LICENSED REALTORS®
DANIEL FREEMAN
JESSICA VAN CUREN

Selling the Good Life

Home Maintenance Checklist

Maintaining your home is important to keep the value of your home and for the safety of your family. Properly maintaining your home can also save you money in the long term by lengthening the lifespan of your home's components. That being said, we have made an extensive checklist to keep up with your home maintenance throughout the year.

Monthly

- ☐ Test your **GFCI outlets** to lengthen the lifespan and ensure operation. Do this by pushing the "test" button located on the GFCI outlet. You should hear a pop sound and power should no longer be running to the outlet. Then, press the "reset" button to reset the GFCI. The outlet should now have power.
- ☐ Exercise your **circuit breakers** by turning them on and off to ensure operation. Test your **AFCI breakers** to ensure operation and lengthen the lifespan. To do this, go to your electrical panel and locate your AFCI breakers. Then, press the "test" button on the AFCI breakers. The breaker should make a pop sound and the breaker should no longer be supplying power to the specified circuit. Then, reset the breaker by flicking it off and back on.
- ☐ Replace your **HVAC filter** if you have a large family or many pets to lengthen the lifespan of your HVAC unit.
- ☐ Ensure your **pool** is being properly maintained to avoid costly repairs. Consider hiring a company to maintain.
- ☐ Ensure your **sprinklers** are being properly maintained by running a test.

Quarterly

- ☐ Replace your **HVAC** filter to lengthen the lifespan of the unit.
- ☐ Clean **HVAC** condensate lines by adding vinegar/bleach. Vacuuming as needed. Check **sinks and around toilets** for leaks to prevent further cabinet damage. Clean **sink aerators** as needed to increase water flow.
- ☐ Clear **vegetation** away from your home to prevent water intrusion and keep bugs away.
- ☐ Look for stains on your **ceilings** to find roof leaks.
- ☐ Clean your **gutters** to prevent roof leaks and moisture intrusion.
- ☐ Check your **exterior faucets** for drips/leaks to avoid costly water bills.
- ☐ Oil **garage door** springs for improved lifespan.
- ☐ Pest control

Yearly

- ☐ Replace **smoke detector** batteries and test for operation by pushing the test button on your smoke detector.
- ☐ Flush out your **water heater** by connecting a hose and opening the bottom valve.
- ☐ Clean your **dryer** vent to prevent house fires.
- ☐ **Pressure-wash** your home.
- ☐ Have an annual **home maintenance inspection** by a home inspector (this is especially useful for your roof and attic – catching a leak ahead of time will be less costly).
- ☐ Order a **termite** inspection if you do not have a termite bond.
- ☐ Give your house a **deep clean**. Check **grout** at kitchens, tubs, showers, and sinks to avoid water damage.
- ☐ Check the condition of interior **toilet** flushing mechanisms

Seasonal

Climate conditions change every season and your home will be tested. Complete these maintenance items to ensure your home runs smoothly:

- ☐ Clean **gutters** after Fall to avoid roof leaks and water intrusion.
- ☐ Have your **HVAC** system serviced in the Spring (before Summer) and Fall (before Winter) to ensure it will continue working and to avoid high service fees.
- ☐ Check **drainage and grading** to ensure water flows away from your home before the rainy season.

Hurricane Preparation

In Florida, we have a lot of wind and rain. Here's what you can do to prep your home before the hurricane season:

- ☐ Ensure you have hurricane **preparation items** such as food, water, and gas. Count and layout your **shutters** to ensure they are all there.
- ☐ Buy **plywood** and cut accordingly to fit your openings.
- ☐ Ensure all **shutter hardware** for shutters is ready.
- ☐ Conduct a **roof inspection** yourself or hire an inspector.
- ☐ **Paint/Caulk** areas of your home that need it (around windows, be sure not to cover the weep holes).
- ☐ Clean out **weep hole** areas to avoid water intrusion at your windows.

Thank you to our trusted inspectors for providing the information for this checklist!