



Mobile / Manufactured Home Summer Maintenance Checklist

South & Central Florida – Prepared by Absolute Property Inspections, LLC

• HVAC & Cooling Efficiency

- Inspect condenser coils for debris buildup
- Check refrigerant line insulation
- Test cooling performance during peak heat
- Ensure proper condensate line drainage

• Roof & Storm Preparation

- Inspect roof fasteners and panels
- Check flashing before storm season
- Clean gutters and verify drainage flow
- Trim overhanging branches near roof

• Moisture & Humidity Control

- Inspect vapor barrier under home
- Check for mold or mildew signs
- Ensure crawlspace ventilation is open
- Inspect grading for proper runoff

• Electrical & Surge Protection

- Inspect panel for overheating
- Test GFCI outlets
- Check grounding and bonding connections
- Verify surge protection devices

• Plumbing & Irrigation

- Inspect hose bibs and exterior faucets
- Check plumbing under sinks
- Inspect irrigation timers and lines
- Ensure drainage away from foundation