



First-Year Texas Homeowner Maintenance Checklist

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Month 1–2: Move-In Baseline

- Change HVAC air filters
- Locate and label electrical panel breakers
- Locate main water shut-off valve
- Test smoke and carbon monoxide detectors
- Inspect visible plumbing for leaks
- Record appliance model and serial numbers

Month 3–4: Interior Checkup

- Inspect caulking around tubs, showers, and sinks
- Check grout for cracks or missing areas
- Inspect drywall for settlement cracks
- Tighten cabinet hardware and door hinges
- Test bathroom and kitchen exhaust fans

Month 5–6: Exterior & Drainage

- Inspect roof after storms
- Clean gutters and downspouts
- Ensure drainage flows away from foundation
- Inspect fence for loose boards or posts

- Check soil separation near slab foundation

Month 7–8: Summer Prep (Texas Critical)

- Replace HVAC air filters
- Flush AC condensate drain line
- Inspect attic insulation and ventilation
- Set ceiling fans counterclockwise for summer cooling

Month 9–10: Fall Inspection

- Inspect roof flashing and penetrations
- Seal exterior wood if needed
- Check foundation for new cracks
- Inspect weatherstripping on doors and windows

Month 11–12: Winter Prep

- Replace HVAC air filters
- Set ceiling fans clockwise for winter efficiency
- Insulate exposed exterior pipes
- Test heating system before cold weather

This first-year checklist is designed to help Texas homeowners catch issues early, reduce long-term repair costs, and protect their investment.