

Seasonal Home Maintenance Checklist (North Texas Edition)

simple steps to maintaining your home



Monthly Maintenance

- Look for moisture or leaks around sinks, toilets, and water heaters.
- Walk your home inside and out for anything unusual (sounds, odors, cracks, stains).
- Replace or clean your HVAC filter.
- Check thermostat batteries.
- Test smoke and carbon monoxide detectors.

Spring Checklist (March–May)

Exterior & Roof

- Clean gutters and downspouts.
- Inspect roof shingles and flashing after major storms.
- Check siding, trim, and caulking for cracks or gaps.

HVAC

- Schedule your AC tune-up.
- Clean around the outdoor condenser and clear debris.
- Check and flush the condensate drain line.

Plumbing

- Inspect outdoor faucets for leaks after winter.
- Check for signs of slab plumbing issues (cracks, dampness)

Yard & Drainage

- Trim back branches touching the roof.
- Ensure soil slopes away from the foundation.
- Clean out flower beds and remove debris near exterior walls.

Summer Checklist (June–August)

HVAC

- Replace filters monthly.
- Keep the outdoor unit clear of grass clippings and debris.
- Watch for signs of frozen coils or weak airflow.

Energy Efficiency

- Check weatherstripping around windows and doors.
- Close blinds during peak sun hours to reduce heat loads.

Outdoor Areas

- Inspect fences and gates for warping.
- Look for signs of foundation movement in extremely dry spells (door sticking, cracks)

Plumbing

- Look for condensation on pipes—excess moisture can signal issues.

Fall Checklist (September–November)

HVAC

- Change filters again.
- Schedule your furnace inspection.
- Test the system early before cold weather hits.

Roof & Gutters

- Clean gutters after the first round of falling leaves.
- Look for loose shingles or flashing.

Safety Checks

- Test smoke and CO detectors.
- Inspect your fireplace (gas or wood-burning).

Outdoor Prep

- Drain and store hoses.
- Check exterior caulking and weatherstripping.
- Trim back shrubs from the foundation.

Winter Checklist (December–February)

Heating System

- Use a clean air filter.
- Listen for unusual noises or smells when the furnace runs.
- Keep flammable items away from heaters.

Plumbing

- Protect outdoor faucets from freezes.
- Know how to turn off your water main in case of pipe issues.

Foundation & Exterior

- Continue light watering of the foundation during extended dry spells.
- Monitor for cracks or sticking doors after rapid temperature swings.

We're Here to Help Long After Closing

Have Questions or need a referral to a trusted Pro?

Call or Text The Dunnican Team at 972-679-1789 or Visit TheDunnicanTeam.com