Texas Home Preparedness & Preventative Maintenance

Royal Roofing Construction · Serving Austin and the Rio Grande Valley

Five practical checklists help Texas homeowners and renters prepare for freeze, flood, heat and outages, reduce common risks, and recognize when a task stops being DIY. Do the Monthly list every month and the season list before each season. Keep the Emergency list current all year.

Stop now: If you smell gas, hear hissing, smell burning from an outlet or panel, or see water near live electrical, leave first, then call the gas utility or 911 from outside. Do not touch switches.

How to use these lists

List	When	What it covers
Spring Ready	Mar–May	Hail, flash floods, severe storms, drainage
Summer Ready	Jun–Sep	100°F+ heat, AC failure, grid strain and outages, drought soil
Winter Ready	Nov–Feb	Hard freezes, burst pipes, ice storms, outages
Emergency Ready	All year	Hurricanes (Rio Grande Valley, Jun–Nov), tornadoes, floods, multi-day outages
Monthly Home Care	Every month	Fire, leaks, energy waste, small problems that grow

Levels **DIY**: Safe for most people at ground level with basic tools. No panels, no gas lines, no climbing onto a roof. **Handyman**: A handyman visit: caulk and seal work, hard-to-reach cleaning, minor repairs, loose rails and gates. Royal RC can handle these. **Specialist**: Licensed or specialty trade work such as roofing, electrical, HVAC, plumbing inside walls, foundation and large trees. If a job is outside what Royal RC does, we will tell you so.

Tasks tagged with two levels (for example DIY / Handyman) start as DIY and move to the second level when the notes say so.

If a task means opening a panel, cutting into a wall, climbing onto a roof, or touching a gas line, stop. Photograph it, write down the date, and call for help.

RRC HOMEREADY

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Emergency Ready

Floods, hurricanes, tornadoes, long outages · All year

Start with a kit for at least 72 hours and a household plan. Longer outages or evacuations may require more supplies and support. Review both every quarter. Atlantic hurricane season, including the Rio Grande Valley, runs June 1?November 30.

72-hour kit (store in a bin you can carry)

	Category	Items	Notes
☐	**Water**	1 gallon per person per day for at least 3 days, plus extra for heat and pets	Rotate every 6–12 months.
☐	**Food**	3-day supply of non-perishable food, manual can opener, pet food	Check dates yearly.
☐	**Light and radio**	Flashlights, extra batteries, hand-crank or battery radio, NOAA Weather Radio	No candles.
☐	**Power**	Charged power banks, phone charging cables, car charger	Keep one bank for medical devices.
☐	**First aid and health**	First aid kit, prescriptions (7-day supply), glasses, hygiene items, dust masks	Rotate medicines before they expire.
☐	**Tools**	Pliers or wrench for utility shut-offs, whistle, plastic sheeting, duct tape, trash bags	Gas smell or hissing: leave; call the utility from outside.
☐	**Documents and cash**	Copies of insurance policies, IDs, deeds or lease, bank records, small bills	Waterproof bag or secure cloud folder; card readers fail without power.
☐	**Warmth and heat relief**	Blankets, change of clothes, sturdy shoes, battery fan, cooling towels	Texas kits need both warm and cool items.

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Household plan

	Task	Level	What to look for / when to escalate
☐	Label the main water shut-off, electrical panel and gas shut-off; write the locations on the checklist	DIY	Gas smell or hissing: leave. Call the utility or 911 from outside. Do not touch valves or switches.
☐	Choose two meeting places, one near home and one outside the neighborhood, and an out-of-area contact	DIY	Everyone should know both.
☐	Practice a home escape plan from each bedroom twice a year	DIY	Teach children how to open windows.
☐	Know your flood zone and evacuation route (Austin creeks, Rio Grande Valley hurricane zones)	DIY	Plan a route that avoids low-water crossings. Never drive through flooded roads.
☐	Sign up for local alerts (county emergency alerts, NOAA, utility outage text alerts)	DIY	Flash floods, severe weather and boil-water notices.
☐	Pick a safe spot for tornado warnings: an interior room on the lowest floor, away from windows	DIY	Keep sturdy shoes and a flashlight there.
☐	Review insurance: wind, hail, flood, contents; note deductibles	DIY	Flood is a separate policy, usually with a 30-day waiting period.
☐	Take dated photos or video of every room, the roof and the exterior once a year	DIY	Gives you a record of what you own. Store a copy off site.
☐	For hurricanes: secure patio furniture, trim trees, fill vehicle fuel, know your evacuation zone	DIY	Do it at the start of the season, not when the storm is named.
☐	Post emergency numbers: utilities, insurer, plumber, electrician, Royal RC	DIY	Put them on the fridge or inside the panel door.

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After the emergency

1. Stay out of floodwater and away from downed lines. Treat every wire as live.
2. Photograph all damage before cleanup, with dates. Keep receipts.
3. Call your insurer. Do not sign contracts under pressure. Get written estimates.
4. If water has reached outlets or the panel, do not enter or touch switches; call the utility and an electrician. Do not turn power back on until it has been checked.
5. Dry out within 24–48 hours to stop mold. Throw out food that was above 40°F for 2 hours or more.
6. Only run a generator outdoors, 20 feet from the house.

For questions about your insurance policy or a claim, contact your carrier or a licensed professional. This guide helps you document your own property; it does not advise on claims.

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When to call a pro

Situation	What to do now	Who
Gas smell or hissing	Leave the home, do not touch switches, call the gas utility from outside	**Emergency**
Burning smell, hot or buzzing outlet, scorch marks	Stop using it, switch off the breaker if safe, call a licensed electrician	**Specialist (electrician)**
GFCI will not reset, dead outlet or switch, flickering fixture	Do not use it; photograph it and have a qualified electrician look at it	**Specialist (electrician)**
Breaker trips repeatedly	Unplug devices on that circuit; do not keep resetting	**Specialist (electrician)**
Active drip from a ceiling or wall	Shut off water at the main, photograph, place a bucket	**Handyman Specialist (plumber)**
Sump pump hums but does not move water	Check the discharge line; call for service	**Specialist (plumber)**
Missing shingles, roof leak or hail damage	Photograph from the ground; tarp only if safe; call for a roof estimate	**Specialist (roofer)**
Foundation crack wider than a hairline, or horizontal	Photograph with a ruler, mark the date	**Specialist (foundation)**
AC iced up, not cooling after 15 minutes	Turn it off, thaw it, call an HVAC technician	**Specialist (HVAC)**
Burst or frozen pipe	Shut off the main, open faucets, photograph, call a plumber	**Specialist (plumber)**
Generator will not start or backfeeds into the panel	Stop; never connect to the panel yourself	**Specialist (electrician)**

Quick reference (write it in)

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Water shut-off: _____
Gas shut-off: _____
Electrical panel: _____
HVAC filter size: _____
Local utility numbers: _____
Insurance agent: _____
Kit last updated: _____

Request help from Royal RC

Royal RC handles handyman-level repairs and roofing. If something on your list needs a licensed specialist outside our scope, we will tell you so. Tell us what you found on the checklist and we will follow up.

Call 512-348-7663 · RoyalRCInc@outlook.com · rrcestimate.com https://rrcestimate.com/homeready

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