

Florida Home Maintenance Calendar

Year _____

Heat, humidity, and storm season are hard on Florida homes. Check off each task as you go, and keep this sheet with your home records. It's a simple way to protect your home, help with insurance inspections, and show buyers your home has been cared for.

Every month

About 20 minutes. Check a box each month you complete the task.

TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Check the A/C filter and replace it if dirty	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Flush the A/C drain line with a cup of white vinegar	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Test smoke and CO alarms	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Look for leaks under sinks and around the water heater	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Run water in unused bathrooms to keep drain traps full	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Every three months

About an hour. Suggested months are January, April, July, and October.

TASK	JAN	APR	JUL	OCT
Walk the outside of your home: stucco cracks, peeling paint, gaps around windows and doors, signs of pests	☐	☐	☐	☐
Check irrigation: run each zone, adjust heads, follow current local watering rules	☐	☐	☐	☐
Test GFCI outlets in the kitchen, bathrooms, garage, and outdoors	☐	☐	☐	☐
Clean the dryer vent, hose, and outside vent cover	☐	☐	☐	☐
Trim plants away from the house and keep mulch off the walls	☐	☐	☐	☐

Storm season runs June 1 through November 30. Find your Manatee County evacuation zone and sign up for county alerts before the season starts. The full plan is in the Hurricane Season Prep chapter at reynoldsrealty.com/homeowner-handbook.

Questions about your home or your options? Linda Reynolds, Broker/Owner, Reynolds Realty Gulf Coast · linda@reynoldsrealty.com · reynoldsrealty.com/contact-us

By season

Spring, before storm season

March to May

- ☐ Schedule an A/C tune-up before summer heat
- ☐ Inspect shutters or impact windows and hardware
- ☐ Clean gutters and downspouts
- ☐ Trim trees and remove dead limbs

Summer and storm season

June to November

- ☐ Watch for mold and musty smells indoors
- ☐ Check for roof or ceiling leaks after heavy rain
- ☐ Keep yard items easy to secure quickly
- ☐ Keep your storm plan and documents ready

Fall, after storm season

Late fall

- ☐ Walk the roof line and look for storm damage
- ☐ Re-caulk windows, doors, and tubs
- ☐ Pressure-wash the roof, driveway, and lanai
- ☐ Service pool equipment, if you have a pool

Winter

December to February

- ☐ Test the heat before the first cool night
- ☐ Adjust irrigation for cooler weather
- ☐ Seasonal residents: set up a home-watch plan
- ☐ Plan larger projects for the coming year

Once a year

Most of these are best handled by a licensed professional.

TASK	DATE DONE	NOTES
Termite and pest inspection; keep your bond current		
Roof inspection		
Flush the water heater		
Replace smoke alarm batteries		
Review your insurance policy and discounts		
Septic pumping, if your home has a septic system		

Maintenance record

Log major work like a roof, A/C, or water heater replacement. Keep receipts and permits with this sheet.

DATE	WORK DONE	COMPANY	COST