

# Signature Inspection Services

P. O. Box 547776  
Orlando, FL 32854-7776

Phone: 407-697-7213

Fax: 407-295-2549

E-mail: [BHefka@cfl.rr.com](mailto:BHefka@cfl.rr.com)  
<http://www.Inspection-Services.com/>

## Florida Homeowner Periodic Inspection Maintenance Tips

Once you've purchased your Florida home there are several very important and new responsibilities you inherit. The maintenance of your Florida home is a top priority. The correct preventative maintenance can save you thousands in home repairs over the years. Here are several steps you should take on a monthly, bi-annual, and annual basis.

### Monthly Checklist

- ✓ Check air filter in A/C and clean or replace as necessary.
- ✓ Vacuum air supply and air return registers to remove dust. Check fire extinguishers to ensure they are fully charged.
- ✓ Clean garbage disposal blades by grinding up ice cubes. Freshen with citrus fruit rinds and baking soda.
- ✓ Check for cracks and separations in caulking around the following: sinks, bathtubs, toilets, faucets, countertops, back splashes, ceramic tile walls, ceramic floors, window sills and any other areas.
- ✓ Clean or replace dirty filter in range hood fan.
- ✓ Adjust sprinkler heads for proper coverage.

### 6-Month Checklist

- ✓ Check exterior windows and doors caulking.
- ✓ Inspect exterior paint surfaces, touch-up as needed.
- ✓ Check screws on door lock sets and hardware, tighten as needed.
- ✓ Test and clean smoke detectors and change the batteries if needed.
- ✓ Lubricate bi-fold and by-pass doors if necessary.
- ✓ Clean sliding door tracks, apply silicone spray. (not oil)
- ✓ Oil moving parts of garage door.
- ✓ Check fire extinguishers to ensure they are fully charged.
- ✓ Check electrical extension and appliance cords.
- ✓ Visually inspect roof from ground for broken shingles.
- ✓ Check and clean gutters and downspouts.
- ✓ Have contractor perform seasonal check-up on you're A/C.
- ✓ Check water supply lines and valves for leaks.
- ✓ Inspect windows and screens for condition.

### Annual Checklist

- ✓ Repeat your six- month inspection and maintenance.
- ✓ Check attic vents for insulation blockage.
- ✓ Inspect inside attic for signs of roof leaks.
- ✓ Check cabinet drawers and hinges for proper alignment.
- ✓ Have chimney professionally cleaned as necessary.
- ✓ Remove water heater residue. Follow instructions in plumbing section of your home maintenance manual.
- ✓ Pressure clean roof tiles, pool deck, driveway and walks.