Colorado Realty & Property Management, Inc.

Denver Rental Property Winter Maintenance Checklist

coloradorpm.com · 2026

Proactive maintenance costs 3–5× less than emergency repairs. Complete this checklist each fall to protect your Denver-area rental from Colorado's freeze-thaw cycles, burst pipes, and tenant liability risks.

Roof & Gutters

- [ ] **Clean gutters and downspouts** after leaves fall, before first freeze
- [ ] **Inspect roof** for missing shingles, damaged flashing, failing seals
- [ ] **Repair roof damage** while temps allow (above 40°F for materials to seal)
- [ ] **Trim tree branches** within 10 ft of roofline — heavy wet snow can bring them down
- [ ] **Check attic insulation** — R-49 recommended; ice dams form when heat escapes

Heating & HVAC

- [ ] **Schedule annual furnace tune-up** — book in Sept/Oct before technicians fill up
- [ ] **Replace HVAC filters** and confirm system is running efficiently
- [ ] **Test thermostat** — confirm it holds temperature and responds correctly
- [ ] **Vacant properties: set minimum 55°F** — lower risks pipes in exterior walls
- [ ] **Consider smart thermostat** with remote monitoring for vacant units

Plumbing & Pipes

- [ ] **Disconnect and drain all garden hoses**
- [ ] **Shut off outdoor hose bibs** and drain supply lines
- [ ] **Blow out irrigation system** — professional blowout ($75–$150) prevents cracked manifold ($500–$2,000)
- [ ] **Insulate exposed pipes** in garages, crawl spaces, and unheated areas
- [ ] **Confirm main water shutoff location** — fast shutoff is the difference between a $3K and $30K repair

Windows, Doors & Sealing

- [ ] **Test weatherstripping** on all exterior doors — replace if drafts present
- [ ] **Inspect window seals** and re-caulk any gaps or cracks
- [ ] **Seal utility penetrations** where gas, electric, HVAC pipes enter building
- [ ] **Check foundation** for cracks or new gaps — seal before ground freezes

Fireplace & Safety

- [ ] **Annual chimney inspection and cleaning** — NFPA recommends every year for active fireplaces
- [ ] **Test fireplace damper** — must close fully; open damper in vacant property = open window all winter
- [ ] **Test all smoke detectors** — replace batteries; confirm coverage meets Colorado requirements
- [ ] **Test carbon monoxide detectors** — replace batteries

Tenant & Lease Items

- [ ] **Send tenant winter prep notice** — min heat 55°F, pipe freeze steps, emergency line
- [ ] **Confirm lease has minimum heat clause** (55°F minimum at all times)
- [ ] **Confirm lease has pipe freeze responsibility clause**
- [ ] **Confirm vacancy notification clause** — tenant must notify if away 7+ days in winter
- [ ] **Confirm 24/7 emergency maintenance line** is active and tenant has the number
- [ ] **Inspect driveways and walkways** — repair cracks before winter (liability risk)
- [ ] **Confirm snow removal plan** — HOA compliance, de-icer supply, vendor contract if needed

⏰ Timing Guide — Don't Wait on These

DO NOW (AUG–SEPT)

- → HVAC tune-up — book early
- → Sprinkler blowout
- → Roof inspection
- → Gutter cleaning

BEFORE FIRST FREEZE (OCT)

- → Pipe insulation
- → Outdoor shutoffs
- → Weatherstripping
- → Tenant notice

BEFORE NOV 15

- → Chimney sweep
- → Detector batteries
- → Caulking / sealing
- → Lease review

⚠️ **Colorado landlord reminder:** Under Colorado law, landlords must maintain properties in habitable condition — including a functioning heating system capable of 68°F. Keep maintenance records and inspection documentation on file.

Colorado Realty & Property Management, Inc.
1660 S Albion St #619, Denver CO 80222 · (303) 665-7368 · coloradorpm.com