

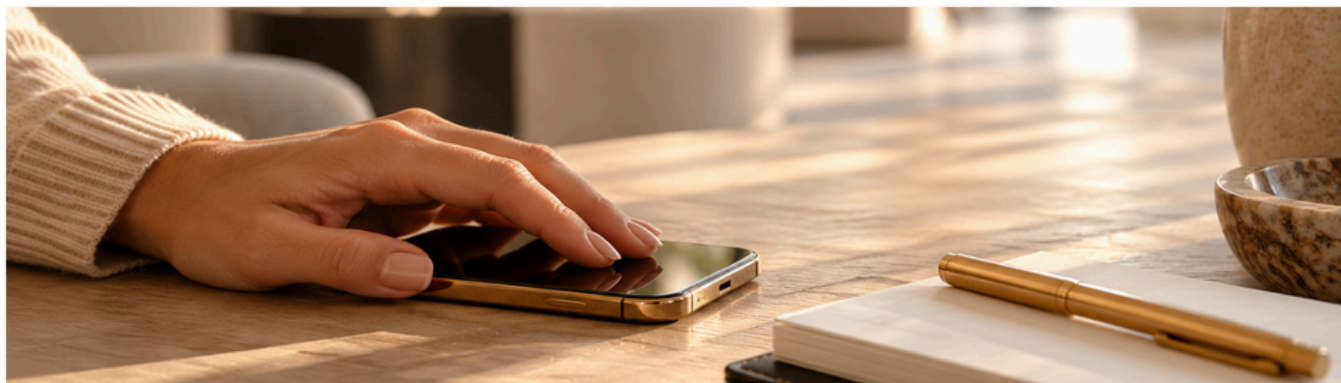
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— THE SAWAL GROUP —



THE HOMEOWNER'S GUIDE TO HOUSTON

Your Go-To for All Things Home



Put us on speed dial

Our job doesn't end at closing.

Whether you just got your keys or have lived in your home for years, questions come up. Who do you call about a leak? Is the AC due for service? What is your home worth today? Call us first. We'll answer what we can and connect you with a local professional we trust for the rest.

How it works

01

Call, text or email

Tell us what's going on with your home.

02

We connect you

We introduce you to a local pro we know and trust.

03

You get it handled

No searching, no guesswork, no cost to ask.

INSIDE THIS GUIDE

Seasonal checklist. What to do in spring, summer, fall and winter.

Trusted pros. The services we can connect you with.

Houston home care. Heat, humidity, clay soil, storms and freezes.

Your investment. Exemptions, tax protests and home value.



Your seasonal checklist

A little upkeep each season prevents most costly repairs.

Spring

- ☐ Have your AC serviced before the summer heat
- ☐ Clean gutters and check that downspouts drain away from the house
- ☐ Turn on and test sprinklers for leaks and overspray
- ☐ Schedule a termite and pest inspection

Summer

- ☐ Change the AC filter every 1 to 3 months
- ☐ Flush the AC condensate line so it doesn't back up
- ☐ Water around the foundation during dry spells
- ☐ Trim trees away from the roof and review your insurance

Fall

- ☐ Have your heater serviced
- ☐ Test smoke and carbon monoxide detectors
- ☐ Flush the water heater to clear sediment
- ☐ Clean the dryer vent and the gutters again

Winter

- ☐ Know where your main water shut-off is
- ☐ Cover outdoor faucets and wrap exposed pipes before a freeze
- ☐ Turn off and drain the sprinkler system
- ☐ Bring in or cover sensitive plants

ALL YEAR

- ☐ Test smoke detectors monthly
- ☐ Check under sinks and around toilets for leaks
- ☐ Clean the garbage disposal and fridge coils
- ☐ Recaulk tubs, showers and windows as needed

Built for Houston weather

Heat, humidity, clay soil and the occasional freeze are what Houston homes face most. Here's what to watch for and how to stay ahead of it.

