

Home Maintenance in Florida

By Talon Home Inspections LLC



Now that you've had a home inspection and are preparing to take on the responsibility of homeownership, you may be wondering, where's the instruction manual? How do I take care of my home? When do I need to service my HVAC system or replace the filter? What about my water heater? How do I mitigate moisture issues? Talon Home Inspections is here to help!

Owning a home is a significant achievement, and it's essential to maintain it properly to ensure its longevity, safety, and value. This comprehensive guide is designed to help you navigate through the unique challenges of home maintenance in Florida, considering the climate, environmental factors, and common issues specific to the region. Whether you're a first-time homeowner or an experienced one, this book will provide you with practical tips and advice to keep your Florida home in top condition.

If you have received this home maintenance book following your home inspection with Talon Home Inspections LLC, you should have peace-of-mind knowing your home was thoroughly inspected by a Certified Professional Inspector. As you know, the home inspector is not an expert but a generalist. Your home inspector inspected the home and reported the home's condition as it was at the time of the inspection. That is the main responsibility of the home inspector. A home inspection does not include predictions of future events. Future events (such as roof leaks, water intrusion, plumbing leaks, or any other issues or failures) are not within the scope of a home inspection and are not the responsibility of the home inspector. The most important thing to understand as a new homeowner is that things break. As time moves on, parts of your house will wear out, break down, or simply stop working.

The purpose of this publication is to provide accurate and useful information regarding the maintenance of a home. Talon Home Inspections LLC is not engaged in rendering legal, accounting, or other professional services. If legal advice or other expert assistance is needed, the services of a professional should be sought.

Talon Home Inspections LLC is not liable or responsible in any way for the specific use of any of the information in this book.

Maintenance involves risk to personal property and bodily injury. Before performing any maintenance or work, hire an appropriately qualified professional. This book does not come with a warranty of any kind.



TABLE OF CONTENTS

Essential Tasks Checklist	4
Florida's Climate & Environment Factors	7
Exterior Maintenance	11
HVAC System Maintenance	14
Electrical System Maintenance & Safety	17
Plumbing and Water Heater Maintenance	20
Energy Efficiency	23

Essential Tasks Checklist

Monthly Maintenance

J F M A M J J A S O N D

Inspect HVAC air filter(s). Replace as needed (at least every 90 days)												
Clean and flush A/C condensation line (distilled vinegar and water)												
Test GFCI outlets/breakers and AFCI breakers												
Test smoke and CO alarms												
Inspect for leaks around plumbing fixtures, valves, and water heater												
Inspect showers, sinks, and tub drains for blockages												
For low-use areas, run plumbing fixtures and flush toilets												
Check and replenish water softener salt (if applicable)												
Clean garbage disposal												

Quarterly Maintenance

	Q1	Q2	Q3	Q4
Replace HVAC filter(s) if not done monthly (high efficiency filters may be replace once per year)				
Lubricate garage door rollers, hinges, and springs				
Test garage door safety auto-reversing safety features (sensors AND resistance test)				
Have gutters cleaned (recommended to hire a qualified professional)				
Keep vegetation away from the home to limit water and pest intrusion				
Clean kitchen hood vent and filter				
Clean dishwasher filter				
Test water heater TPR (temperature & pressure relief) valve to ensure it can expel water.				
Remove and clean showerheads and sink aerators				
Inspect ceilings for water stains				

Yearly Maintenance



Have a professional electrician inspect and test breakers and electrical panel	
Replace smoke and CO alarm batteries	
Drain water heater and inspect water heater for corrosion or damage	
Have a professional HVAC technician inspect and service HVAC systems (or even twice per year - before summer & winter seasons)	
Have a qualified professional clean dryer vent	
Have a professional roofer inspect roof	
Inspect gas lines and equipment for corrosion and leakage	
Inspect windows, exterior doors, and siding and seal gaps/cracks as needed to limit moisture intrusion	
Inspect bathroom tile and grout and seal gaps/cracks as needed to limit moisture intrusion	
Clean bathroom exhaust fans	
Inspect and ensure proper grading and drainage around home	
Inspect foundation, walls, and ceilings for cracks (some cracks are common and can be a typically occurrence as homes age; consult with a structural engineer if necessary)	
Have a professional chimney sweeper clean and inspect the chimney and fireplace (if applicable)	
Test sump pump (if applicable – many homes do not have a sump pump)	
Pressure wash exterior of home	
Test irrigation system and ensure sprinkler heads are not spraying towards the home	

Florida's Climate & Environment Factors



Florida's climate is characterized by high humidity, heat, frequent rain, and the threat of hurricanes and tropical storms. Understanding these environmental factors is crucial for effective home maintenance. High humidity levels can lead to mold growth, wood rot, and corrosion of metal surfaces. Rainfall can cause flooding and water damage if not properly managed. Hurricanes and tropical storms pose a significant risk to homes, with high winds and heavy rains capable of causing extensive damage.

