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The Smart Homeowner's Monthly Maintenance Guide

Avoid costly surprises. Protect your home's value.

Why This Matters More Than You Think

Most homeowners don't lose money because of one major issue.

They lose it from small problems that get ignored month after month... until they show up all at once during inspection.

We've seen it happen too many times.

The good news?

A simple monthly routine can prevent thousands in repairs—and keep your home in a position of strength when it's time to sell.





Inside the Home: Small Checks That Prevent Big Repairs

HVAC Filters

Check monthly and replace as needed. Dirty filters make your system work harder, increase energy bills, and can shorten the life of your unit—especially in the Houston heat.

Check for Leaks

Look under sinks, around toilets, and behind appliances. Even a slow drip can lead to mold, wood damage, and expensive repairs.

Test Smoke & CO Detectors

Press the test button and replace batteries if needed. This is quick, simple, and critical for safety.

Inspect Caulking

Check around tubs, showers, and sinks. Cracked or missing caulk allows water behind walls—one of the most common hidden issues we see during inspections.

Run Unused Plumbing Fixtures

Turn on faucets and flush toilets that aren't used often. This keeps seals from drying out and prevents odors.

Test GFCI Outlets

Use the "test" button in kitchens and bathrooms. Faulty outlets are a common inspection item and an easy fix if caught early.

Check Walls & Ceilings

Look for new or expanding cracks. Most are normal settling, but changes over time can signal bigger issues. Also, touch-up paint when necessary.



Outside the Home: Protect What Buyers See First

Walk the Exterior

Look for peeling paint, cracks, wood rot, or pest activity. First impressions matter more than ever when selling.

Check Gutters & Downspouts

Make sure water flows away from the home. Poor drainage can lead to foundation issues—one of the biggest red flags for buyers.

Inspect the Roof (From the Ground)

Look for missing shingles, dark spots, or visible damage. Catching this early can save thousands.

Trim Trees & Bushes

Keep vegetation away from the home and roofline. This prevents moisture buildup, pest access, and roof damage.

Check Drainage After Rain

Watch where water collects. Standing water near the foundation can lead to long-term structural concerns.

Test Sprinkler System

Make sure heads are working correctly and not spraying the house. This protects both your foundation and your wallet.

Look for Pest Activity

Ants, termites, and rodents don't show up overnight. Catching them early makes all the difference.

THE REAL TRUTH

Where Most Homeowners Get Caught Off Guard

It's not the big problems that hurt a sale.

It's the small ones that stack up.

When buyers see multiple issues during inspection, they start to question everything—even the things that are perfectly fine.

That's when:

- Negotiations get aggressive
- Repairs get expensive
- Deals fall apart

The homeowners who win?

They stay ahead of it.



Want to Know What Your Home Needs Before You Sell?

Most homeowners either spend money on things that don't move the needle... or miss the small issues that turn into bigger ones later.

After seeing hundreds of inspections across the Houston area, we know exactly what buyers pay attention to—and what can quietly cost you money if it's overlooked.

We'll walk through your home with you and help you see it the way buyers and inspectors will—pointing out what actually impacts value, what helps your home stand out, and what you can confidently leave alone.

The goal is simple: help you make smart decisions, avoid unnecessary costs, and put yourself in the strongest position when the time comes to sell.

If you'd like a quick walkthrough, a second opinion, or even just a current home value, we're here when you need us.

Call/Text: (713) 805-6247
Or Scan the QR Code to get Started

Check Out
Our Website

Monthly Home Maintenance Quick CheckList

Stay ahead of costly repairs and keep your home market-ready year-round.

Inside the Home

- ☐ Check/replace HVAC filters
- ☐ Inspect for leaks under sinks and around toilets
- ☐ Test smoke and CO detectors
- ☐ Inspect and touch up caulking
- ☐ Run unused faucets/toilets
- ☐ Test GFCI outlets
- ☐ Check walls/ceilings for new cracks

Outside the Home

- ☐ Walk exterior for damage or pests
- ☐ Check gutters and downspouts
- ☐ Inspect roof from ground
- ☐ Trim vegetation away from home
- ☐ Check drainage after rain
- ☐ Test sprinkler system
- ☐ Look for pest activity

Pro Tip: Small monthly checks prevent big inspection issues when selling.

Download Here

The Move Live Love TX Team™

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Rooted in Texas.
Built for What's Next.



Ready to Sell?
Let's Talk.

PETER & VICKY ROYSTER

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