

2026

HOMEOWNER
MAINTENANCE
CALENDAR

SEASONAL TIPS TO PROTECT YOUR HOME AND INVESTMENT

WITH COMPLIMENTS FROM

VALERIA MACIAS REALTOR®

YOUR HOME IS ONE OF — IF NOT THE — BIGGEST INVESTMENTS YOU'LL EVER MAKE. TAKING SMALL, CONSISTENT STEPS THROUGHOUT THE YEAR HELPS PRESERVE YOUR HOME'S VALUE, STAY AHEAD OF COSTLY REPAIRS, AND KEEP EVERYTHING RUNNING SMOOTHLY.

THINKING ABOUT BUYING YOUR DREAM HOME OR CURIOUS ABOUT YOUR HOME'S VALUE? MESSAGE ME FOR ALL YOUR REAL ESTATE NEEDS THIS YEAR!

VALERIA MACIAS REALTOR®

346.946.6848 CALL/TEXT
WWW.VALERIAMACIASREALTOR.COM
@VALMACIAS.REALTOR

JANUARY

SUN	MON	TUES	WED	THURS	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

MONTHLY MUST-DO

- Inspect roof and attic after ice or snow storms.
- Check for frozen or leaking pipes.
- Test smoke & carbon monoxide detectors.
- Clean fireplace/chimney if used.
- Reverse ceiling fans (clockwise) for winter efficiency.
- Replace fridge air filter and water filter.

BONUS HOMEOWNER TIPS

- Lower thermostat 1-2° and use blankets to save energy.
- Wrap hot water pipes to reduce wasted warm-up water.
- Install low-flow showerheads and faucet aerators to reduce your water bill and save money.

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FEBRUARY

SUN	MON	TUES	WED	THURS	FRI	SAT
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
22	23	24	25	26	27	28

MONTHLY MUST-DO

- Service the furnace.
- Check weatherstripping and seal drafts.
- Inspect attic insulation for moisture or pests.
- Check foundation for new cracks (freeze/thaw damage).

BONUS HOMEOWNER TIPS

- Use high-MERV but energy-efficient HVAC Filters.
- Repair insulation instead of replacing when possible.

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MARCH

SUN	MON	TUES	WED	THURS	FRI	SAT
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
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MONTHLY MUST-DO

- Prepare for tornado season.
- Clean gutters and downspouts.
- Inspect roof for winter damage.
- Test sump pump (if applicable).
- Trim shrubs away from the house.
- Replace air filters.

BONUS HOMEOWNER TIPS

- Compost yard waste instead of bagging.
- Choose native grasses and plants to reduce watering.
- Mulch beds to retain moisture for plants.
- Make sure sprinklers avoid sidewalks and driveways.

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APRIL

SUN	MON	TUES	WED	THURS	FRI	SAT
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12	13	15	16	17	18	19
20	21	22	23	24	25	26
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MONTHLY MUST-DO

- Service air conditioning system.
- Trim trees from roof and power lines.
- Interior exterior siding, windows, and caulking.
- Check storm shelter or safe roof supplies.
- Inspect fence and gates after spring storms.

BONUS HOMEOWNER TIPS

- Install a smart thermostat for energy-efficiency. Check OG&E and the State Department of Energy for potential rebates for the upgrade in equipment before you purchase.
- Plant a shade tree on the West or South side of the house.
- Use low-VOC (volatile organic compounds) caulk and exterior paints.

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MAY

SUN	MON	TUES	WED	THURS	FRI	SAT
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MONTHLY MUST-DO

- Deep clean gutters (heavy rain season).
- Check drainage around foundation (clay soil expands).
- Inspect sprinkler system and repair leaks.
- Power wash driveway, siding, and decks.
- Check garage door operation and safety sensors.

BONUS HOMEOWNER TIPS

- Fix sprinkler leaks to reduce water waste.
- Water gardens early morning (before 9am) to reduce evaporation.
- Use drip irrigation for gardens instead of sprays.
- Run dishwashers and washers only with full loads.

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JUNE

SUN	MON	TUES	WED	THURS	FRI	SAT
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MONTHLY MUST-DO

- Reverse ceiling fans, set blades to spin counterclockwise (pushes air down = cooling).
- Replace HVAC filters.
- Inspect attic ventilation and insulation.
- Check for signs of termites or pests.
- Clean & inspect outdoor grills.
- Check windows and doors for heat leaks.

BONUS HOMEOWNER TIPS

- Use natural pest deterrents before chemicals.
- Shade windows with curtains or solar screens.
- Use eco-mode appliances to reduce water use.

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JULY

SUN	MON	TUES	WED	THURS	FRI	SAT
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MONTHLY MUST-DO

- Monitor foundation for movement or cracks.
- Inspect roof after hail or windstorms.
- Flush water heater (if recommended by manufacturer).
- Check exterior paint for sun damage.
- Replace fridge air and water filters.

BONUS HOMEOWNER TIPS

- Lower water heater temperature to 120
- Use ceiling fans to reduce A/C use.
- Check soil around the foundation. If there are gaps (periods of drought), then deep water your foundation to prevent foundation shifting and costly repairs.

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AUGUST

SUN	MON	TUES	WED	THURS	FRI	SAT
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MONTHLY MUST-DO

- Inspect and clean dryer vent.
- Check electrical outlets and GFCI's.
- Trim overgrown landscaping away from the house.

BONUS HOMEOWNER TIPS

- Line-dry clothes and bedding occasionally to save energy.
- Switch to LED bulbs indoors and outdoors.

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SEPTEMBER

SUN	MON	TUES	WED	THURS	FRI	SAT
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MONTHLY MUST-DO

- Prepare for fall storms.
- Clean gutters and downspouts.
- Inspect roof and flashing.
- Seal driveway or concrete cracks.
- Check fireplace and chimney before use.
- Replace air filters

BONUS HOMEOWNER TIPS

- Use permeable sealers to reduce runoff.
- Collect rainwater for landscaping. Check with your city for discounts for water barrel catchers.

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OCTOBER

SUN	MON	TUES	WED	THURS	FRI	SAT
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MONTHLY MUST-DO

- Service heating system.
- Drain and winterize sprinkler system.
- Inspect weatherstripping and caulking.
- Store outdoor furniture.
- Test smoke and carbon monoxide detectors.
- Reverse ceiling fans, set blades to spin clockwise (pushes air up = warming).

BONUS HOMEOWNER TIPS

- Add attic insulation if levels are low.
- Shut off and drain outdoor faucets.
- Install frost-proof reusable hose bib covers.

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NOVEMBER

SUN	MON	TUES	WED	THURS	FRI	SAT
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MONTHLY MUST-DO

- Clean gutters after leaves fall.
- Insulate exposed pipes.
- Check attic and crawlspace for drafts.
- Inspect roof before winter weather.
- Review emergency supplies.

BONUS HOMEOWNER TIPS

- Use leaf mulch instead of bagging to reduce watering needs next year.
- Check water heater for leaks or sediment buildup.
- Seal air leaks to reduce heating costs.
- Fix running toilets. Upgrade toilets to high-efficiency models to reduce water use.

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DECEMBER

SUN	MON	TUES	WED	THURS	FRI	SAT
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20	21	22	23	24	25	26
27	28	29	30	31		

MONTHLY MUST-DO

- Inspect holiday lighting for safety.
- Check space heaters and cords.
- Reverse ceiling fans (clockwise).
- Check fire extinguishers.
- Walk the exterior after winter storms.
- Replace air filters.

BONUS HOMEOWNER TIPS

- Use LED holiday lights and timers.
- Recycle packaging and wrapping materials.

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