In this chapter, we'll delve into:

- The impact of Florida's climate on home materials and structures.
- Strategies for mitigating climate-related damage, including proper ventilation, insulation, and drainage systems.
- Tips for preparing your home for hurricane season, such as securing outdoor furniture, trimming trees, and reinforcing windows and doors.

Understanding these factors will help you develop a proactive approach to home maintenance that protects your investment and ensures your safety during Florida's challenging weather conditions.

High Humidity

Florida's humidity levels can be oppressive, especially during the hot summer months. High humidity not only affects comfort levels but also poses significant challenges for home maintenance. Excess moisture in the air can lead to a host of issues, including:

- **Mold and Mildew Growth:** Florida's warm and humid climate provides the perfect breeding ground for mold and mildew. These fungi can thrive on surfaces such as walls, ceilings, and even furniture, posing health risks and causing structural damage if left unchecked.
- **Wood Rot:** Moisture-laden air can penetrate wooden structures, leading to rot and decay over time. This can compromise the structural integrity of the home and necessitate costly repairs.
- **Corrosion:** Metal surfaces, such as outdoor fixtures, air conditioning units, and electrical components, are susceptible to corrosion in Florida's humid environment. Regular maintenance and protective coatings are essential to prevent corrosion and prolong the lifespan of these materials.

How to Mitigate Humidity Issues

- **Maintain Proper Ventilation:** Ensure that your home is adequately ventilated, especially in areas prone to moisture buildup such as bathrooms, kitchens, crawlspaces, and attics. Use exhaust fans in bathrooms to remove humid air and prevent condensation on surfaces. Attics and crawlspaces should have adequate passive or active ventilation systems.
- **Monitor Indoor Humidity Levels:** Invest in a hygrometer to measure indoor humidity levels and keep them between 30% to 50%. Consider using a dehumidifier in particularly humid areas to reduce moisture levels and inhibit mold growth.
- **Regular Cleaning and Inspection:** Routinely clean and inspect areas susceptible to mold and mildew, such as bathrooms, in and around HVAC systems, and crawlspaces. Promptly address any signs of mold growth by cleaning affected surfaces and/or a consulting mold assessor or remediation contractor.

Frequent Rain

Florida receives a significant amount of rainfall throughout the year, with the summer months typically experiencing the highest precipitation levels. While rain is essential for maintaining Florida's lush landscapes, it can also pose challenges for homeowners, including:

- **Water Damage and Mold:** Heavy rainfall can lead to water infiltration into the home, causing damage and mold growth to wood, walls, ceilings, and floors. Poor drainage systems or clogged gutters can exacerbate this problem, leading to flooding and mold growth.
- **Erosion:** Runoff from heavy rain can erode soil around the foundation of the home, compromising its stability and leading to structural issues over time.
- **Flood Risk:** Florida's low-lying terrain and proximity to bodies of water make it susceptible to flooding, particularly during severe weather events such as hurricanes and tropical storms. Homeowners in flood-prone areas must take precautions to protect their properties and minimize flood damage.

How to Mitigate Rain Issues

- **Maintain Roof and Gutters:** Have the roof inspected regularly by a licensed roofing contractor for signs of damage, such as missing shingles or deteriorated flashing, and repair any issues promptly. Clean gutters and downspouts regularly to ensure proper water drainage and limit water from backing up and infiltrating the home. Ensure downspouts are extended at least 3 feet from the home.
- **Proper Grading and Drainage:** Ensure that the landscaping around the home is graded away from the foundation to limit water from pooling near the structure. Consider installing French drains or other drainage systems to redirect water away from vulnerable areas.
- **Waterproofing:** Apply waterproof sealant to vulnerable areas such as windows, siding, and doors to create a barrier against water infiltration.