HEAT AND YOUR AC

Your AC works hard most of the year. Fresh filters and a yearly tune-up keep bills down and extend its life. A unit that runs constantly or blows warm air needs a pro sooner, not later.

CLAY SOIL AND YOUR FOUNDATION

Houston's clay soil swells when wet and shrinks when dry. In dry spells, water evenly around the foundation. New cracks in walls or doors that stick can be early signs to have it checked.

STORM SEASON

Early summer is a good time to trim trees, secure outdoor furniture, photograph your home for your records and review your insurance coverage.

PESTS

Termites, ants and mosquitoes thrive in our climate. Book a yearly termite inspection and drain standing water in planters and toys.

HUMIDITY AND MOLD

Aim to keep indoor humidity below about 60%. Run bath fans during and after showers, and watch for musty smells or spots near vents, windows and under sinks.

HEAVY RAIN AND DRAINAGE

Keep gutters clear, point downspouts away from the house and make sure soil slopes away from the slab. Standing water after a storm is worth a call to a drainage pro.

THE OCCASIONAL FREEZE

Freezes are rare but real. Cover outdoor faucets, open cabinet doors under sinks on exterior walls, and let faucets drip on the coldest nights.

YOUR ROOF

Sun and storms wear roofs down faster here. After high winds or hail, have it looked at. Ask us about a complimentary roof estimate.

CALL A PRO RIGHT AWAY IF YOU NOTICE

Water stains on ceilings or walls

A burning smell from the AC or electrical panel

New or widening cracks in walls or the slab

Water pooling near the foundation



Trusted local professionals

Skip the searching and the guesswork. Tell us what you need and we'll connect you with someone we know.

Roofing

Repairs, replacements and complimentary estimates

HVAC

Tune-ups, repairs and new systems

Plumbing

Leaks, water heaters and drains

Electrical

Panels, lighting and generators

Foundation and drainage

Inspections, repairs and grading

Handyman

Small repairs and to-do lists

Painting and flooring

Interior, exterior and refinishing

Remodeling

Kitchens, baths and additions

Landscaping and pools

Yards, irrigation and pool care

Pest control

Termites, rodents and mosquitoes

Cleaning and moving

Deep cleans, movers and storage

Insurance and lending

Coverage reviews and refinance options

Don't see it listed?

Ask anyway. If we don't know someone, we'll find out who our clients and colleagues trust.

Before you hire

Confirm licensing and insurance, get the scope and price in writing, and ask for references.



Protect your investment

Your home is likely your largest asset. A finance-minded team keeps an eye on it with you.

Homestead exemption

If it's your primary residence, file with your county appraisal district. It removes \$140,000 from your home's value for school taxes and caps how much your taxable value can rise each year at 10%. File by April 30; late filings are allowed up to two years back. Extra exemptions apply if you're 65 or older or disabled.

Property tax protest

Appraisal notices usually arrive in spring. If your value looks high, you can protest. The deadline is generally May 15 or 30 days after your notice is mailed, whichever is later. We can pull recent sales to support your case.

Home value updates

Curious what your home is worth? Ask anytime for a complimentary market report based on recent sales near you.

Updates that add value

Before you remodel, ask us which projects buyers in your neighborhood pay for and which ones they don't.

Insurance and records

Review your policy each year, and keep receipts for repairs and upgrades. They help with claims and when you sell.

KEEP US ON SPEED DIAL

Your go-to for all things home

*A trusted pro, a quick question or your home's value.
One call is all it takes.*



Meet your Houston home advisors

A finance-minded team that keeps owning your home simple, from the day you get your keys to every project after.

SAVE US AS YOUR HOME ADVISOR

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Your trusted Houston real estate partner and home advisor

General information, not legal, tax or lending advice; loan terms vary by lender. Professionals we refer are independent; please verify licensing and insurance before hiring. The Sawal Group supports equal housing opportunity.