

The Austin Home Maintenance Calendar

A month-by-month checklist built for Central Texas weather — cedar pollen, 100°F summers, expansive clay soil, and February freeze events. This is the same calendar Well Kept Home ATX runs for our members.

How to use this calendar. Print it, stick it on the fridge, or drop it into your reminders app. Each month lists the specific tasks Austin homes need that month — weather-timed, not generic. Want us to run all of it for you? See wellkepthometx.com/plans.

JANUARY

January — Freeze recovery & deep-winter checks

Central Texas context: Coldest month; hard-freeze events common Jan 10–Feb 15.

- ☐ Locate and test the main water shutoff; time yourself so the family can do it in under 60 seconds.
- ☐ Inspect attic insulation and pipe wrap after any recent freeze; re-cover anything the wind pulled loose.
- ☐ Check every drywall seam on exterior walls for hairline cracks from foundation contraction.
- ☐ Run the fireplace/gas logs; if you haven't yet, book a chimney inspection before the last cold snap.

FEBRUARY

February — Pre-pollen & pre-AC

Central Texas context: Cedar fever peaks; last freeze risk (Feb 2021 freeze hit mid-month).

- ☐ Book the AC spring tune-up NOW — HVAC calendars fill by mid-March in Austin.
- ☐ Rehearse a freeze drill one more time: shutoffs, drip protocol, generator fuel, family plan.
- ☐ Swap HVAC filters — cedar pollen loads them heavier than any other month.
- ☐ Walk the yard: mark any dead limbs to trim before spring storms.

MARCH

March — Spring reset

Central Texas context: First 90°F days arrive; oak pollen peak.

- ☐ First gutter cleaning of the year, after cedar and elm drop.
- ☐ Pressure wash driveways, patios, and pollen-caked siding.
- ☐ Test outdoor hose bibs; replace any that split during winter.
- ☐ Reverse ceiling fans to counterclockwise for cooling airflow.

APRIL

April — Storm-proofing

Central Texas context: Severe thunderstorm & hail season peaks.

- ☐ Trim tree limbs to 6+ ft clearance from the roof line.
- ☐ Check roof and flashing after the first hailstorm; photograph before insurance deadlines.
- ☐ Reseal exterior caulking around windows, doors, and pipe penetrations before summer heat cracks it.
- ☐ Confirm the AC tune-up happened — if not, escalate to a same-week appointment.

MAY

May — Summer prep

Central Texas context: First 95°F+ stretches; AC runs 12+ hrs/day.

- ☐ Rinse the outdoor AC condenser coil with a garden hose from the inside out.
- ☐ Clear 2 ft of vegetation around the condenser and remove any mulch touching the pad.
- ☐ Flush the AC condensate drain line with a cup of distilled vinegar.
- ☐ Start the foundation watering schedule on a soaker hose (not sprinklers) — 30 min/day, 3 days a week.

JUNE

June — Peak-load monitoring

Central Texas context: 100°F+ days begin; humidity peaks before July dry-out.

- ☐ Swap HVAC filters — they load twice as fast in June with doors opening constantly.
- ☐ Deep-clean the full dryer vent run; lint + Austin heat = peak fire risk in July.
- ☐ Check attic temperature; over 140°F suggests ventilation problems worth fixing before August.
- ☐ Inspect weatherstripping on doors; heat gaps blow the electric bill up fast.

JULY

July — Damage patrol

Central Texas context: Longest 100°F streaks; drought stresses foundations.

- ☐ Walk the slab perimeter weekly for soil separation; adjust soaker hose runtime up if gaps exceed 1 inch.
- ☐ Recheck condensate drain — a July clog is the #1 cause of ceiling water stains in Austin.
- ☐ Inspect exterior paint on south and west walls for UV damage.
- ☐ Test every GFCI outlet on outdoor and wet-area circuits.

AUGUST

August — Endurance & inspection

Central Texas context: Hottest month; ERCOT conservation alerts likely.

- ☐ Swap HVAC filters again — third summer swap.
- ☐ Inspect the water heater: sediment flush if you haven't done one this year; check the anode rod every 3 years.
- ☐ Recharge or replace expired fire extinguishers.
- ☐ Look for wasp/hornet nests under eaves, gutter corners, and around the meter.

SEPTEMBER

September — Cooldown & catch-up

Central Texas context: Highs drop into the 80s late month; oak leaves start.

- ☐ Book the fall heating tune-up now, before October calendars fill.
- ☐ Reseal any caulking that failed in summer heat.
- ☐ Second gutter cleaning window opens as oaks and pecans begin dropping.
- ☐ Service the garage door: lubricate springs and rollers, test the safety reversal.

OCTOBER

October — Envelope tightening

Central Texas context: First cool fronts; peak leaf drop in Central Texas.

- ☐ Full gutter cleaning after the first big oak drop; check downspouts flow away from the slab.
- ☐ Change HVAC filters to winter mode; reverse ceiling fans to clockwise.
- ☐ Test smoke and CO detectors; replace 9V batteries as time change approaches.
- ☐ Book a chimney/fireplace inspection before first use.

NOVEMBER

November — Freeze-proofing

Central Texas context: First freeze warnings typically mid-to-late month.

- ☐ Insulate exposed outdoor pipes and foam-cover every hose bib by December 1.
- ☐ Disconnect and drain garden hoses; store indoors.
- ☐ Confirm heating tune-up completed; verify furnace safety shutoff works.
- ☐ Full plumbing inspection: shutoffs, supply lines, water heater, pressure regulator.

DECEMBER

December — Freeze drill & annual close-out

Central Texas context: First hard freezes (28°F or lower) common Dec 20-Jan 10.

- ☐ Run a full freeze drill with the whole household: drip protocol, shutoff location, generator or heater plan.

- ☐ Second gutter cleaning after final oak/pecan drop; confirm every downspout is clear before winter storms.

- ☐ Attic sweep: rodent activity, insulation gaps, daylight through the roof deck.

- ☐ Save the year's receipts and photos into one folder — this becomes your home's real service history.

HAVE US RUN THE CALENDAR

One team. One flat monthly rate.

Every task in this calendar is already on the schedule for Well Kept Home ATX members — HVAC tune-ups, gutter cleanings, dryer-vent service, pressure washing, drywall touch-ups, and freeze prep. No vendor rolodex, no per-visit invoices, one dedicated Austin tech who learns your home.

Get started: book a free 40-point Austin walkthrough at wellkepthometx.com/contact, or view membership plans at wellkepthometx.com/plans.

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