Hurricanes and Tropical Storms

Florida is no stranger to hurricanes and tropical storms, which can bring destructive winds, torrential rain, and storm surges. While these natural phenomena are an inherent part of life in Florida, they present significant challenges for homeowners, including:

- **Wind Damage:** High winds associated with hurricanes and tropical storms can cause extensive damage to homes, including roof damage, broken windows, and structural failure. Reinforcing windows and doors, securing outdoor items, and trimming trees can help mitigate wind damage.
- **Flooding:** Storm surges and heavy rainfall can lead to widespread flooding, especially in coastal areas and low-lying regions. Homeowners in high risk areas should be prepared with flood insurance and emergency evacuation plans to protect themselves and their properties.
- **Structural Integrity:** Florida's building codes are designed to withstand the forces of hurricanes and tropical storms, but older homes may be more vulnerable to damage. Regular inspections and maintenance are essential to ensure the structural integrity of the home and mitigate the risk of damage during severe weather events.

Hurricane & Storm Maintenance Tips

- Trim trees and branches near the home to reduce the risk of damage from falling limbs during storms.
- Clear debris from the yard and secure outdoor furniture, grills, and other items to prevent them from becoming projectiles in high winds.
- Develop a comprehensive hurricane preparedness plan that includes evacuation routes, emergency contacts, and a checklist of supplies.
- Install a generator.
- Ensure that exterior doors are reinforced and have secure locks to withstand wind pressure.
- Reinforce windows with hurricane shutters, upgrade to impact-resistant windows, or even cover them with plywood prior to storms.

Exterior Maintenance



Maintaining the exterior of your home is crucial for protecting it from the elements and preserving its curb appeal. In this chapter, we'll explore comprehensive strategies for exterior maintenance tailored to the unique climate and environmental factors of Florida.

By implementing these exterior maintenance strategies, Florida homeowners can protect their homes from the effects of weather, maintain their property's value and curb appeal, and ensure a safe and welcoming environment for themselves and their families. Regular upkeep is key to preserving the integrity and beauty of your home's exterior for years to come.

Painting and Sealing Surfaces

Regularly inspect the exterior surfaces of your home, including siding, trim, and fascia, for signs of peeling paint, cracking, or discoloration.

- Repaint or touch up areas of damaged or deteriorated paint to limit moisture penetration and protect against UV damage.
- Consider using high-quality exterior paint with built-in sealants or additives to enhance durability and weather resistance.
- Seal gaps and cracks around windows, doors, and other openings with weatherproof caulk or sealant to limit water intrusion and air leaks. These areas are often the most prone to leaks.

Pressure Washing

- Periodically pressure wash exterior surfaces, such as siding, decks, driveways, and sidewalks, to remove dirt, mildew, algae, and other contaminants.
- Use a low-pressure setting and appropriate cleaning solutions to avoid damaging surfaces or forcing water into gaps and cracks.
- Pay special attention to shaded areas and areas prone to moisture buildup, as these are more susceptible to mold and mildew growth.
- Consider hiring a professional pressure washing service for large or difficult-to-reach areas, or if you're unsure about proper techniques and equipment.

Maintaining Landscaping

- Regularly prune trees, shrubs, and bushes to maintain a safe distance from your home and limit overgrowth that could damage siding, windows, or roofing.
- Remove dead or diseased vegetation to limit pests and diseases from spreading and to improve the overall health and appearance of your landscaping.

- Mulch flower beds and garden areas to retain moisture, suppress weeds, and improve soil quality. Avoid piling mulch against the foundation, as it can attract pests and retain moisture.
- Water lawns and landscaping beds deeply and infrequently to encourage deep root growth and drought tolerance. Adjust watering schedules based on seasonal rainfall and temperature fluctuations.

Roof Maintenance

- Have the roof regularly inspected by a licensed roofing contractor or home inspector for damaged or missing shingles, flashing, or other roofing materials, especially after severe weather events.
- Clean gutters and downspouts regularly to remove debris and limit water backup, which can lead to roof leaks and water damage.
- Trim overhanging branches and remove debris from the roof to prevent damage and reduce the risk of pests, such as rodents and insects, accessing your home.

Pool and Spa Maintenance

- Clean pool and spa filters regularly to maintain water clarity and circulation. Backwash or replace filters according to manufacturer's recommendations to prevent clogs and reduce strain on the pump.
- Test water chemistry regularly and adjust pH, alkalinity, and chlorine levels as needed to maintain a safe and comfortable swimming environment. Shock the pool periodically to oxidize contaminants and prevent algae growth.
- Inspect pool and spa equipment, such as pumps, heaters, and valves, for signs of leaks, corrosion, or malfunction. Schedule regular maintenance and repairs with a licensed pool technician to ensure proper operation and safety.

