



A SELLER'S GUIDE

The Ultimate Home Maintenance Checklist

The yearly tasks that keep your home healthy — and make it far easier to sell when the time comes. A simple, room-by-system plan you can actually follow.

Prepared for homeowners across the greater Houston area



Allen Markel, REALTOR®
Texas Premier Realty · TREC #0658294
(832) 709-2540 · allenmarkel.com



Educational guide — current as of 2026. Maintenance needs vary by home, age, and system; this is general guidance, not professional inspection, contracting, or service advice. Always follow manufacturer instructions and use a licensed pro for HVAC, plumbing, electrical, gas, and structural work. If your home is currently listed with a REALTOR® or broker, please disregard any solicitation — this is shared for education, not to interfere with an existing agreement. Equal Housing Opportunity.

START HERE

A well-kept home is an easier home to sell.



Every home asks for a little regular care, and staying ahead of it pays off twice. First, you avoid the bigger, costlier repairs that come from letting small things slide. Second — and this matters when you're getting ready to sell — a well-maintained home inspects cleaner, shows better, and gives buyers fewer reasons to negotiate you down.

The trick is to spread the work across the year instead of facing it all at once. This guide breaks it into simple, repeatable routines: seasonal tasks tied to our Gulf Coast climate, quarterly interior checks, monthly looks at your major systems, and regular appliance care.

You don't have to do all of it yourself. Some tasks are a quick weekend job; others are best left to a licensed pro. Use this as your running checklist — and a head start on getting your home market-ready.

WHAT'S INSIDE

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Seasonal home maintenance

Certain chores belong to certain times of year. On the Texas Gulf Coast our seasons run mild, but the routine still matters — our heat, humidity, and storm season are hard on a home. Match these tasks to the calendar so nothing slips.

Cool-season and spring tasks

- ✓ Have heating serviced, check for drafts, and insulate exposed pipes before a freeze
- ✓ Disconnect garden hoses and protect outdoor faucets ahead of a hard freeze
- ✓ Clean the gutters and inspect the roof once storms have passed
- ✓ Inspect grout and caulking, and handle pest control before summer

Warm-season and fall tasks

Service the air conditioning. Have the system inspected and replace filters before our long cooling season. In Houston, your A/C does most of the year's heavy lifting.

Protect the exterior. Inspect and reseal the deck, check siding, touch up paint, and look over the foundation and any crawl space — our soil movement and humidity take a toll.

Service the pool and irrigation. If you have them, get the pool serviced and test the irrigation system so they're working and presentable.

Prep for cooler months. Inspect and repair the driveway, refresh mulch, aerate the lawn, check weatherproofing strips, inspect the fireplace, and do pest control before winter.

HOUSTON-AREA NOTE

Hard freezes are rare here but they do happen — and when they do, unprotected pipes burst. Before any cold snap, disconnect hoses, cover outdoor faucets, and know where your main water shutoff is.

SECTION 2

Interior tasks to schedule

A few interior jobs are easy to forget because they're out of sight. Put these on the calendar — most are quarterly or annual — so they don't pile up into surprises.

Add these to your calendar



Doors and the garage

Lubricate the garage door springs and inspect door hardware around the home, fixing anything loose or sticky before it wears out.



Water heater and septic

Drain the hot water heater to clear sediment, and if you have a septic system, have the tank cleaned on schedule (typically annually or as advised).



Seals and surfaces

Inspect caulking and replace it where it's failing, and check grout, resealing as needed to keep water where it belongs.



Watch for pests

Check for termites and other wood-destroying pests — our warm, damp climate makes this an ongoing must, not a one-time task.

WHY THIS HELPS YOUR SALE

Termites, water damage, and a worn water heater are exactly what a buyer's inspector flags. Catching them on your own schedule is far cheaper than negotiating them after an offer's on the table.

SECTION 3

Caring for your major systems

Your heating and cooling, plumbing, and electrical systems last longer when you tend the parts that keep them running. A few minutes each month protects some of the most expensive equipment in your home.

1

Heating and cooling (HVAC)

Change A/C filters, vacuum heat registers and vents, clear blockages on indoor and outdoor vents, and trim any plants crowding the outdoor unit so it can breathe.

2

Plumbing

Inspect tub and sink drains and clear slow ones, clean the garbage disposal, run hot water in every sink, and pour water into drain traps so they stay sealed.

3

Electrical and safety

Test smoke and carbon-monoxide detectors, test fire extinguishers, test the ground-fault outlets (GFCIs), and look over electrical cords for wear. Replace anything questionable.

