

# January Home Maintenance Checklist

Central Florida Edition

Four Corners Home Inspections

Clermont, Florida | Certified Master Home Inspector

## EXTERIOR — Your Home's First Line of Defense

- ☐ Roof and gutters — check for missing shingles, bent flashing, debris
- ☐ Grading and drainage — water slopes away from foundation
- ☐ Stucco, siding, and paint — scan for cracks and peeling
- ☐ Caulking around windows and doors — check for gaps
- ☐ Vegetation and tree branches — trim and clear debris
- ☐ Outdoor hose bibs and spigots — test for leaks

## ROOF AND ATTIC — Where Leaks Start

- ☐ Roof condition — check from ground with binoculars
- ☐ Flashing integrity — check around vents, skylights, chimneys
- ☐ Attic moisture and ventilation — look for water stains, mold
- ☐ Attic insulation — check presence and condition
- ☐ Penetrations — note holes where pipes and ducts enter

## HVAC — Keeping Your System Running Smoothly

- ☐ Air filter — replace if dirty (typically every 1-3 months)
- ☐ Condensate drain line — pour water to ensure flow
- ☐ Outdoor unit clearance — remove debris, keep 2+ feet clear
- ☐ Thermostat settings — test heating and cooling modes
- ☐ Ductwork — check for loose connections (if accessible)

## PLUMBING — Preventing Water Damage

- ☐ Under sinks — check for leaks and water stains
- ☐ Water heater — check base for rust or standing water
- ☐ Supply lines — look for corrosion or bulging
- ☐ Toilets — test handle, check for leaks at base
- ☐ Showers and tubs — inspect caulk and grout
- ☐ Exterior spigots — test for leaks

## ELECTRICAL AND SAFETY — Peace of Mind Matters

- ☐ GFCI outlets — press Test button near bathrooms/kitchens
- ☐ Smoke and CO alarms — test buttons, replace if 10+ years old
- ☐ AFCI outlets or breakers — test similar to GFCI
- ☐ Fire extinguisher — ensure accessible and pressurized
- ☐ Electrical outlets — check for discoloration or loose plugs
- ☐ Tripping hazards — check cords, rugs, floor gaps

## INTERIOR AND MOISTURE — Catching Hidden Issues

- ☐ Windows and doors — check operation and weatherstripping
- ☐ Ceilings and walls — scan for water stains

- ☐ Basement/crawl space — check for standing water/mold
- ☐ Around tubs and showers — inspect grout and caulk
- ☐ Upper-floor ceilings — look for water stains
- ☐ Humidity and odors — notice musty smells or condensation

**WHEN TO CALL A PROFESSIONAL**

- Roof damage or missing shingles
- Active leaks or water stains
- Electrical concerns or faulty GFCIs
- HVAC problems or poor performance
- Mold or moisture issues
- Structural concerns or settling

Ready for a professional inspection?

**Schedule Your Home Inspection: Four Corners Home Inspections**

Certified Master Home Inspector | Clermont, Florida

**Ready to protect your home? Contact us today!**