HVAC System Maintenance



Your heating, ventilation, and air conditioning (HVAC) system plays a vital role in keeping your home comfortable year-round, especially in Florida's hot and humid climate. Proper HVAC maintenance is essential for maximizing energy efficiency, ensuring indoor air quality, and prolonging the lifespan of your system. In this chapter, we'll cover comprehensive HVAC maintenance tips tailored to Florida homeowners.

Regular Filter Replacement

- Check and replace HVAC filters regularly, typically every 1-3 months, depending on usage and filter type. Filters are normally installed at the air handler or main return vent by air handler.
- Dirty filters restrict airflow, reduce system efficiency, and can lead to poor indoor air quality and system breakdowns.
- Consider upgrading to high-efficiency particulate air (HEPA) filters or electrostatic filters for improved air filtration and allergen removal.

Clean Condensation Line

The condensate line plays a critical role in removing excess moisture generated by your HVAC system's cooling process. Over time, this line can become clogged with algae, mold, dirt, and other debris, leading to water backups, mold growth, and potential system malfunctions. Regular cleaning of the condensate line is essential for maintaining optimal system performance and limiting water damage to your home. Here's how to do it:

1. **Turn Off the HVAC System:** Before cleaning the condensate line, turn off the power to your HVAC system at the thermostat or circuit breaker to prevent any potential electrical hazards.
2. **Locate the Condensate Line:** The condensate line is typically a PVC pipe located near the indoor air handler unit of your HVAC system. It typically drains at the exterior of the home. Look for a PVC pipe coming from the ground or exterior wall.
3. **Clear Debris:** Use a wet/dry vacuum or condensate line cleaning kit to remove any clogs or debris from the condensate line. Attach the vacuum or cleaning tool to the end of the condensate line (at the exterior of the home) and apply suction to dislodge and extract blockages.
4. **Flush with Water or Cleaning Solution:** Once the line is clear of debris, flush it with clean water to remove any remaining residue. You can also use distilled vinegar and pour it into the line to disinfect and remove buildup. Allow the solution to sit for 10-15 minutes before flushing with water.

5. **Regular Maintenance:** To limit future clogs and maintain optimal system performance, schedule regular maintenance tasks, including checking and cleaning the condensate line at least every 3 months or as recommended by your HVAC technician.



The condensation line typically starts at your air handler. There should be a port or cap near where it exits the air handler. This is where you can pour the cleaning solution or water. It is not recommended to use bleach.

