

# Florida Home Maintenance Log

## January-June

<b>Florida Home Maintenance--Every Month</b>	<b>Date Item Was Completed</b>					
	January	February	March	April	May	June
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 pool guy.						
Ensure your sprinklers are being properly maintained by running a test.						
<b>Florida Home Maintenance--Every 3 Months</b>	<b>Date Item Was Completed</b>					
	January-March			April-June		
Every three months you should do the following:						
Replace your HVAC filter to lengthen the lifespan of the unit.						
Check sinks and around toilets for leaks to prevent further cabinet damage.						
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.						
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.						
Ensure you have hurricane preparation items.						
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.						
<b>Florida Home Maintenance-- Every Year</b>	<b>Date Item Was Completed</b>					
	January	February	March	April	May	June
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 by using this tool 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 DEEP DEEP clean.						

## Florida Home Maintenance Log

### July-December

Florida Home Maintenance--Every Month	Date Item Was Completed					
	July	August	September	October	November	December
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Ensure your pool is being properly maintained to avoid costly repairs. Consider hiring a pool guy.						
Ensure your sprinklers are being properly maintained by running a test.						
Florida Home Maintenance--Every 3 Months	Date Item Was Completed					
	July-September			October-December		
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