

Seasonal or Rental Home Maintenance & Tips

Keep your investment in top shape to help reduce losses and stress

Monthly Maintenance

- Clean or replace HVAC filters.
- Clean your Dishwasher Filter.
- Clean the kitchen drain/garbage disposal. – Use a mix of baking soda and vinegar to clean the drain. If you have a disposal, grind up lemon peels, orange peels and/or ice. This will help to eliminate odors and stuck on foods.
- Check for plumbing leaks near supply lines and drains
- Inspect each fire extinguisher in your home. Make sure the pin and tamper seal are intact; verify that the pressure reading is still in the proper range, and that there's no visible damage to any part of the extinguisher.

Tips

- Install a Smart Thermostat that also senses and controls humidity.
 - Mold losses are becoming more common in Florida. Most policies usually only cover 10K in mold damage and a mold loss can reach into a six-figure loss if not noticed quickly.
- Turn off the water main when no one will be at the property for a few days or a few weeks.
 - Installing an automatic water shutoff can help stop a water loss or keep the damage of the loss low. [moen.com/flo](https://www.moen.com/flo)
 - Many policies today limit water damage to 10K or even exclude water damage.

Semi-Annual

- Install a fresh set of batteries in all smoke and carbon monoxide detectors. If you have the new detectors with 10-year batteries, you don't need to do this.
- Test (and dust) detectors to ensure they're in good working order.
- Inspect the caulk in your kitchen and bathrooms; re-caulk where needed.
- Vacuum your refrigerator's coils.
- Schedule an air conditioning inspection (or perform your own inspection). Be sure to clean your AC Condensate drain to prevent clogs.
- Clean the kitchen exhaust hood and air filter to remove grease and prevent fires.
- Clean your washing machine filter. (If applicable)
- Inspect your Pool Cage. Check for missing or loose Tapcon screws or damage/torn screen.
- Inspect exterior paint (on house and outbuildings), and do touch-ups as needed.
- Inspect siding/masonry. Make repairs and re-caulk around windows and doors as needed.
- Repair or replace damaged window screens.
- Inspect your roof for damage. Look for broken, missing or loose shingles and roof leaks.
- Inspect the attic for signs of leaks or pests. Don't forget your Flashlight ☺
- Inspect outdoor play equipment for safety issues. Look for loose bolts, broken equipment and active wasp or bee nests. Address any issues found.
- Clean out your gutters.
- Prune shrubs. Spring-flowering shrubs should be pruned after they've bloomed. Summer-flowering shrubs should be pruned before they've bloomed.
- Schedule your yearly septic tank inspection. (If applicable)