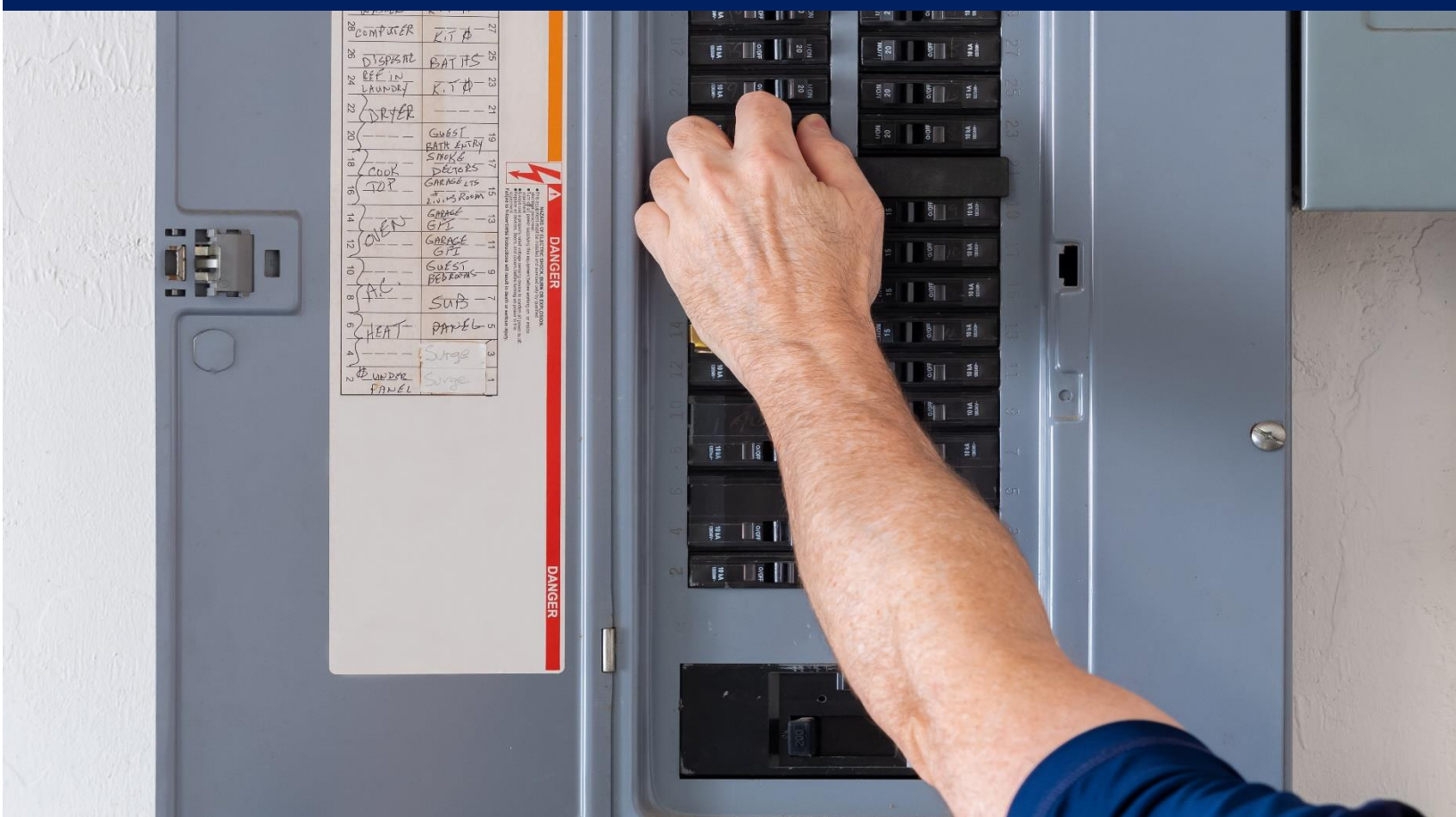


The condensation line typically terminates at the exterior of the home. A properly functioning system should have water draining from this end of the line while the system is running.

Schedule Professional Maintenance

- Schedule annual or bi-annual HVAC maintenance with a licensed HVAC technician to inspect, clean, and tune up your system.
- Professional maintenance includes comprehensive checks of system components, refrigerant levels, electrical connections, and airflow, as well as lubrication, adjustments, and filter replacement.
- Regular maintenance can identify and address minor issues before they escalate into major problems, improving system reliability, efficiency, and longevity.

Electrical System Maintenance & Safety



Proper electrical maintenance and safety practices are paramount for ensuring the safety and functionality of your home's electrical system. In this section, we'll cover important tips and guidelines, including Ground Fault Circuit Interrupters (GFCIs) and Arc Fault Circuit Interrupters (AFCIs), smoke/CO alarms, and more to help you maintain a safe and reliable electrical system in your Florida home.

