BRYAN REALTY
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# OPENING DOORS *Together.*

YOUR MONTHLY GUIDE TO
HOMEOWNERSHIP WEALTH AND COMMUNITY



## ANNUAL HOME MAINTENANCE CHECKLIST

### A LITTLE CARE TODAY CAN PREVENT BIG REPAIRS TOMORROW.

A well-maintained home is a happy home! Use this seasonal checklist to stay ahead of small issues, protect your investment, and keep your home running smoothly all year long.

### SPRING

- Inspect roof for damage
- Clean gutters and downspouts
- Check exterior paint and caulking
- Service HVAC system
- Test smoke and carbon monoxide alarms
- Inspect and clean windows
- Check deck and patio for wear
- Clean and aerate the lawn

### SUMMER

- Check and seal driveway
- Inspect and repair fences
- Clean dryer vent
- Check outdoor lighting
- Inspect plumbing for leaks
- Trim trees and shrubs
- Check irrigation system
- Clean grill and outdoor furniture

### FALL

- Clean gutters and downspouts again
- Inspect roof before winter
- Seal gaps around windows and doors
- Service heating system
- Check insulation and weatherstripping
- Drain and store garden hoses
- Rake leaves and clear walkways

### WINTER

- Check for ice dams on roof
- Insulate exposed pipes
- Check and refresh caulking indoors
- Test smoke and carbon monoxide alarms
- Keep walkways clear
- Check garage door balance
- Inspect attic for leaks after storms

### YEAR-ROUND HOME HEALTH

**STAY ALERT**
Listen for unusual sounds. Look for leaks, cracks, or water stains.

**KEEP RECORDS**
Track maintenance, repairs, and warranties for future reference.

**CHANGE FILTERS**
Replace HVAC filters every 1–3 months for better air and efficiency.

**PLAN AHEAD**
Set aside a little each month for future maintenance and unexpected repairs.

**DON'T DIY EVERYTHING**
Know your limits and call a professional when needed.

**PRO TIP**
Regular maintenance helps prevent costly repairs and can increase your home's value.




**YOUR HOME. YOUR INVESTMENT. OUR PROMISE.**

Taking care of your home today helps protect its value for tomorrow. We're here to support you every step of the way.

*Let's make your move together.*

### BENEFITS OF REGULAR MAINTENANCE

- Lower repair costs over time
- Improved safety and efficiency
- Increased comfort year-round
- Stronger resale value
- Peace of mind knowing your home is in great shape

*Let's open the door to your next chapter.*

Our local experts are here to help you navigate every step of the home buying process with confidence.
**Let's make your move together.**

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