January Home Maintenance Checklist

Central Florida Edition

Four Corners Inspection Services
Clermont, Florida | Certified Master 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 Inspection Services

Certified Master Inspector | Clermont, Florida

Ready to protect your home? Contact us today!

Call or text (352) 272-1322 | office@fcisfl.com