

The Sarasota Homeowner's Annual Exterior Maintenance Calendar

Florida has two seasons that govern exterior maintenance: **Wet Season** (June–September) and **Dry Season** (October–May). This calendar tells you what happens to your home each month and when professional cleaning delivers the most value.

JANUARY

● LOW URGENCY

Driest month of the year. Ideal for inspection and planning.

- Inspect roof for algae streaks — low winter sun angle makes them visible
- Check pool cage screens for hurricane season damage
- Clean gutters of oak leaf debris
- Note exterior paint or caulk gaps for spring repair

FEBRUARY

● MEDIUM URGENCY

Pollen season begins late February. Oak and pine coat every surface.

- Rinse pool cage screens before pollen bonds to mesh
- Schedule house washing before pollen peaks
- Check paver joints for weed growth — easier to treat in dry weather

MARCH ★ HIGH PRIORITY

● HIGH URGENCY

Peak pollen month. Real estate season peak. Most active cleaning month in Sarasota.

- Full house washing — remove pollen from siding, soffits, fascia
- Driveway and walkway cleaning — pollen on concrete is slippery when wet
- Pool cage screen cleaning — clogged screens restrict airflow
- Pre-listing homes: schedule cleaning 1–2 weeks before photography

APRIL ★★ MOST IMPORTANT MONTH

● HIGH URGENCY

Last dry month before wet season. Optimal window for deep cleaning that lasts.

- ROOF SOFT WASHING — highest-leverage task of the year. Algae treated before wet season grows back far more slowly
- Paver sealing — sealant applied in April cures before summer rain arrives
- Full driveway and walkway cleaning
- Clear gutters completely before wet season begins

MAY

● MEDIUM URGENCY

Afternoon storms begin. Humidity climbs. Prepare surfaces before wet season.

- Clear gutters and downspouts before rain season
- Trim vegetation away from exterior walls — plants hold moisture against siding
- Inspect window and door seals — Florida humidity finds every gap

JUNE ★ HURRICANE SEASON BEGINS

● HIGH URGENCY

June 1 starts hurricane season. Daily afternoon storms. Salt spray reaches inland.

- Clear all loose items from pool cage and lanai before storm season
- Test hurricane shutters before you need them under pressure
- Document your home's exterior with photos for insurance purposes
- Inspect pool cage for any loose panels or fasteners

JULY — AUGUST

● LOW URGENCY

Peak wet season. 7–9 inches of rain per month. Limited cleaning value.

- Monitor pool cage screens for storm damage after significant weather events
- Check flat roof areas for standing water after heavy rain
- Save contact for pressure washing company — post-storm demand peaks fast

SEPTEMBER ★ ASSESS AND BOOK

● HIGH URGENCY

Rain begins declining. Three months of wet season growth fully established.

- Full exterior inspection — photograph and document wet season accumulation
- Inspect pool cage for summer storm damage
- Roof inspection from the ground — note any displaced tiles or shingles
- BOOK OCTOBER CLEANING NOW — fall availability fills fast in Sarasota

OCTOBER ★★ BEST MONTH OF THE YEAR

● HIGH URGENCY

Sharp rainfall drop. Humidity falls. Best conditions for exterior cleaning all year.

- FULL EXTERIOR RESET — roof soft washing, house washing, driveway, pool cage
- Paver sealing if pavers were cleaned — protects through next wet season
- Gutter cleaning before winter oak leaf season
- Window cleaning — lower humidity means streak-free results last longer

NOVEMBER

● MEDIUM URGENCY

Snowbird return. Seasonal residents return after summer vacancy.

- Returning after summer: full exterior inspection before scheduling any work
- Pool cage cleaning if not done in October
- Check irrigation system for dry season ahead

DECEMBER

● LOW URGENCY

Full dry season. Lowest-maintenance month of the year.

- Light rinse of pool cage and pool deck if needed
- Inspect exterior paint and caulk in clear dry weather
- Book April roof cleaning early — best contractor availability fills quickly

THE TWO CLEANINGS THAT MATTER MOST

APRIL — Pre-wet season roof soft washing and surface sealing. The highest-leverage maintenance investment of the year.

OCTOBER — Post-wet season full exterior reset. Surfaces cleaned in October stay clean through the entire dry season.