

Georgetown Summer Home Checklist (June–August)

Georgetown Home Services · georgetownhomeservices.com

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.

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