



SEASONAL HOME MAINTENANCE CALENDAR NORTH TEXAS

Your Safety is Our Priority

North Texas weather extremes demand a different approach to home maintenance. From 105°F summers to ice storms, this calendar covers what to inspect each season to prevent costly emergency repairs.

SPRING (March – May)

Post-winter recovery and storm season prep

	Test all GFCI outlets and reset <i>Winter power surges can damage GFCI circuits</i>
	Inspect and clean outdoor lighting fixtures
	Check weatherstripping around doors and windows
	Service HVAC system before summer heat arrives
	Have AC inspected and refrigerant levels checked <i>Schedule early — every DFW HVAC company is slammed by June</i>
	Clean gutters and downspouts after spring storms
	Inspect roof for winter damage (hail, ice, wind)
	Test smoke and CO detector batteries
	Check irrigation system for broken heads and leaks
	Inspect foundation for new cracks (Texas clay soil shifts in spring)
	Power wash exterior, driveway, and walkways
	Inspect and repair fence damage from winter storms

NORTH TEXAS TIP



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DFW hail season peaks in March–May. After any major storm, inspect your roof, gutters, outdoor electrical fixtures, and fence. Document damage with photos for insurance claims.

SUMMER (June – August)

Protect your home during extreme Texas heat

Check that AC is keeping up (should maintain 20°F below outside temp)

If your home can't stay cool, your system may be undersized

Replace HVAC filters monthly during peak usage

Inspect electrical panel for signs of overheating

Verify ceiling fans rotate counterclockwise (push air down)

Check outdoor outlets and GFCI protection around pool/spa

Inspect weatherstripping — heat degrades seals quickly

Clear dryer vent (fire risk increases with heat)

Test garage door opener safety sensors

Water foundation perimeter to prevent shifting (critical in DFW clay soil)

Inspect and clean range hood exhaust vent

Monitor electric bill for unexpected spikes

A sudden spike can indicate failing HVAC, bad insulation, or electrical issues

FALL (September – November)

Prepare for North Texas freeze season



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	Service heating system before cold weather
	Have furnace inspected and gas lines checked <i>Carbon monoxide leaks are a silent killer — schedule this early</i>
	Replace HVAC filter
	Test smoke and CO detectors, replace batteries
	Seal gaps around pipes, wires, and cables entering the house
	Clean gutters after leaves fall
	Inspect caulking around windows and doors
	Check insulation in attic (should be R-38 minimum for North Texas)
	Drain and winterize outdoor faucets/hose bibs
	Inspect weather stripping on garage door
	Reverse ceiling fans to clockwise (push warm air down)
	Test whole-home surge protector (if installed)

WINTER (December – February)

Survive North Texas ice storms and freezes

	Know how to shut off water main BEFORE a freeze <i>Label your shutoff valve now — you won't want to search during a burst pipe</i>
	Insulate exposed pipes in attic, garage, and exterior walls
	Open cabinet doors under sinks during freeze warnings <i>Lets warm air circulate around pipes</i>



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| | Keep thermostat at 55°F+ even when away |
| | Drip faucets during hard freezes (below 28°F)
<i>Both hot and cold lines on exterior wall faucets</i> |
| | Test GFCI outlets (cold weather can cause tripping) |
| | Check that space heaters are used safely (3ft clearance, direct to outlet) |
| | Inspect fireplace and chimney before use |
| | Monitor attic for ice dam formation |
| | Check that generator is fueled and operational (if applicable) |
| | Keep emergency supplies: flashlights, batteries, blankets, water
<i>DFW ice storms can knock out power for days</i> |

LESSON LEARNED

The February 2021 Texas freeze caused billions in damage. Most of it was preventable with proper winterization. If you haven't winterized your pipes and protected your plumbing, don't wait for the next freeze warning — do it now.

Schedule Your Free Assessment

Call (682) 466-2130 or visit metropexpros.com/contact

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