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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Summer Ready

HVAC, heat, outages · June–September

The goal is to keep the house cool without overloading the AC, and to be ready if the power goes out in 100°F+ weather. Start in May, before the first heat wave.

Cooling system and energy

	Task	Level	What to look for / when to escalate
☐	Replace or clean the AC filter every month in heavy use	DIY	A dirty filter is the top cause of weak airflow and frozen coils.
☐	Keep 2 feet clear around the outdoor condenser; remove leaves and stored items	DIY	Clear loose debris safely. Leave rinsing, electrical isolation and opening equipment to HVAC. Follow manufacturer instructions. No pressure washer.
☐	Run the AC for 15 minutes and test the thermostat up and down	DIY Specialist (HVAC)	Should respond within minutes. No response or strange noises: call an HVAC technician.
☐	Check the condensate drain line and pan	DIY Specialist (HVAC)	Leaks or a blockage: call HVAC. Follow equipment instructions; do not mix cleaners or open equipment.
☐	Look for ice on the refrigerant lines or indoor coil	DIY (look) Specialist (HVAC)	Ice means low airflow or a refrigerant problem. Turn the AC off, let it thaw, and call HVAC.
☐	Check accessible ducts for disconnected sections, holes or missing insulation	DIY (small gaps, with approved tape or mastic) Specialist (HVAC, major repairs)	Hot attics make duct leaks very costly.
☐	Check attic insulation depth and ventilation	DIY (look) Specialist (add insulation)	Thin or compressed insulation raises bills. Make sure vents are not blocked.
☐	Set ceiling fans to counterclockwise (air pushed down)	DIY	Fans cool people, not rooms. Turn them off when the room is empty.
☐	Close blinds and curtains on west and south windows during peak sun; consider reflective film	DIY	Cuts heat gain without touching the thermostat.
☐	Clean refrigerator coils (behind or under)	DIY	Improves efficiency and reduces strain in summer heat.
☐	Water the soil near the foundation during drought (soaker hose, within local watering rules)	DIY	Clay soils shrink in dry weather and can crack slabs. Follow city watering limits.
☐	Test the whole-house fan or attic fan if you have one	DIY	A backup way to move air. It only helps when outdoor air is cooler than indoor air. Make sure louvers and intakes are not blocked.
☐	Check window or portable AC units and clean their filters	DIY	Handy backup cooling for one room if the main system fails.

Heat and power outage plan

	Task	Level	What to look for / when to escalate
☐	Charge power banks, phones and lanterns; know where the flashlights are	DIY	Do this before storm season, not during the outage.
☐	Know how long food keeps: refrigerator about 4 hours closed; full freezer about 48 hours; half-full freezer about 24 hours	DIY	Keep doors closed. Freeze water bottles ahead of time to keep the freezer cold.
☐	Keep the car at least half full of gas	DIY	Pumps need power too.

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☐	Plan a cool place: fans, a battery fan, a friend's home or a public cooling center	**DIY**	Check on older neighbors, young children and pets. Heat illness is a real danger.
☐	Sign up for your electric utility's outage alerts and grid emergency notices	**DIY**	Know which room is the coolest and which circuits matter most (refrigerator, medical equipment).
☐	If you use a generator, plan to run it outdoors only, at least 20 feet from the house, with a battery CO alarm indoors	**DIY Specialist (electrician)**	A generator that backfeeds into the panel, or a house wired for one, needs a licensed electrician.
☐	Test smoke and CO alarms	**DIY**	Fire risk rises with heavy use of fans and portable AC units.

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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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