



# Texas Homeowner Maintenance Checklist

Designed for Texas homes and climates. Use this checklist to protect your investment, extend the life of your home, and prevent costly repairs.

## Monthly

■ Test smoke and carbon monoxide detectors
■ Check HVAC air filter; replace if dirty
■ Inspect sinks, toilets, and visible plumbing for leaks
■ Run water in unused fixtures to keep traps full

## Seasonal (Texas-Specific)

■ Set ceiling fans: Counterclockwise in summer to push cool air down
■ Set ceiling fans: Clockwise in winter to circulate warm air
■ Check exterior caulking and seals (heat causes expansion)
■ Inspect foundation for cracks due to soil movement
■ Flush AC condensate drain line with vinegar

## Spring / Summer

■ Service air conditioning system
■ Inspect roof for storm or hail damage

■ Check fence and deck for sun and moisture damage
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■ Trim trees away from roof and siding
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## Fall / Winter

■ Inspect attic insulation and ventilation
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■ Wrap exposed exterior pipes (freeze protection)
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■ Test heating system
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■ Clean gutters and downspouts
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## Annual

■ Inspect exterior paint or stain; touch up as needed
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■ Check doors and windows for drafts
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■ Inspect water heater and flush sediment
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■ Review home for needed repairs or upgrades
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### **Make It Happen Remodeling & Staining LLC**

San Antonio, Texas

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