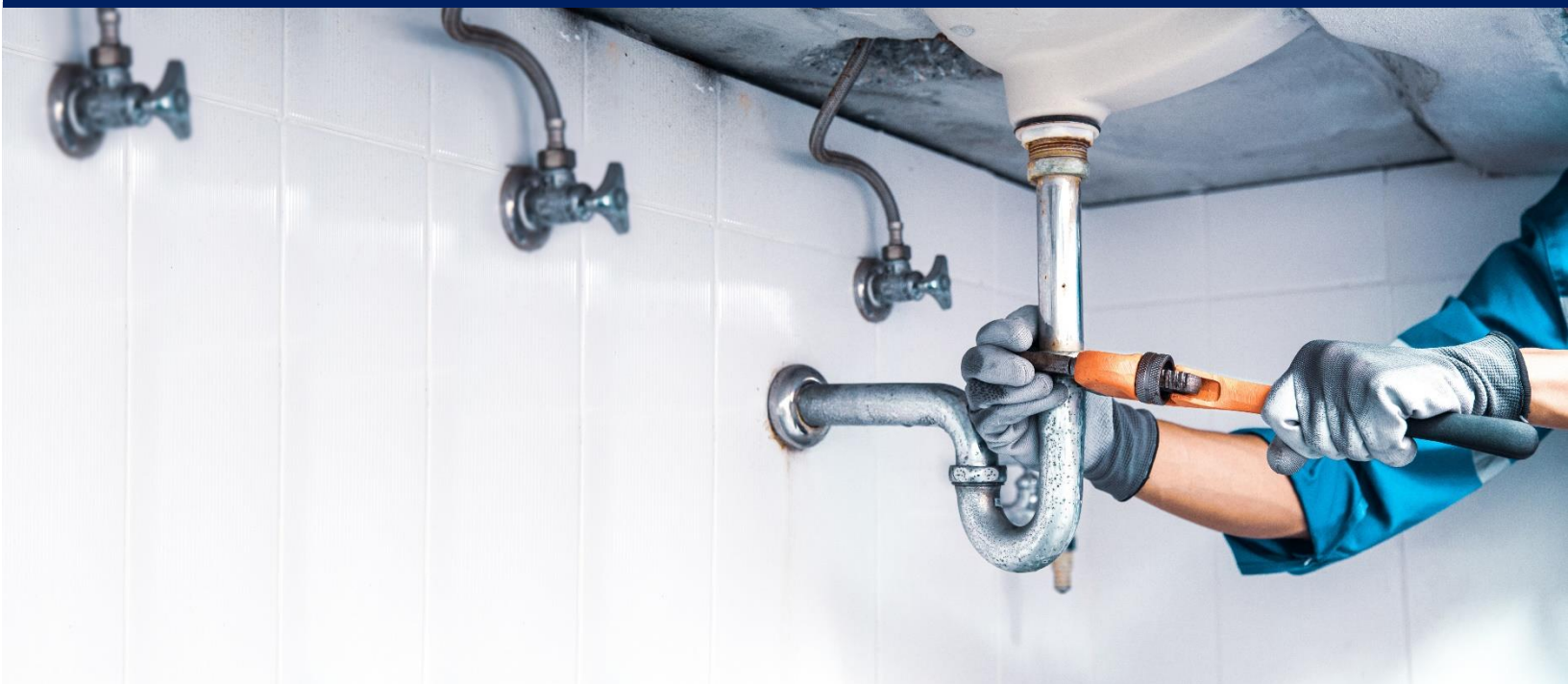
Electrical Safety Tips

- **Never Overload Circuits:** Avoid overloading electrical circuits by plugging too many devices into a single outlet or power strip. Distribute electrical loads evenly across multiple circuits to prevent overheating and fire hazards.
- **Use Ground Fault Circuit Interrupters (GFCIs):** Install GFCIs in areas where water is present, such as kitchens, bathrooms, outdoor outlets, and laundry rooms, to protect against electric shock. GFCIs detect ground faults and quickly interrupt the circuit to prevent electrical shocks. Test GFCIs regularly to ensure they're functioning correctly.
- **Install Arc Fault Circuit Interrupters (AFCIs):** AFCIs are designed to detect dangerous electrical arcs, which can occur when damaged or deteriorating wires make intermittent contact, potentially leading to electrical fires. Install AFCIs in bedrooms, living rooms, and other living spaces to provide an additional layer of fire protection. AFCIs should be installed in conjunction with circuit breakers or as part of a combination AFCI/GFCI device.
- **Inspect Cords and Outlets:** Regularly inspect electrical cords, outlets, and switches for signs of damage, such as fraying, cracks, or exposed wires. Replace damaged components immediately to prevent electrical hazards.
- **Avoid Extension Cord Overuse:** Limit the use of extension cords and power strips, and avoid running them under rugs or carpets where they can become damaged or overheated. Use extension cords rated for outdoor use when necessary, and never overload them.
- **Keep Electrical Devices Away from Water:** Keep electrical devices and appliances away from water sources, such as sinks, bathtubs, and pools, to prevent electrocution and short circuits. Use waterproof covers for outdoor outlets and appliances.
- **Practice Appliance Safety:** Unplug appliances when not in use, and never operate them with wet hands or while standing in water. Follow manufacturer instructions for proper use and maintenance of electrical appliances.

