

Sheila's Guide to Home Maintenance

By Sheila Cox, REALTOR®



“Helping you find the perfect place to call home”



Talk to a Katy and Sugar Land local expert, Sheila Cox!

832-779-2890

www.SugarLandTXHome.com and www.KatyHomesForSaleTX.com

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**Sheila
Cox**

**HAR Client
Experience Rating**
4.99/5.0 ★★★★★

*"I'll help you get the RIGHT
house in the RIGHT
neighborhood at the RIGHT
price. I've got your back."*



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Sheila Cox



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KELLERWILLIAMS.

**2022
FIVE STAR
REAL ESTATE AGENT**



Sheila Cox
2011-2012-2013-2014-2015-2016
2017-2018-2019-2020-2021-2022

Keep a Record!

(Keep your receipts in a folder for future reference)

Address: _____

Current owner bought home in _____ House built in _____

To the best of the current owner's information and memory...

Roof last replaced _____

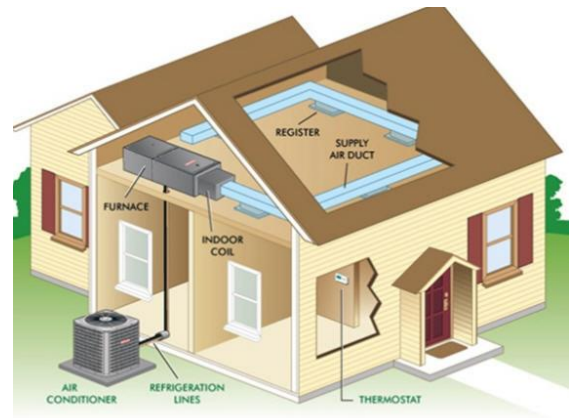
Specify a year or use...

U = Unknown

O = Original

* = According to
Previous Seller

HVAC System Last Replaced			
Upstairs	Outside AC Unit	Furnace	Indoor Coil
	Year	Year	Year
Downstairs	Outside AC Unit	Furnace	Indoor Coil
	Year	Year	Year



Duct Work: _____ Attic Insulation: _____

Water Heaters Last Replaced:	Upstairs	Downstairs
	Year	Year

Pool equipment last replaced: Pump _____ Heater _____ Blower _____

Other: _____

Pool last resurfaced: _____

Sprinkler system last serviced: _____

Fence last replaced: _____

Exterior of home last painted: _____

Kitchen appliances last replaced: Stove _____ Oven _____ Dishwasher _____

Refrigerator _____ Microwave _____

Siding replaced: _____

Windows replaced: _____

Other notable upgrades to home (keep your receipts in a folder for future reference):

[illegible]

JANUARY HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<input type="checkbox"/> Test smoke & carbon monoxide detectors. <input type="checkbox"/> Run a family fire drill. <input type="checkbox"/> Clean, declutter, and store your Christmas decorations. <input type="checkbox"/> Clean the microwave. <input type="checkbox"/> Clean the dryer vent duct. <input type="checkbox"/> Schedule exterior painting/washing, and lawn/garden work with contractor for Spring. <input type="checkbox"/> Air out the house for at least 10 mins.	<input type="checkbox"/> Clean out the refrigerator. <input type="checkbox"/> Vacuum refrigerator condenser coils and empty drip pan (if any). <input type="checkbox"/> Schedule this year's check-up appointments (medical and dental) for each family member. <input type="checkbox"/> Set up a tax folder for tax reports, W-2 forms, interest statements, etc. <input type="checkbox"/> Air out the house for at least 10 mins.	<input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it. <input type="checkbox"/> Defrost refrigerator/freezer. <input type="checkbox"/> Thoroughly clean the master bedroom and bath. <input type="checkbox"/> Air out the house for at least 10 mins.	<input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen. <input type="checkbox"/> Clean stove and oven. <input type="checkbox"/> Clean your car. <input type="checkbox"/> Rotate the tires on cars. <input type="checkbox"/> Thoroughly clean the family room. Declutter books, videos, and tapes. <input type="checkbox"/> Air out the house for at least 10 mins.
<p>“Thoroughly Clean” means: Clean light fixtures, ceiling fans, windows, baseboards, woodwork, artwork, and floors. Declutter and organize drawers, closets, and cabinets.</p>			
<p>Look for These Sales</p> <ul style="list-style-type: none"> • Meats • Baking supplies • Post-holiday cards, wrapping paper, bows, and decorations • Cleaning supplies and paper products • Bedding, linens, and towels • Bicycles and outdoor gear • Tools and hardware • Strollers • Books • Carpets and rugs • China and glassware 		<ul style="list-style-type: none"> • Costume jewelry • Furniture • Indoor plants • Lingerie • Purses and wallets • Shoes • Furs • Men's shirts and overcoats • Toys • Computers (end of month) • Water heaters and clothes dryers • Boats • Cars, outgoing models (weekday morning) 	

