

CLOSING CHECKLIST

Waterside III

Below is a checklist to help you prepare your home before you leave.

- Turn off main water valve/Turn off breaker to water heater. This should be done every time you leave your unit for more than 24 hours.
- Per the Association documents, a home watch person is required to check on your property while you are away. Request that they remove their shoes while inspecting carpeted areas; if the carpets are wet, it will be easily detected. If you are leaving a vehicle, make sure your homewatch has access to your car keys.
- Make sure the Office has a listing of your current home watch person along with your emergency contacts. Also, make sure the Office has a working copy of a key for your unit and storage lockers if you changed your locks or rekeyed recently.
- Dispose of all perishable items. Either put them through the garbage disposal or **carry** them down to the dumpster. Dumpsters are emptied on Mondays, Wednesdays and Fridays, so please take your garbage down the evening before. It doesn't take long for garbage to smell with warm temperatures.
- Forward your mail and cancel your newspaper subscriptions
- Do not leave any meat in your freezer. In the event of a power outage, rancid meat may ruin your freezer/fridge.
- Discard or place all canned sodas in a refrigerator, they deteriorate and can leak.
- Make sure all smoke detectors are working and have fresh batteries.
- Run hot water through your garbage disposal. Let it dry out. Pour 1 teaspoon vegetable oil into disposal. Do not run any water, but turn disposal on for a few seconds (to prevent propellers from getting stuck.)
- Have your home watch flush your toilet when they visit to keep the traps from drying out, resulting in sewer bugs. Adding a cup of bleach each time will keep the toilets clean.
- Make sure every drain/trap in your house has water in it; then close the drain or place a piece of plastic film or drain covers over the drain. Have your home watch person ensure that all drains/traps and toilets are filled or flushed once a month.
- Unplug all electrical cords except to your Comcast boxes. Keep them plugged in for updates that are sent to your boxes periodically.

- Unplug electrical appliances and computers (except refrigerators) susceptible to lightning and power outages. ****See note on FPL**
- It is required you set your thermostat to 78 degrees, in cool mode and with the fan in auto position. Replace the battery in your thermostat annually.
- Open all interior doors, including closet doors to promote airflow. Unplug clothes dryer and leave dryer door open.
- Open cabinet doors beneath sinks so with a visual inspection, leaks can be detected. If available, place water alarms under sinks.
- Remove bikes from bike racks and store in your unit. If you store your bike in the garage make sure you have your Waterside Bike Sticker on your bike (available from the office)
- If you don't have shutters, remove all lanai furniture and/or carpet and place inside your unit and lock your lanai doors. The wind can cause vibration and can shake them open just enough to let water in. Remove your fan (or fan blades) as this can blow out through your screen in a storm.
- Make sure your shutters are securely down and if available replace your shutter supports, if applicable. Check that your weep holes or screens are clear of debris so water can get out.
- Draw or close all window blinds. Do not let your blinds touch the sill. If available, place water absorbent berms on sills and doors to help prevent water intrusion. Keep your blinds above the height of the pack when expanded to prevent water transferring to your blinds.
- Place damp rid throughout your home to help prevent mold and mildew.
- If storing a car, put damp rid inside to help prevent mold and mildew. Keep inside of car free of any food which is an invitation to rodents. Disconnect your battery or have your home watch person run it for 15 minutes per month; close all vents to keep out unwanted guests.
- Activate your home security cameras.
- Leave your mechanical room unlocked so problems can be more easily detected.

****FPL** You can enroll in a FPL Surge Protection for Homeowners program that will protect your major motor driven appliances and/or sensitive electronics from damage resulting from power surges. The surge protector is placed directly on your meter. For more detailed information, go to www.fples.com/surge-protection-homeowners.