



Closing Your Florida Home for the Summer

Closing a Gulf Coast home for the summer is not like locking a cottage up north. The heat and humidity keep working on the house the whole time you are away, and summer is also the heart of hurricane season. A careful close-up is the difference between coming home to a fresh house and coming home to a project. Use this list with your own providers' advice — your air-conditioning, plumbing and pool professionals know your systems best.

AIR AND HUMIDITY

- ☐ Leave the air conditioning running. Agree a summer setting with your air-conditioning provider that keeps indoor humidity below 60 percent
- ☐ Have the system serviced and the filter changed before you leave
- ☐ Open interior doors, closets and cabinet doors a little so air can move
- ☐ If you use a dehumidifier, make sure it drains on its own

WATER

- ☐ Ask your plumber whether to shut off the main water supply or the water heater while you are away, and label the valves
- ☐ If irrigation needs water while the main is off, have it set up to run separately
- ☐ Run the dishwasher and washing machine empty, and leave their doors slightly open to dry
- ☐ Check under every sink for slow leaks before you go

KITCHEN

- ☐ Empty the refrigerator and freezer of anything that could spoil in a power cut
- ☐ If you switch the refrigerator off, clean it and prop the doors open
- ☐ Run the disposal with water, and take every bin out to be emptied

OUTSIDE AND THE POOL

- ☐ Confirm schedules with your pool, landscape and pest-control providers
- ☐ Decide your storm plan: what comes inside, and who closes or installs the shutters
- ☐ Trim branches near the roof and clear gutters, through your landscape or roofing provider

VEHICLES AND GOLF CARTS

- ☐ Connect a battery maintainer, or arrange for the engine to be started
- ☐ Check tyre pressures, and leave the vehicle clean inside to discourage pests

PAPERWORK AND PEOPLE

- ☐ Forward or hold your mail
- ☐ Tell your insurance agent you will be away, and ask about any vacancy or unoccupancy conditions
- ☐ Let your community association know your dates and who has access
- ☐ Leave keys, codes and a backup contact with the person caring for the house, signed for in writing
- ☐ Unplug electronics you will not need, and leave a few lights on timers

A Haven Free close-up covers this list with you, room by room, and writes it into your home record so next year's departure is simply a matter of saying when. Haven Free LLC · Sarasota & Manatee Counties, Florida · (941) 499-7441 · havenfree.com
General guidance only. Follow your own licensed providers' advice for your systems. Haven Free LLC is not a contractor.