FEBRUARY HOME MAINTENANCE

FEBRUARY HOME MAINTENANCE Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"> <input type="checkbox"/> Test smoke & carbon monoxide detectors. <input type="checkbox"/> Check all fire extinguishers. <input type="checkbox"/> Clean the dishwasher's filter and spray arm holes. <input type="checkbox"/> Clean and disinfect all garbage cans. <input type="checkbox"/> Drain sediment in water heater (see user's manual). <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean out the refrigerator. <input type="checkbox"/> Clean ice maker tray—or regular ice trays. <input type="checkbox"/> Clean the microwave. <input type="checkbox"/> Clean carpets and rugs as needed. <input type="checkbox"/> Look for cracks/corrosion on washing machine hoses and fittings. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it. <input type="checkbox"/> Change A/C filters. <input type="checkbox"/> Plant seeds for vegetable garden, to grow indoors. <input type="checkbox"/> Prune rose bushes 18" high. <input type="checkbox"/> Hire stucco company to check stucco façade – keep moisture out! <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen. <input type="checkbox"/> Clean furniture upholstery as needed. <input type="checkbox"/> Replace the refrigerator water filter. <input type="checkbox"/> Thoroughly clean the kids' bedrooms. Declutter books and toys. <input type="checkbox"/> Hire handyman to caulk exterior – keep moisture out! <input type="checkbox"/> Air out the house for at least 10 mins.
<p>“Thoroughly Clean” means: Clean light fixtures, ceiling fans, windows, baseboards, woodwork, artwork, and floors. Declutter and organize drawers, closets, and cabinets.</p>			
<p>Look for These Sales</p> <ul style="list-style-type: none"> • Air conditioners • Appliances (President's Day) • Gas grills • Art supplies • Used cars • Curtains • Furniture • China, flatware, and glassware • Lamps 		<ul style="list-style-type: none"> • Men's clothing • Patio furniture • Garden tools • Spring bulbs • TVs, radios, stereos • Sports equipment and clothing • Storm windows • Toys • Boats 	

