



HOME SYSTEMS MAINTENANCE GUIDE

HVAC, Plumbing, Electrical, Roof & More

A practical guide to help property owners recognize common warning signs and know when a home system may need professional attention.

HVAC

Watch for:

- ☐ Rooms that no longer cool or heat evenly
- ☐ Weak airflow from vents
- ☐ Unusual noises or odors
- ☐ HVAC running constantly
- ☐ Sudden increases in energy bills
- ☐ Water or moisture around the indoor unit
- ☐ Frequent thermostat problems

Professional attention is recommended when:

- The system cannot maintain temperature
- You notice leaking, burning smells, or unusual electrical sounds
- Performance suddenly changes

Texas Tip: During North Texas summers, reduced cooling performance should be addressed early before the system is under peak demand.

PLUMBING & WATER

Watch for:

- ☐ Dripping faucets or running toilets
- ☐ Slow or frequently clogged drains
- ☐ Low water pressure
- ☐ Water stains on walls or ceilings
- ☐ Moisture under sinks or around fixtures
- ☐ Unexplained increases in the water bill
- ☐ Unusual sounds from pipes

Professional attention is recommended when:

- A leak continues or returns
- Water appears inside walls, ceilings, or flooring
- Multiple drains back up
- Water pressure changes suddenly

Do not delay active leaks. Small water problems can quickly lead to larger property damage.

ELECTRICAL

Watch for:

- ☐ Flickering lights
- ☐ Frequently tripped breakers
- ☐ Outlets or switches that feel unusually warm
- ☐ Buzzing or crackling sounds
- ☐ Burning odors
- ☐ Loose or visibly damaged outlets
- ☐ Lights dimming when appliances operate

Stop using the affected area and seek professional evaluation if:

- You smell burning
- An outlet sparks
- A breaker repeatedly trips
- Wiring or electrical components appear damaged

Electrical repairs should be handled by a qualified professional.

ROOF & EXTERIOR

Watch for:

- ☐ Missing, lifted, or visibly damaged shingles
- ☐ Water stains inside the property
- ☐ Debris or damage after hail or strong winds
- ☐ Sagging or damaged gutters
- ☐ Cracks or deterioration around exterior openings
- ☐ Water collecting near the property

Consider a professional roof review:

- After significant hail or wind damage
- If interior water stains appear
- When visible roof damage is suspected

North Texas Tip: Severe storms can damage roofing even when leaks are not immediately visible.

FOUNDATION & DRAINAGE

Watch for:

- ☐ New or growing wall cracks
- ☐ Doors or windows suddenly sticking
- ☐ Uneven or changing floor areas
- ☐ Gaps around doors or windows
- ☐ Standing water near the foundation
- ☐ Significant soil separation from the foundation

Professional evaluation may be appropriate when:

- Cracks continue growing
- Multiple doors or windows begin sticking
- Noticeable structural movement appears

Good drainage around the property is especially important in North Texas, where soil movement can affect homes.

WATER HEATER

Watch for:

- ☐ Water around the unit
- ☐ Rust or corrosion
- ☐ Unusual noises
- ☐ Inconsistent hot water
- ☐ Changes in water color or odor
- ☐ Reduced hot-water supply

Leaks, corrosion, or significant performance changes should be professionally evaluated.

WINDOWS, DOORS & SEALS

Watch for:

- ☐ Drafts
- ☐ Water entering around frames
- ☐ Damaged caulk or weatherstripping
- ☐ Difficulty opening or closing
- ☐ Condensation between glass panes
- ☐ Visible gaps around frames

Addressing damaged seals can help with comfort, moisture control, and energy efficiency.

WHEN NOT TO WAIT

Seek appropriate professional assistance when you notice:

- ☐ Active water leaks
- ☐ Burning or electrical odors
- ☐ Sparking or overheated electrical components
- ☐ Significant roof damage after a storm
- ☐ Loss of heating or cooling during extreme temperatures
- ☐ Rapidly growing cracks or visible structural movement
- ☐ Gas odors or suspected gas leaks

IMPORTANT

This guide is intended to help property owners recognize visible warning signs. It is not a technical inspection or diagnostic guide. HVAC, electrical, plumbing, roofing, structural, gas, and other specialized concerns should be evaluated by the appropriate qualified professional.