



# Home Maintenance

For the First-Time Homebuyer in Florida

## Spring

Repair or replace **roof** if needed  
Check **exterior drainage** & gutters  
Clean **HVAC**. Professional inspection  
Clean up **yard/ trim trees**  
**Plant** new shrubs or flowers

## Summer

**Pest control** -inside and outside  
Clean **patio** or deck  
Scrub or re-grout **tiled surfaces**  
Clean **windows** inside and outside  
Clean and de-clutter **garage**  
Shampoo **carpets**



## Fall

Get **chimney** cleaned  
**Seal cracks** in paved areas  
Clean **HVAC**. Prepare for cooler weather  
Repair **window screens**  
Flush **water heater** & remove sediment  
Check your **thermostat**  
**Caulk** if needed

## Winter

Seal around **doors** and **windows**  
**Deep clean** the inside of your house  
Sort through and **donate** unused items  
**Organize** closets and drawers  
**Fertilize lawn & plants** for winter  
**Winterize** your pool  
Reverse the direction of your **ceiling fans**

## Monthly

- **Change HVAC filters:** Replacing your system's filter every month will help make it run efficiently.
- **Clean & freshen your kitchen disposal:** Nobody likes their kitchen to smell bad. Cleaning your disposal monthly with vinegar and baking soda will keep it fresh and unclogged.
- **Inspect your fire extinguisher:** What could be more important than having a handy, functioning fire extinguisher in case of a kitchen emergency?

## 4 Times Per Year

- **Test your smoke & carbon monoxide detectors:** These devices need new batteries periodically. Make a schedule to see if they are operating properly.
- **Run water in unused plumbing:** The P-shaped trap beneath sinks, tubs, and showers is meant to hold water. It keeps nasty gases from coming into your house through the sewer line.
- **Add salt to your water softener:** Water softeners save your other appliances from mineral build-up, help protect your skin and hair, and keep your dishes free of water spots. Maintaining the salt level keeps them working properly and saves you in other areas.
- **Remove mineral deposits from shower heads and drains:** Letting hard water build up can cause a multitude of household problems like clogged shower heads or broken pipes. It is a good idea to remove hard water before it damages the surface of the pipe or fixture.

## 2 Times Per Year

- **Deep clean your house:** Inspect and thoroughly clean every area of your home. It will keep things looking nice and save you money.
- **Vacuum refrigerator coils:** These get particularly dusty. It causes your refrigerator to work harder, decreasing its life span. Your refrigerator costs you about 15% of your energy bill. Keeping it clean and working properly saves you money.
- **Check plumbing for drips and running water:** Dripping faucets or showers often go unnoticed until the problem is severe. Take a moment to watch and see if there are any leaks that might be costing you money.

### Sources

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