

BMHOA

SPRING 2026 Check list

With the cost of living rising, staying ahead of routine home maintenance is one practical way for homeowners to avoid additional expenses from costly repairs. Deferred maintenance alone can cost more than 1% of a home's value each year through repairs that could have been prevented.

Spring is a natural time for a fresh start and a home check-in. Taking a proactive approach now can help refresh your space, prevent costly issues, and protect your long-term investment.

Here are a few items worth checking off your spring prep list:

- **Inspect the roof and siding** - Look for loose shingles, cracks, or other visible wear.
- **Clean out gutters and downspouts** - Remove debris, and confirm water is being directed away from the home.
- **Check windows and doors** - Reseal gaps, and repair damaged or missing screens.
- **Service your HVAC system** - Schedule routine maintenance to keep the system operating efficiently.
- **Look for foundation or drainage issues** - Watch for signs like cracking or water pooling around the property.
- **Power wash outdoor spaces** - Refresh decks, patios, walkways, and other exterior surfaces.

Taking time to address these areas can help preserve your home's value, reduce the risk of unexpected repairs, improve day-to-day comfort, and give you greater peace of mind as the seasons change.