

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!