

Georgetown Homeowner Seasonal Maintenance Checklist

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Spring (March–May) — this season

- HVAC: Run a cooling cycle before the first heat wave; note weak airflow, odd smells, or warm supply air.
- HVAC: Replace or wash the filter; cedar pollen clogs filters faster than many owners expect.
- HVAC: Clear leaves and pollen from the outdoor condenser—keep 2–3 feet of side clearance.
- Roofing: Walk the roofline from the ground after storms; look for lifted shingles, dented vents, and gutter overflow.
- Roofing: Check downspouts for granule grit after rain—a sign of shingle wear or recent hail bruising.
- Roofing: Photograph soft metals (mailbox, gutter strip) if hail passes Williamson County.
- Plumbing: Exercise the main water shutoff gently; label it if guests or renters are in the home.
- Plumbing: Inspect hose bibs and irrigation lines after the last freeze risk—slow leaks often show up first on the bill.
- Plumbing: Flush rarely used guest baths in Sun City to keep traps full.
- Landscaping: Tune irrigation for spring rains—overwatering on clay soil stresses foundations.
- Landscaping: Trim branches away from the roof and siding before summer storms.

Prep for Georgetown summer (June–August)

- Book an AC tune-up if cooling struggled last July—calendars fill before triple-digit weeks.
- Stock spare filters and know your filter size before peak season.
- Confirm attic insulation and door seals; hot upstairs rooms are often airflow, not just equipment age.
- Budget for repairs vs replacement using our HVAC repair cost guide before peak summer pricing.

Summer (June–August) — this season

- HVAC: Replace filters on schedule—often monthly when the system runs near continuously.
- HVAC: Clear condensate drain lines; algae clogs cause ceiling stains that look like roof leaks.
- HVAC: If one room never catches up, ask about airflow and duct boots before buying a bigger AC.
- Foundation: Maintain even soil moisture around the slab—soaker hoses on a timer beat flooding one side.
- Foundation: Note new sticking doors or diagonal cracks after dry spells; document with photos and dates.
- Foundation: Keep gutters flowing so summer downpours do not dump against the foundation.
- Plumbing: Watch the water bill for unexplained jumps—irrigation leaks and slab supply lines show here first.
- Plumbing: Insulate exposed pipes in hot attics and garages where cold-water lines can sweat heavily.

- Pest control: Fire ants and scorpions peak in warm months—check entry gaps at weep holes and garage doors.
- Pest control: Reduce standing water in saucers and drains to limit mosquitoes.

Prep for Georgetown fall (September–November)

- Schedule heating check before the first cold snap—furnace and heat-pump calls stack in October.
- Plan gutter cleaning after early leaf drop; clogged valleys cause interior stains in Teravista and Berry Creek.
- Trim trees away from the roof before fall storms and inspect flashing at penetrations.
- Compare HVAC tune-up pricing in our maintenance cost guide before calendars fill.

Fall (September–November) — this season

- HVAC: Schedule heating mode check—flame sensors and heat exchanger issues show up on the first cold night.
- HVAC: Replace filter after pollen season; vacuum return grilles if dusty.
- Roofing: Clean gutters and downspouts; verify extensions discharge away from the slab.
- Roofing: From the attic hatch, look for daylight at penetrations or damp insulation after rain.
- Roofing: Compare any hail documentation from spring—fall is a good window for planned replacement.
- Plumbing: Drain and shut off hose bibs; insulate exposed lines on pier-and-beam homes.
- Plumbing: Flush water heater sediment if your model recommends it—hard water builds scale in Georgetown.
- Electrical: Test GFCI outlets in kitchens, baths, garage, and exterior.
- Electrical: If you run space heaters, confirm circuits are not overloaded—portable heat is a common trip source.

Prep for Georgetown winter (December–February)

- Locate main water shutoff and hose bib shutoffs before a freeze watch.
- Stock pipe insulation, faucet covers, and know which rooms have pipes on exterior walls.
- Test smoke and CO detectors; heating season increases carbon monoxide risk.
- Review foundation crack warning signs if new gaps appeared after the dry summer soil cycle.

Winter (December–February) — this season

- Plumbing: On freeze warnings, drip faucets and open cabinet doors on exterior-wall sinks.
- Plumbing: Know where to shut off water at the meter or main—Sun City guests may need labeled instructions.
- Plumbing: After a thaw, check for low pressure or stains that suggest a split line.
- HVAC: If heat pump runs constantly without warming, schedule service—refrigerant and defrost issues are common.
- HVAC: Replace filter after heavy heating weeks; dry air increases static and dust load.
- Roofing: After ice or wind, scan from the ground for lifted tabs, damaged flashing, or new interior stains.
- Roofing: Keep gutters clear so winter rains do not back up under shingles.

- House cleaning: Hard-water film on fixtures shows more when heat runs—good time
- for a deep clean before spring guests.

Prep for Georgetown spring (March–May)

- Test AC before March heat—capacitors often fail on the first hot afternoon.
- Clear condenser area and schedule tune-up; hail season returns in spring.
- Walk the roofline and photograph baseline condition before storm season.
- Download the spring checklist PDF below or subscribe for the full-year seasonal
- guide.

This checklist is for planning only—not a substitute for licensed inspections or professional service.