entry doors & garage seals; test GFCIs; replace smoke/CO batteries.
- Descale appliances, inspect grout/caulk, clean mirrors & glass.
- Vacuum sliding door tracks, inspect irrigation valves, backwash pool filter, check pest entry points.
- Label breaker panel, water shutoff, and gas lines.

Need expert help with seasonal prep, turnovers, or
property care?
Book Your Everyday PA for trusted, local home
concierge services.

Julie Renee • 760.773.8646 • boss lady@youreverydaypa.com • www.youreverydaypa.com