



SEASONAL PROPERTY MAINTENANCE GUIDE

A practical North Texas guide to help you prepare your property for seasonal weather, maintenance, and cleaning needs throughout the year. Property needs may vary based on age, condition, usage, weather, and manufacturer recommendations.

SPRING — STORMS & RESET

- ☐ Roof & exterior
Check for visible damage after winter and major wind or hail events.
- ☐ Gutters & drainage
Clear debris and confirm water can drain away from the property.
- ☐ HVAC cooling preparation
Schedule spring maintenance before heavy summer use begins.
- ☐ Irrigation system
Check sprinkler heads, leaks, coverage, and seasonal settings.
- ☐ Exterior surfaces
Review siding, fences, patios, walkways, and pressure-washing needs.
- ☐ Spring Deep Cleaning
A good time for a detailed reset of kitchens, bathrooms, windows, baseboards, and other buildup-prone areas.

Spring priorities:

SUMMER — HEAT & HIGH USE

- ☐ HVAC performance
Watch for reduced airflow, unusual noises, odors, or difficulty maintaining temperature.
- ☐ HVAC filter
Check regularly during periods of heavy cooling use.
- ☐ Water & irrigation
Watch for sprinkler leaks, dry areas, or excessive watering.
- ☐ Exterior seals
Review doors and windows for visible gaps or deteriorated seals.
- ☐ Pest activity
Monitor for termites, ants, wasps, or other activity around the property.
- ☐ Midyear Deep Cleaning
A useful time to refresh high-use areas and address buildup from the first half of the year.

Summer priorities:

FALL — PREPARE BEFORE COLD WEATHER

- ☐ Roof & gutters
Review before winter and clear leaves or debris from drainage areas.
- ☐ HVAC heating preparation
Schedule fall maintenance before heating season.
- ☐ Trees & limbs
Check for branches near the roof, structure, or utility areas.
- ☐ Exterior doors & windows
Review seals and visible gaps before colder weather arrives.
- ☐ Freeze preparation
Identify exposed or vulnerable pipes and prepare them before North Texas freezing temperatures arrive.
- ☐ Outdoor systems
Prepare irrigation, hoses, and exterior water connections for colder weather as appropriate.

Fall priorities:

WINTER — PROTECT & MONITOR

- ☐ Freeze protection
Follow appropriate precautions for pipes and exterior water connections when freezing weather is forecast.
- ☐ Water leaks
After freezes, check visible plumbing areas for signs of leaks or moisture.
- ☐ Heating system
Watch for unusual operation, odors, noises, or reduced performance.
- ☐ Roof & exterior after severe weather
Review visible areas after ice, high winds, or significant storms.
- ☐ Indoor moisture
Watch for condensation, water stains, or other signs of moisture problems.
- ☐ Year-End Deep Cleaning
A good time for a final detailed cleaning and property reset before starting a new year.

Winter priorities:

YEAR-ROUND REMINDERS

- ☐ Address water leaks as soon as noticed
- ☐ Document visible property damage with photos
- ☐ Keep maintenance invoices, warranties, and service records
- ☐ Do not delay unusual electrical, plumbing, HVAC, or structural concerns
- ☐ Review your property after major weather events

IMPORTANT

Seasonal preventive care can help identify property needs early and reduce the risk of larger problems. Specialized repairs, safety concerns, or technical systems should be evaluated by the appropriate qualified professional.