Electrical Maintenance Tips

- **Schedule Electrical Inspections:** Schedule regular electrical inspections with a licensed electrician to identify and address potential hazards, code violations, and outdated wiring or components. Inspections are especially important for older homes.
- **Upgrade Outdated Wiring:** If your home has outdated or knob-and-tube wiring, cloth wiring, or single-strand aluminum wiring, consider upgrading to modern wiring systems to improve safety and reliability. Consult with a licensed electrician to assess your wiring needs and options.
- **Install Surge Protectors:** Install surge protectors on electronic devices, appliances, and sensitive equipment to protect against voltage spikes and power surges caused by lightning strikes, utility grid fluctuations, or electrical malfunctions.
- **Label Electrical Panels and Circuits:** Properly label electrical panels and circuits to easily identify and control power to specific areas of your home. This is particularly useful during emergencies and maintenance tasks.
- **Maintain Outdoor Lighting:** Regularly inspect and maintain outdoor lighting fixtures, including bulbs, wiring, and connections. Clean fixtures and lenses to ensure optimal illumination and visibility around your home's exterior.
- **Trim Trees Near Power Lines:** Trim trees and vegetation near power lines to prevent contact and interference with electrical service. Contact your utility company or a professional tree service for assistance with tree trimming near power lines.
- **Smoke & CO Alarms:** Smoke and carbon monoxide (CO) alarms should be tested monthly and batteries should be replaced annually. Older homes may not have smoke and/or CO alarms in every room; consider installing additional alarms. Alarms should be replaced every 10 years.

Plumbing and Water Heater Maintenance



Maintaining your plumbing system and water heater is crucial for limiting leaks, water damage, and costly repairs in your Florida home. Proactive maintenance can mitigate potential issues and extend the lifespan of your plumbing infrastructure and water heating equipment. In this chapter, we'll delve into essential plumbing maintenance tasks and water heater maintenance. The insights provided here will empower you to keep your plumbing system and water heater running smoothly and efficiently year-round.

Plumbing Maintenance

- **Check for Leaks:** Regularly inspect plumbing fixtures, pipes, and connections for signs of leaks, such as water stains, dampness, or mold growth. Address any leaks promptly to limit water damage and mold growth.
- **Inspect and Clean Drains:** Remove debris, hair, and grease from drains regularly to limit clogs and backups. Use a drain snake or plunger to clear minor clogs, and consider scheduling professional drain cleaning for stubborn blockages.
- **Maintain Water Softener:** If you have hard water, maintain your water softener system according to manufacturer instructions to prevent mineral buildup in pipes and fixtures. Regularly replenish salt and clean the resin tank as needed.
- **Winterize Pipes:** In colder months, protect exposed pipes from freezing by insulating them with pipe insulation. Disconnect outdoor hoses and drain water from outdoor faucets to limit freezing and bursting.
- **Address Running Toilets:** A running toilet can waste a significant amount of water and indicate a faulty flapper or fill valve. Replace worn-out components to stop the constant flow of water and limit water waste.
- **Test Sump Pump:** If you have a sump pump, test it regularly by pouring water into the sump pit to ensure it activates and pumps water away from your home's foundation. Clean the sump pit and check the pump for any signs of damage or wear.
- **Old/Outdated plumbing pipes:** Old or outdated plumbing pipes such as galvanized steel, polybutylene, aged copper, and cast iron are prone to leaking, clogging, and contamination. Consult with a licensed plumbing contractor to determine replacement options.
- **Septic Tank:** If your home has a septic tank, the tank should be inspected and pumped every 3-5 years.

Water Heater Maintenance

- **Flush the Tank:** Sediment buildup can reduce the efficiency and lifespan of your water heater. Drain and flush the tank annually to remove sediment and mineral deposits. Follow manufacturer instructions for proper flushing.
- **Check the Pressure Relief Valve:** Test the pressure relief valve annually by lifting the lever to release a small amount of water. If the valve doesn't operate smoothly or water continues to drip, replace the valve to prevent pressure buildup and potential tank rupture.
- **Inspect Anode Rod:** The anode rod helps prevent corrosion inside the water heater tank. Have a licensed plumber check the anode rod annually and replace it if it's significantly corroded or worn out. A well-maintained anode rod can extend the life of your water heater.
- **Insulate Pipes and Tank:** Insulate hot water pipes and the water heater tank with insulation blankets to reduce heat loss and improve energy efficiency, especially in uninsulated or outdoor units. Follow manufacturer recommendations for proper insulation.
- **Adjust Temperature:** Set the water heater temperature to 120°F to prevent scalding and reduce energy consumption. Lowering the temperature can also slow mineral buildup and extend the life of the unit.
- **Check for Leaks:** Inspect the water heater and surrounding area for signs of leaks, corrosion, or rust. Address any leaks promptly to limit water damage and ensure the safety of your water heater.
- **Schedule Professional Maintenance:** Consider scheduling annual maintenance with a licensed plumber or HVAC technician to inspect and service your water heater. Professional maintenance can identify potential issues early and prolong the lifespan of your unit.

