



# The Meadows

At World Golf Village

Saint Augustine, FL 32092

March 8, 2025

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## Spring Home Maintenance Checklist for St. Augustine Homeowners

### Exterior Maintenance

#### Trees and Landscaping

- Schedule professional tree trimming to maintain at least 6-foot clearance from roof and house - this prevents storm damage, reduces debris in gutters, and discourages pest access to your home. Given St. Augustine's hurricane risk, this is particularly important before storm season.
- Inspect and prune back foundation plantings to maintain 18-24 inches of clearance from house walls. This reduces moisture retention against the foundation and minimizes pest harborage areas.
- Check irrigation system for leaks, proper coverage, and timing adjustments for the upcoming growing season. Test rain sensors to ensure proper function during summer storms.

#### Roof and Gutters

- Have a professional roof inspection to check for loose/damaged shingles, deteriorated flashing around vents/chimneys, and signs of water intrusion before summer storms arrive.
- Clean and inspect gutters, downspouts, and splash blocks. Ensure proper drainage away from foundation. Consider gutter guards if tree debris is an ongoing issue.
- Check soffit and fascia boards for rot, pest damage, or paint failure that could allow water intrusion.

#### Foundation and Drainage

- Inspect foundation perimeter for cracks, settling, or water pooling areas. Grade soil to slope away from foundation if needed.
- Clean and test exterior drains, French drains, and any other drainage systems to ensure proper function during heavy rains.
- Check wooden privacy fence posts for stability and rot, particularly at ground contact points.

*This checklist helps protect your home investment while preparing for Florida's challenging summer weather.*

# Spring Home Maintenance Checklist for St. Augustine Homeowners

## Interior Systems

### HVAC

- Schedule professional AC system maintenance - clean coils, check refrigerant levels, and ensure optimal function before peak cooling season.
- Replace air filters and clean all vents/returns to maintain efficiency.
- Test thermostat function and consider upgrading to a programmable model for better efficiency.

### Plumbing and Water Management

- Inspect visible plumbing under sinks and in crawl spaces for leaks or corrosion.
- Test water pressure and inspect washing machine hoses for bulging or cracking.
- Check water heater for proper function and consider flushing if not done recently.

### Security and Safety

- Test all exterior lighting and consider upgrading to LED fixtures for better efficiency.
- Inspect all door and window locks, weather stripping, and seals.
- Test smoke detectors, carbon monoxide detectors, and security systems.
- Update emergency preparedness kit for hurricane season.
- Service backup generators and test operation before hurricane season begins on June 1st.
- Check generator fuel supplies and refresh stored fuel if needed.
- Consider scheduling professional generator maintenance if not serviced recently.

## Energy Efficiency

### Windows and Doors

- Inspect and repair window and door caulking/weather stripping to prevent air and water infiltration.
- Check window screens for tears that could allow insects entry during open-window weather.
- Consider adding or updating window treatments to reduce solar heat gain.

### Insulation and Ventilation

- Inspect attic insulation for adequate coverage and signs of water damage or pest activity.
- Check attic ventilation systems to ensure proper function for summer heat management.
- Seal any gaps around utility penetrations to prevent pest entry and energy loss.

# Spring Home Maintenance Checklist for St. Augustine Homeowners

## Neighborly Cost-Sharing Opportunity

Dear Neighbors,

Many of the services on this checklist, particularly roof inspections and tree trimming, come with minimum service charges that can make small jobs costly for individual homeowners. By coordinating with your immediate neighbors, you can share these minimum charges and make the services more cost-effective for everyone.

For example:

- A professional tree service's minimum charge often covers a half-day or full-day of work, including equipment and crew. While you might only need 1-2 hours for your property, combining your needs with 2-3 neighbors could fill their minimum time block, effectively reducing everyone's individual cost.
- Similarly, roof inspections often have a base service call fee. Scheduling multiple inspections in our community on the same day can help negotiate better rates.

If you're interested in coordinating services with your neighbors:

1. Contact your adjacent neighbors to discuss shared service needs
2. Create a small group text or email chain to coordinate quotes and scheduling
3. Consider reaching out on social media channels to find additional interested homeowners
4. Request group rates from contractors, mentioning that multiple properties in the same community will be serviced

**Remember:** Pre-storm season maintenance is always less expensive than post-storm repairs!