

Seasonal Home Maintenance Checklist

An elegant homeowner's guide for Florida residents — keep your home efficient, beautiful, and well-maintained year-round.

Year-Round Monthly Basics

Perform these routine tasks each month to keep your home running smoothly.

- Check and replace AC filters every 30 days.
- Test smoke and carbon monoxide detectors.
- Clean kitchen vent hood filters.
- Inspect under sinks for leaks.
- Run water through unused fixtures.
- Review utility bills for unusual increases.

Spring (March – May)

Deep clean, inspect, and prepare for heavy summer rain.

Exterior

- Power wash siding, driveways, and lanai.
- Clean and reseal pavers or stone.
- Inspect and clean gutters and downspouts.
- Check window caulking and seals.
- Inspect irrigation system for leaks.
- Service pool equipment.

Interior

- Schedule HVAC service.
- Vacuum dryer vent and lint trap.
- Check attic insulation for moisture.
- Reverse ceiling fan direction.
- Deep clean baseboards and blinds.

Summer (June – August)

Prepare for storms, humidity, and heat.

Exterior

- Trim trees away from the house.
- Clean gutters after storms.
- Inspect roof for damage.
- Check storm shutters or impact windows.
- Inspect fence posts and gates.
- Seal driveway cracks.

Interior

- Clean vents and check for condensation.
- Use dehumidifiers as needed.
- Review emergency supplies.

- Test drainage systems.
- Review insurance and flood coverage.

Fall (September – November)

Repair summer wear and prep for mild winter.

Exterior

- Inspect roof after storm season.
- Reseal outdoor wood surfaces.
- Clean gutters after leaf fall.
- Lubricate garage door hinges.
- Touch up exterior paint.
- Flush water heater to remove sediment.

Interior

- Check fire extinguishers.
- Clean HVAC return vents.
- Test GFCI outlets.
- Inspect attic for pests.
- Rotate mattresses and clean carpets.

Winter (December – February)

Protect from humidity and maintain efficiency.

Exterior

- Inspect and clean windows and screens.
- Wash lanai and outdoor furniture.
- Re-caulk tubs, showers, and sinks.
- Clean pool filter and balance chemicals.
- Schedule pest control.
- Apply weed control and fertilize landscaping.

Interior

- Clean refrigerator coils.
- Test water softener systems.
- Vacuum under appliances.
- Check plumbing for corrosion.
- Review annual maintenance contracts.

Annual Tasks

Essential once-a-year tasks to protect your investment.

- Service water heater and plumbing system (flush sediment).
- Clean chimney or exhaust vents.
- Inspect septic or sewer cleanout.
- Pressure wash roof (by professional).
- Replace door weatherstripping.
- Review insurance and update home photos.

Hot Water Heater Maintenance

Flush your water heater every 6–12 months to remove sediment and extend lifespan.

- Turn off power or gas supply.
- Turn off cold water valve above tank.
- Attach hose to drain valve and lead outdoors.
- Open a hot faucet to prevent vacuum lock.
- Open drain valve and let tank empty.
- Turn on cold water to flush sediment.
- Close valve, refill, and restore power/gas.

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