MARCH HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"><input type="checkbox"/> Test smoke & carbon monoxide detectors.<input type="checkbox"/> Clear out old magazines, catalogs, newspapers, and old files.<input type="checkbox"/> Reorganize household files, if necessary.<input type="checkbox"/> Watch for termites, check foundation for high dirt and mud tubes.<input type="checkbox"/> Start work on income taxes.<input type="checkbox"/> Change oil/filters on cars.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean out the refrigerator.<input type="checkbox"/> Clean the microwave.<input type="checkbox"/> Spring yard clean-up. Reseed and organically fertilize lawns and beds.<input type="checkbox"/> Cut back herbs.<input type="checkbox"/> Schedule a vet visit.<input type="checkbox"/> Inspect the attic.<input type="checkbox"/> Clean the rain gutters.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it.<input type="checkbox"/> Make reservations for your summer vacation. Schedule time off.<input type="checkbox"/> Inspect bath tubs, showers, and sinks for leaks and recaulking.<input type="checkbox"/> Build arbors/trellises if you are going to plant and vines or gourds.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen.<input type="checkbox"/> Clean your car.<input type="checkbox"/> Plant cool season vegetables in garden.<input type="checkbox"/> Clean and store all winter blankets and sheets.<input type="checkbox"/> Clean and store winter boots and coats.<input type="checkbox"/> Get out summer bedding.<input type="checkbox"/> Air out the house for at least 10 mins.
<p>“Thoroughly Clean” means: Clean light fixtures, ceiling fans, windows, baseboards, woodwork, artwork, and floors. Declutter and organize drawers, closets, and cabinets.</p>			
<p>Look for These Sales</p> <ul style="list-style-type: none">• Frozen foods• Artichokes• Clothes and shoes• Fabric• Lawn and garden items• Perennials• Luggage and travel accessories		<ul style="list-style-type: none">• China and flatware• TVs• Washing Machines• Jewelry• Ski equipment• Ice skates• Boats	
<p>Emergency Planning</p> <p>Does your family have a fire escape plan? If not, sit down together and discuss how you will exit your home in case of fire. Make sure there are two exits from every room. Decide where your meeting place will be outside a safe distance from your home. Finally, and most important, rehearse your fire plan so your kids know what to do.</p>			

APRIL HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"><input type="checkbox"/> Test smoke & carbon monoxide detectors.<input type="checkbox"/> Run a family fire drill.<input type="checkbox"/> Clean the microwave.<input type="checkbox"/> This is a great time to schedule a cruise—one year in advance.<input type="checkbox"/> Put up Winter clothing. Get out summer clothing.<input type="checkbox"/> Watch for termites, check foundation for mud tubes.<input type="checkbox"/> Make sure you have Flood Insurance.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean out the refrigerator.<input type="checkbox"/> Vacuum refrigerator condenser coils and empty drip pan (if any).<input type="checkbox"/> Thoroughly clean the kitchen and pantry.<input type="checkbox"/> Transfer/transplant dormant plants as desired.<input type="checkbox"/> Clean all indoor plants.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it.<input type="checkbox"/> Defrost refrigerator/freezer.<input type="checkbox"/> Flip mattresses and wash covers.<input type="checkbox"/> Clean curtains and drapes.<input type="checkbox"/> Have pool system checked by professionals.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen.<input type="checkbox"/> Clean stove and oven.<input type="checkbox"/> Clean filters and coils on window A/Cs.<input type="checkbox"/> Have central A/C inspected for the summer.<input type="checkbox"/> Check sprinkler system.<input type="checkbox"/> Check toilets and make sure they work properly.<input type="checkbox"/> Air out the house for at least 10 mins.
<p>“Thoroughly Clean” means: Clean light fixtures, ceiling fans, windows, baseboards, woodwork, artwork, and floors. Declutter and organize drawers, closets, and cabinets.</p>			
<p>Look for These Sales</p> <ul style="list-style-type: none">• End of season on coats and winter accessories• Women’s Shoes• Hosiery• Jewelry		<ul style="list-style-type: none">• Men’s suits• Paint and wallpaper• Cookware• Fabrics• Vacuum cleaners	
<p>Flood Insurance</p> <p>May is known to be a rainy month with flash flooding in the Houston area. Just because your home has not flooded before, does not make you safe. MOST home owners in our area who flooded in recent years had “never flooded before.” Please contact your insurance agent and sign up. You need a special flood insurance policy... your home owner’s insurance is NOT flood insurance. The \$420/yr policy (approximate) is worth the peace of mind. It takes 30 days to go in effect, so act now. Plus, Hurricane season begins in June!</p>			

