

Protecting your home equity starts with maintaining its structural asset. Use this battle-tested maintenance schedule to secure your foundation, HVAC system, and exterior from extreme North Texas summer heat waves.

PHASE 1: FOUNDATION & GRADING

Soaker Hose Deployment

Position commercial-grade soaker hoses 12 to 18 inches away from your concrete slab perimeter. Run on a dedicated timer for 15–20 minutes, 3 times per week during peak summer drought, to maintain uniform clay moisture and prevent expansive soil shrinkage.

Grading & Soil Check

Walk the perimeter to ensure ground soil slopes at least 6 inches downward over the first 10 feet away from your home. This prevents sudden flash downpours from pooling against the concrete foundation.

Expansion Joints Inspection

Inspect sidewalks, patios, and driveway expansion joints adjacent to the main structure. Ensure joint seals are intact so concrete segments have required room to shift safely in severe heat.

PHASE 2: HVAC & THERMAL ENVELOPE

Filter Replacement Cadence

Swap out your indoor return filters strictly every 30 days during high-usage cooling months. High-efficiency pleated filters lower your system's static pressure, maximizing air velocity and compressor lifespan.

Condenser Clear Zone

Trim all local North Texas brush, weeds, and seasonal landscaping back at least 2 feet from your exterior compressor unit to allow unrestricted heat dissipation and optimal cooling efficiency.

Condensate Line Flush

Pour 1 cup of distilled white vinegar down your primary indoor A/C drain line access point once a quarter. This systematically destroys algae blooms before they block lines and trigger emergency overflow float-switches.

PHASE 3: ROOF, GUTTERS & EXTERIOR

Ground-Level Roof Recon

Conduct a ground-level visual inspection using binoculars following severe spring or summer hailstorms. Check specifically for wind-lifted shingles, exposed flashings, or localized protective granule loss.

Gutter Clearance & Unclogging

Completely remove accumulated organic debris, twigs, and springtime tree pollen from all gutter channels. Blocked gutters hold pooling water during sudden cloudbursts, leading to rotted wooden eaves and fascia boards.

Eaves & Fascia Evaluation

Inspect wooden structures behind your gutters for signs of soft rot, water stains, or paint bubbling to catch moisture overflow issues before they damage your home's internal attic envelope.

THE LONG-TERM ROI EDGE

Routine preventative maintenance is the ultimate way to protect your hard-earned equity. When the day comes to list your property on the local market, a documented home maintenance log gives prospective buyers immediate closing confidence, helping you command premium value.

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