

ABSOLUTE PROPERTY INSPECTIONS, LLC

Summer Home Maintenance Checklist | FL HI License #16527

Use this checklist every summer to protect your South Florida property before hurricane season arrives. Sections cover all property types, plus specific guidance for single-family homes, townhomes, and condos.

ALL PROPERTY TYPES — Houses, Townhomes & Condos

HVAC SYSTEM

- Replace air filters**
Every 30-60 days during heavy-use summer months
- Clean condensate drain line**
Pour a cup of diluted bleach to prevent algae clogs and overflow
- Check evaporator and condenser coils**
Dirty coils reduce efficiency and spike energy bills
- Test thermostat accuracy**
Verify the system is cooling to the set temperature
- Listen for unusual noises**
Rattling, banging, or squealing all warrant a service call
- Schedule a professional A/C tune-up**
Before peak season if not done in the last 12 months

Pro Tip from Steve: *A clogged condensate drain line is one of the most common causes of water damage I find during inspections. It overflows the drip pan and drips directly onto your ceiling or into your walls. A \$5 bottle of bleach every month can save you thousands.*

PLUMBING

- Check under sinks and around toilets**
Look for staining, soft flooring, or musty odors indicating slow leaks
- Test water pressure**
Pressure above 80 psi accelerates wear on fixtures and connections
- Inspect washing machine hoses**
Look for cracks or bulging; replace if older than 5 years
- Check water heater**
Inspect for corrosion, mineral buildup, and verify temperature is set to 120 degrees F
- Flush the water heater tank**
Do this annually to remove sediment buildup

ELECTRICAL

- Test all GFCI outlets**
Especially in bathrooms, kitchens, garages, and exterior areas
- Test smoke and carbon monoxide detectors**
Replace batteries; replace units older than 10 years
- Check electrical panel**
Look for corrosion, heat discoloration, or tripped breakers that won't reset
- Inspect outdoor outlets and lighting fixtures**
Check for moisture intrusion or cracked covers

ALL PROPERTY TYPES — Houses, Townhomes & Condos (continued)

MOLD & MOISTURE

- Inspect bathrooms and laundry areas**
Look for early-stage mold around caulk lines and grout
- Check window seals and sliding glass door tracks**
Look for moisture infiltration or standing water
- Monitor indoor humidity**
Ideal range is 45-55%; above 60% creates active mold conditions quickly
- Check air handler closet and attic access panel**
Look for any signs of moisture or mold growth
- Re-caulk around tubs, showers, and sinks**
Do this wherever existing caulk is cracked or separating

Pro Tip from Steve: *Mold in South Florida doesn't wait. I've seen active mold colonies develop in under 48 hours after a slow leak starts. If something smells musty and you can't find the source, it's time for a professional mold inspection — not an air freshener.*

SINGLE-FAMILY HOMES — Additional Items

ROOF & GUTTERS

- Inspect roof from the ground**
Look for missing, lifted, or cracked shingles; damaged ridge caps; or exposed flashing
- Check all roof penetrations**
Vents, skylights, and stack boots are the most common entry points for water
- Clean gutters and downspouts**
South Florida's heavy summer rain quickly overloads clogged gutters
- Confirm downspouts discharge away from the foundation**
Minimum 4-6 feet; direct toward yard or street
- Look for standing water or soft spots**
Especially on flat or low-slope roofs after rainfall

Pro Tip from Steve: *Most roof leaks I find during inspections aren't in the field of the roof — they're at the penetrations. If you have a rubber vent pipe boot more than 10 years old, inspect it closely. They crack and fail silently.*

EXTERIOR & FOUNDATION

- Walk the full perimeter of the home**
Look for cracks in stucco, foundation, or driveway that have grown or shifted
- Check grading around the home**
Soil should slope away from the foundation — not toward it
- Inspect all exterior caulking**
Around windows, doors, and utility penetrations; re-caulk anywhere it's cracked
- Check wood trim, fascia, and soffits**
Look for rot, pest damage, or paint failure that allows moisture in
- Inspect fence posts and gate hardware**
Look for rust, leaning posts, or shifting that indicates ground movement

SINGLE-FAMILY HOMES — Additional Items (continued)