MAY HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"><input type="checkbox"/> Test smoke & carbon monoxide detectors.<input type="checkbox"/> Check water pumps and sump pumps (if any).<input type="checkbox"/> Clean ice maker tray—or regular ice trays.<input type="checkbox"/> Clean the microwave.<input type="checkbox"/> Thoroughly clean the formal living and dining rooms, and the powder room.<input type="checkbox"/> Plan a garage sale.<input type="checkbox"/> Watch for termites, check foundation for mud tubes.<input type="checkbox"/> Plant annuals.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean out the refrigerator.<input type="checkbox"/> Clean carpets and rugs as needed.<input type="checkbox"/> Thoroughly clean the garage and storage shed. Properly dispose of toxic chemicals and yard chemicals.<input type="checkbox"/> Sharpen, clean, and oil lawn mower.<input type="checkbox"/> Clean under decks and porches.<input type="checkbox"/> Check your Flood Insurance.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it.<input type="checkbox"/> Change A/C filters.<input type="checkbox"/> Clean whole-house dehumidifier, replace filter, check humidistat.<input type="checkbox"/> Plan a volunteer project for the family.<input type="checkbox"/> Clean and disinfect all garbage cans.<input type="checkbox"/> Uncover and clean patio furniture.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen.<input type="checkbox"/> Clean furniture upholstery as needed.<input type="checkbox"/> Clean your car.<input type="checkbox"/> Clean windows.<input type="checkbox"/> Inspect windows and doors for recaulking.<input type="checkbox"/> Powerwash and/or paint house if needed.<input type="checkbox"/> Trim tree branches touching house.<input type="checkbox"/> Check outdoor play equipment for safety.<input type="checkbox"/> Air out the house for at least 10 mins.
<p>Look for These Sales</p> <ul style="list-style-type: none">• Linens and towels• Auto tires and accessories• Home maintenance & house paint• Memorial Day sales on picnic foods like soda, chips, hotdogs, hamburgers• Handbags• House coats		<ul style="list-style-type: none">• Luggage• Outdoor furniture• Rugs• Shoes• Sportswear• TV sets• Vacuums• Kitchen cookware and small appliances	
<p>Flash Flooding Tips</p> <ul style="list-style-type: none">• Never drive into high water... turn around!• Stay off the roads during flash floods.• If you must drive during a flash flood watch, make sure your car is full of gas, use the bathroom before you leave, and bring some water and fully charged cell phone with you.• Do not park on the street during a flash flood... move all cars to the driveway which is higher ground (typically).			

JUNE HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"><input type="checkbox"/> Test smoke & carbon monoxide detectors.<input type="checkbox"/> Clean out the refrigerator.<input type="checkbox"/> Clean the microwave.<input type="checkbox"/> Prepare for hurricane season.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Change oil/filters on cars.<input type="checkbox"/> Start planning for school.<input type="checkbox"/> Repair, clean, and seal decks, railings, and stairs.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar.<input type="checkbox"/> Thoroughly clean the office. Declutter software, hardware, and books.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen.<input type="checkbox"/> Plant more annuals.<input type="checkbox"/> Check attic vents/fans and water heater drip pans.<input type="checkbox"/> Air out the house for at least 10 mins.
<p>“Thoroughly Clean” means: Clean light fixtures, ceiling fans, windows, baseboards, woodwork, artwork, and floors. Declutter and organize drawers, closets, and cabinets.</p>			
<p>Look for These Sales</p> <ul style="list-style-type: none">Cheese and dairyBoy’s and men’s clothes and accessoriesPianosHome electronics including television, stereos, and radiosJewelry		<ul style="list-style-type: none">Home improvement materials, hardware, and house paintBeddingFabricsFloor coveringsWomen’s shoesLingerie, sleepwear, and hosiery	
<p>Emergency Planning for Hurricane Season</p> <ol style="list-style-type: none">Check auto, home, and flood insurance to make sure you are completely covered for replacement costs.Establish a 72-hour stock of emergency provisions. Allocate a space; keep everything you’ll need in case the power goes off there. Train your family.Swap out all the emergency supplies in your kit. Replace food, water, and dated supplies with fresh supplies.If you don’t already know where it is, find the main water shutoff for your home as well as gas shutoffs in case of emergency.Know your evacuation routes and put emergency phone numbers in your phone.Follow your county’s emergency page on Facebook and join all neighborhood Facebook pages/groups and Nextdoor.			

