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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Winter Ready

Freeze, heating, outages · November–February

Texas homes are built for heat, so a hard freeze is when pipes burst and outages last days. Finish the first two tables before the first forecast freeze.

Before the freeze

	Task	Level	What to look for / when to escalate
☐	Find the main water shut-off, tag it, and make sure everyone in the home can turn it off	DIY	A burst pipe is a shut-off emergency. Practice once.
☐	Disconnect and drain outdoor hoses; cover outdoor faucets with insulated covers	DIY	The most common burst-pipe call and the cheapest to prevent.
☐	Insulate exposed pipes in the garage, attic, crawlspace and along exterior walls with foam sleeves	DIY (foam on reachable pipes) Handyman (hard-to-reach)	Pipes behind finished walls need a handyman or plumber visit.
☐	Insulate or cover the irrigation backflow device and any outdoor pipes	DIY Handyman	Exposed outdoor plumbing freezes first.
☐	Check weatherstripping and door sweeps; replace if brittle or you can see daylight	DIY Handyman	Saves energy and keeps pipes and rooms warmer.
☐	Test the heat early and replace the filter	DIY (filter) Specialist (HVAC tune-up)	A dirty or poorly adjusted furnace can produce carbon monoxide. If the heat does not work, call an HVAC technician.
☐	Reverse ceiling fans to clockwise on low	DIY	Pushes warm air back down.
☐	Clean the fireplace and have the chimney and flue swept if you burn wood	DIY (ash cleanup) Specialist (chimney sweep)	Creosote causes chimney fires. Annual sweep if you burn wood.
☐	Install battery-powered CO alarms on every level and near bedrooms; test smoke alarms	DIY	CO has no smell. Alarms are the only warning.
☐	Stock blankets, non-perishable food, water, batteries and power banks	DIY	Ice storm outages can last days. See the Emergency list.

During a freeze

	Task	Level	What to look for / when to escalate
☐	Keep the thermostat at 55°F or higher, even if you are away	DIY	Do not turn heat off to save money during a freeze.
☐	Open cabinet doors under sinks on exterior walls	DIY	Lets warm room air reach pipes.
☐	Let faucets drip on the coldest nights	DIY	Moving water resists freezing and relieves pressure.
☐	Never use a generator, grill, camp stove or propane heater indoors or in the garage	DIY	Carbon monoxide kills silently. Generators run outdoors, at least 20 feet from the house.
☐	Use flashlights and battery lanterns, not candles	DIY	Candles are a leading cause of outage fires.
☐	Keep refrigerator and freezer doors closed	DIY	Refrigerator about 4 hours; full freezer about 48 hours.
☐	Leave one light on and unplug large appliances	DIY	Prevents a surge when power returns and shows you power is back.

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If a pipe freezes or bursts

1. Shut off the main water valve right away.
2. Open faucets to relieve pressure. Turn off the water heater if the tank is empty.
3. Photograph the damage and turn off power to wet areas if you can reach the breaker safely. Do not stand in water near electrical.
4. Call a plumber. Dry out within 24–48 hours to avoid mold. Call your insurer and keep receipts.

If pipes are frozen but not burst, thaw slowly with warm air (a hair dryer). Never use an open flame.

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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