

# NORTH TEXAS HOME MAINTENANCE CHECKLIST

TexasVet Realty Group | Many Realtors, One Decision.

Property: \_\_\_\_\_ Date: \_\_\_\_\_

Walk through your home, mark each item, and write follow-up notes. Use qualified professionals for hazardous or specialized work.

## Weekly / As needed

- Check for visible leaks, standing water, and unusual odors \_\_\_\_\_
- Clear debris from exterior drains and walkways after storms \_\_\_\_\_
- Watch for HVAC issues, unusual sounds, or temperature changes \_\_\_\_\_

## Monthly

- Check HVAC filter condition; replace per manufacturer guidance \_\_\_\_\_
- Test smoke and carbon monoxide alarms per manufacturer instructions \_\_\_\_\_
- Look under sinks and around toilets, water heater, and appliances for leaks \_\_\_\_\_
- Check doors, windows, and visible caulking for drafts or moisture \_\_\_\_\_

## Quarterly

- Inspect gutters and downspouts safely from ground level \_\_\_\_\_
- Review irrigation schedule and local watering restrictions \_\_\_\_\_
- Inspect garage door safety features per manufacturer instructions \_\_\_\_\_
- Check for pests and moisture intrusion \_\_\_\_\_

## Semiannual

- Arrange heating/cooling service as recommended \_\_\_\_\_
- Review weatherstripping, exterior drainage, and tree clearance \_\_\_\_\_
- Inspect accessible attic or crawlspace for moisture or pests safely \_\_\_\_\_
- Review emergency supplies and household storm/freeze plan \_\_\_\_\_

## Annual

- Review homeowners insurance coverage and deductibles \_\_\_\_\_
- Review property tax appraisal and exemption eligibility \_\_\_\_\_
- Inspect roof condition from ground; hire a professional when needed \_\_\_\_\_

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- Review maintenance records, appliance manuals, and warranties \_\_\_\_\_
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### Seasonal North Texas reminders

- Spring: prepare for hail, wind, and severe thunderstorms \_\_\_\_\_
  - Summer: monitor irrigation, soil moisture, and heat-related HVAC load \_\_\_\_\_
  - Fall: protect exposed plumbing and prepare heating systems \_\_\_\_\_
  - Winter: monitor freeze alerts and inspect for leaks afterward \_\_\_\_\_
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### Follow-up notes / repairs to schedule

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General educational checklist. Follow manufacturer guidance, local rules, and professional advice. Visit [texasvetrealtygroup.com/north-texas-home-maintenance/](https://texasvetrealtygroup.com/north-texas-home-maintenance/)