JULY HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"> <input type="checkbox"/> Test smoke & carbon monoxide detectors. <input type="checkbox"/> Clean the microwave. <input type="checkbox"/> Clean the dryer vent duct. <input type="checkbox"/> Run a family fire drill. <input type="checkbox"/> Schedule house remodeling projects for the Fall with contractor (if necessary). <input type="checkbox"/> Inspect fences for repairs. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean out the refrigerator. <input type="checkbox"/> Vacuum refrigerator condenser coils and empty drip pan (if any). <input type="checkbox"/> Schedule summer camp for kits—one year in advance. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it. <input type="checkbox"/> Defrost refrigerator/freezer. <input type="checkbox"/> Check school registration. <input type="checkbox"/> Freeze fresh blueberries. <input type="checkbox"/> Pump septic tank, if applicable. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen. <input type="checkbox"/> Clean stove and oven. <input type="checkbox"/> Clean your car. <input type="checkbox"/> Thoroughly clean the family room. Declutter books, videos, DVDs, etc. <input type="checkbox"/> Patch driveway or fill potholes. <input type="checkbox"/> Air out the house for at least 10 mins.
<p>“Thoroughly Clean” means: Clean light fixtures, ceiling fans, windows, baseboards, woodwork, artwork, and floors. Declutter and organize drawers, closets, and cabinets.</p>			
<p>Look for These Sales</p> <ul style="list-style-type: none"> • Art and craft supplies • 4th of July and picnic supplies including soda, barbecue meats, and condiments • Used cars • Fuel • Bedding • Air conditioners • Bathing suits • Children’s clothes 		<ul style="list-style-type: none"> • Electronics • Furniture • Handbags • Lingerie and sleepwear • Luggage • Men’s shirts and shoes • Rugs • Jewelry • Sportswear and sports equipment 	

AUGUST HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"> <input type="checkbox"/> Test smoke & carbon monoxide detectors. <input type="checkbox"/> Clean ice maker tray—or regular ice trays. <input type="checkbox"/> Clean the microwave. <input type="checkbox"/> Clean the dishwasher's filter and spray arm holes. <input type="checkbox"/> Plan a volunteer project for the family. <input type="checkbox"/> Clean and disinfect all garbage cans. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean out the refrigerator. <input type="checkbox"/> Clean carpets and rugs as needed. <input type="checkbox"/> Replace the refrigerator water filter. <input type="checkbox"/> Planning Christmas lights? Schedule early with a contractor (if applicable). <input type="checkbox"/> Start making Christmas gifts. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it. <input type="checkbox"/> Change A/C filters. <input type="checkbox"/> Thoroughly clean the master bedroom and bath. <input type="checkbox"/> Inspect garage door—perform maintenance. <input type="checkbox"/> Add attic insulation, if needed. <input type="checkbox"/> Inspect brick and foundation for cracks, repair if necessary*. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen. <input type="checkbox"/> Clean furniture upholstery as needed. <input type="checkbox"/> Register to vote (if necessary). <input type="checkbox"/> Thoroughly clean the kids' bedrooms. Declutter books and toys. <input type="checkbox"/> Call electric company to schedule an energy audit. <input type="checkbox"/> Air out the house for at least 10 mins.
<p>“Thoroughly Clean” means: Clean light fixtures, ceiling fans, windows, baseboards, woodwork, artwork, and floors. Declutter and organize drawers, closets, and cabinets.</p>			
<p>Look for These Sales</p> <ul style="list-style-type: none"> • Beverages • Linens and towels • BBQ and patio furniture • Back-to-school supplies and clothes • Bathing suits • Fish, vegetables, fruit • Carpeting • Cosmetics 		<ul style="list-style-type: none"> • Curtains and drapes • Electric fans and air conditioners • Furniture • Furs • Men's and women's coats • Silver • Tires • Computers • Patio furniture 	

*Never DIY brick or mortar repairs...hire a professional company, such as JQ Brick Restoration, so that repairs are not noticeable.