Energy Efficiency



In the vibrant landscape of Florida living, the quest for energy efficiency takes on a unique significance. Homeowners navigate a subtropical climate that demands careful balance between comfort and sustainability. In this chapter, we explore tailored strategies to optimize energy usage and lower your utility bills in Florida's dynamic environment. Whether you're a seasoned resident or a newcomer to the Sunshine State, these insights will guide you towards a greener, more cost-effective home.

Insulation and Air Sealing

- **Upgrade Insulation:** Ensure your home is adequately insulated, especially in the attic and walls, to minimize heat gain in the summer and heat loss in the winter. Consider adding insulation with a high R-value to improve thermal performance. This is particularly important in older homes that have less insulation than modern homes.
- **Seal Air Leaks:** Seal gaps and cracks around windows and doors with caulk and/or weatherstripping and seal ductwork with mastic or approved tape to limit air leakage and improve energy efficiency. Pay particular attention to areas where conditioned air may escape, or outdoor air may infiltrate.

Heating, Ventilation, and Air Conditioning (HVAC) Efficiency

- **Regular Maintenance:** Schedule annual HVAC maintenance with a licensed technician to inspect, clean, and tune up your heating and cooling systems. This ensures optimal performance and energy efficiency while extending the lifespan of your equipment.
- **Programmable Thermostat:** Install a programmable thermostat to automatically adjust temperature settings based on your schedule. Set temperatures higher in the summer and lower in the winter when you're away or asleep to save energy without sacrificing comfort.

Lighting and Appliances

- **Switch to LED Bulbs:** Replace incandescent and CFL bulbs with energy-efficient LED bulbs, which consume less energy and last longer. LED bulbs produce less heat, reducing the load on your air conditioning system during hot Florida summers.
- **Upgrade Appliances:** Invest in ENERGY STAR® certified appliances, such as refrigerators, dishwashers, and washing machines, which are designed to meet strict energy efficiency criteria. These appliances consume less energy and water, resulting in lower utility bills.

Water Conservation

- **Fix Leaks:** Repair leaky faucets, toilets, and pipes promptly to limit water waste. Even small leaks can add up to significant water and energy usage over time.
- **Install Water-Efficient Fixtures:** Replace old showerheads and faucets with low-flow or aerated models to reduce water consumption without sacrificing performance. Consider installing a high-efficiency toilet to further conserve water.

Regular Maintenance and Home Upkeep

- **Clean Air Filters:** Regularly clean or replace air filters in your HVAC system to ensure proper airflow and efficiency. Clogged filters restrict airflow, forcing your system to work harder and consume more energy.
- **Seal Ductwork:** Inspect ductwork for leaks and seal any gaps or cracks with duct sealant or foil tape. Sealing ductwork improves efficiency by limiting conditioned air from escaping and reduces energy waste.
- **Use Window Coverings:** Install blinds, curtains, or shades to block out sunlight during the hottest parts of the day, especially on windows facing south and west. This reduces solar heat gain and eases the burden on your air conditioning system.
- **Schedule an Energy Audit:** Consider scheduling a professional energy audit to identify areas for improvement in your home's energy efficiency. Energy auditors can assess your home's insulation, HVAC system, appliances, and more to provide personalized recommendations for energy-saving upgrades.

Talon Home Inspections LLC



Dylan Johnson

Congratulations on your new home purchase and thank you for allowing me to inspect it for you! I am committed to offering the best inspections in Northeast Florida and I will do whatever it takes to go above and beyond for my clients. As a token of my gratitude for putting your trust in me, I created this home maintenance book to help homeowners like you. Use it as a guide as you navigate the responsibilities of homeownership and help to keep money in your pocket! Take care of your home, and it will take care of you.

As a small local business, Talon Home Inspections relies on word-of-mouth. If you were happy with my services, please tell anyone you know that may be in need of a home inspection, and I will take care of them.

Thank you!