4

Call a pro when it counts

Filters and vents are yours to handle. For repairs, gas appliances, panel work, or anything you're unsure of, bring in a licensed professional — it's the safe and smart call.

SMALL HABIT, BIG PAYOFF

A clean filter and a clear outdoor unit do more to extend an A/C's life than almost anything else — and in our climate, a healthy A/C is one of the first things buyers ask about.

SECTION 4

Keeping appliances running

Your appliances keep daily life humming. A little regular care keeps them working — and a kitchen and laundry full of clean, functioning appliances shows beautifully when buyers tour.

Routine appliance care



Kitchen appliances

Run cleaning cycles on the oven and dishwasher, clean the garbage disposal by grinding ice, deep-clean the microwave, and clean the refrigerator drip trays.



Laundry and dryer safety

Vacuum lint from the dryer vent and check the washing machine's overflow tray. A clogged dryer vent is a real fire risk — don't skip it.



Water quality

Check the water softener and replace salt as needed, clean faucet aerators, and clean showerheads to clear mineral buildup — a common issue with our hard water.



Windows, screens, and thermostat

Clean windows and door screens, confirm the thermostat reads and responds correctly, and clean or replace the furnace filter on schedule.

DID YOU KNOW

Well-maintained homes are simply easier to sell. Buyers read clean, working appliances as a sign the whole home has been cared for — which builds the confidence that leads to stronger offers.

PUTTING IT TOGETHER

Your year-round plan

Spread across the year, home maintenance is manageable. Here's how to keep it simple and stay ahead.

1

Work the calendar, not the crisis.

Tie tasks to seasons, quarters, and months so you catch small issues before they become expensive ones.

2

Mind our Gulf Coast climate.

Humidity, heat, hard water, storms, and the occasional freeze drive most of what your Houston-area home needs. Plan around them.

3

Protect the big-ticket systems.

A few minutes on your HVAC, plumbing, and electrical each month can add years to equipment that's costly to replace.

4

Know when to call a pro.

Handle the easy upkeep yourself, but bring in licensed help for HVAC, gas, electrical, and structural work. Safety first, always.

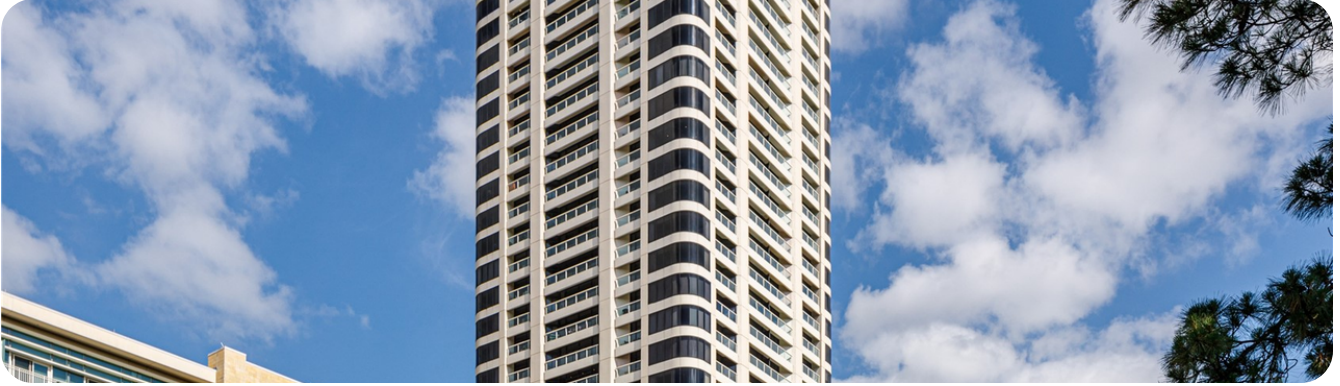
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Keep it sale-ready.

A consistently maintained home inspects cleaner and shows better — giving buyers fewer reasons to chip at your price.

LET'S TALK

Work with Allen



Whether you're keeping your home in great shape for years to come or getting it ready to list, it helps to know which upkeep actually moves the needle at sale time. That's a conversation I'm always glad to have — no pressure, no obligation.

Getting your home ready to sell? Let's make your upkeep count.

I'll walk your home with you, flag the maintenance items buyers and inspectors notice most, and help you decide what's worth doing before you list — and what isn't. I'll also share a free, current picture of what your home could sell for today. When would be a good time to connect?

Reach out for a free home-value and prep consultation

Call or text: (832) 709-2540 · allen@allenmarkel.com · allenmarkel.com

If your home is already in great shape, I'll tell you to save your money. My goal is to help you net the most from your sale, not to hand you a chore list. TREC #0658294.