HURRICANE PREPAREDNESS

- Verify all hurricane shutters open and close properly**
Don't find out they're stuck when a storm is 48 hours out
- Test hurricane impact windows and doors**
Check for proper sealing, locking, and no cracks in the glass or frame
- Know your wind mitigation status**
Roof or window upgrades may qualify you for a significantly lower insurance premium
- Trim trees and large shrubs**
Reduce wind load and eliminate flying debris risk near the home
- Secure or store patio furniture, grills, and decorations**
Unsecured items become dangerous projectiles in high winds
- Test your generator**
Run it under load for 30 minutes; check fuel supply and transfer switch
- Verify your insurance policy is current**
Confirm coverage limits, deductibles, and hurricane coverage before storm season

Pro Tip from Steve: *I've helped clients save over \$3,000/year on their Citizens Insurance premiums just by getting an updated wind mitigation inspection after replacing their roof or windows. If you've done any qualifying improvements, call me — it pays for itself quickly.*

POOL & OUTDOOR AREAS (if applicable)

- Test all pool equipment**
Pump, filter, heater, and auto-fill valve should all be operating correctly
- Inspect the pool deck**
Look for cracks, lifting, or trip hazards that have worsened over winter
- Check pool screen enclosure**
Look for torn screens, bent framing, or loose panels before storm season
- Inspect the pool fence gate**
Must be self-closing and self-latching per Florida code — no exceptions

TOWNHOMES — Additional & Shared-System Items

UNIT-SPECIFIC MAINTENANCE

- Inspect your patio or balcony**
Look for concrete spalling, loose or rusted railing connections, and poor drainage
- Check your individual A/C system**
Townhomes typically have their own unit even within an HOA community
- Confirm your dryer vent is clear**
Longer duct runs in townhomes collect lint more quickly and are a fire hazard
- Check the garage door**
Lubricate rollers and hinges; test the auto-reverse safety feature with a board

TOWNHOMES — Additional & Shared-System Items (continued)

HOA & SHARED RESPONSIBILITIES

- Review HOA maintenance responsibilities vs. your own**
Roofs and exteriors are often HOA-maintained, but interior water damage may be your responsibility
- Report any exterior damage to HOA in writing**
Document everything with dated photos before and after any storm event
- Confirm HOA has addressed shared drainage issues near your unit**
Do this before rainy season starts — standing water spreads into units
- Review your HOA's hurricane preparedness plan**
Know who is responsible for shutters, common area prep, and post-storm debris removal

Pro Tip from Steve: *Townhome owners are often surprised to learn that even if the HOA owns the roof, water damage from a leak that travels into their unit may fall on them to repair — depending on how the documents are written. Know your documents before you have a claim.*

CONDOS — Unit Owner Items

INSIDE YOUR UNIT

- Inspect the A/C air handler**
Clean the evaporator coil and condensate drain pan; verify the float switch is working
- Check all balcony door seals and sliding tracks**
Look for water infiltration, warped tracks, or failed weatherstripping
- Inspect behind the washer and under the dishwasher**
Slow leaks here migrate to units below quickly and are expensive to remediate
- Test all GFCI outlets**
In kitchen, bathrooms, laundry, and anywhere near water
- Check your electrical panel**
Look for double-tapped breakers or signs of overheating, especially in older buildings
- Inspect window seals**
Fogging or condensation between glass panes indicates seal failure and infiltration risk

BUILDING & ASSOCIATION AWARENESS

- Review your condo association's building maintenance schedule**
Confirm the roof, HVAC mechanical rooms, and common areas are being maintained
- Understand your insurance coverage vs. the master policy**
'Bare walls in' vs. 'all in' policies make a major difference after a loss — know which you have
- Report water intrusion through exterior walls or windows in writing**
Send to building management with photos and dates; keep copies for your records
- Know your building's SIRS status**
Florida law now requires most condo associations to have a Structural Integrity Reserve Study completed and funded

Pro Tip from Steve: *After the Surfside collapse, Florida passed some of the strictest condo structural reserve laws in the country. If you own or are buying a condo built before 1992, verify the association is compliant. This directly affects your investment value and your safety.*