SEPTEMBER HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<input type="checkbox"/> Test smoke & carbon monoxide detectors. <input type="checkbox"/> Thoroughly clean the kitchen. <input type="checkbox"/> Clean the microwave. <input type="checkbox"/> Cut/remove dead plants and flowers. <input type="checkbox"/> Add compost, manure, and mulch to garden beds. <input type="checkbox"/> Air out the house for at least 10 mins.	<input type="checkbox"/> Clean out the refrigerator. <input type="checkbox"/> Change oil/filters on cars. <input type="checkbox"/> Check driveway for cracks or leaks, seal if necessary. <input type="checkbox"/> Seed and organically fertilize lawn. <input type="checkbox"/> Plant cabbage, peas, spinach, and Swiss chard. <input type="checkbox"/> Air out the house for at least 10 mins.	<input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it. <input type="checkbox"/> Winterize RVs. <input type="checkbox"/> Divide perennials and bulbs. <input type="checkbox"/> Have furnace/AC serviced for best performance. <input type="checkbox"/> Air out the house for at least 10 mins.	<input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen. <input type="checkbox"/> Clean your car. <input type="checkbox"/> Clean, repair, and/or store patio furniture. <input type="checkbox"/> Remove sick/dead trees and shrubs. <input type="checkbox"/> Air out the house for at least 10 mins.
<p>“Thoroughly Clean” means: Clean light fixtures, ceiling fans, windows, baseboards, woodwork, artwork, and floors. Declutter and organize drawers, closets, and cabinets.</p>			
<p>Look for These Sales</p> <ul style="list-style-type: none"> • Canned foods • Cleaning supplies and paper products • Gardening supplies, perennials, trees, and spring bulbs • House wares like carpets, lamps, dinnerware, flatware • Bicycles 		<ul style="list-style-type: none"> • Cars, outgoing models (buy on a weekday morning) • Fabrics • Fall fashions • Hardware and house paint • Appliances (Labor Day sales) • Jewelry 	

OCTOBER HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"> <input type="checkbox"/> Test smoke & carbon monoxide detectors. <input type="checkbox"/> Run a family fire drill. <input type="checkbox"/> Get flu shots. <input type="checkbox"/> Clean/polish silver. <input type="checkbox"/> Keep leaves raked and clear debris. <input type="checkbox"/> Move tender perennials to warmer area. <input type="checkbox"/> Put up Summer clothing. Get out Winter clothing. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean out the refrigerator. <input type="checkbox"/> Vacuum refrigerator condenser coils and empty drip pan (if any). <input type="checkbox"/> Clean the microwave. <input type="checkbox"/> Flip mattresses and wash covers. <input type="checkbox"/> Clean and store all Summer blankets and sheets. <input type="checkbox"/> Get out Winter bedding. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it. <input type="checkbox"/> Defrost refrigerator/freezer. <input type="checkbox"/> Harvest seeds for next garden. <input type="checkbox"/> Replace spices/herbs and stock up on baking supplies. <input type="checkbox"/> Clean windows. <input type="checkbox"/> Inspect windows and doors for recaulking. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen. <input type="checkbox"/> Clean stove and oven. <input type="checkbox"/> Install storm windows. <input type="checkbox"/> Inspect bath tubs, showers, and sinks for leaks and recaulking. <input type="checkbox"/> Plan holiday meals. Order meats and specialty items. <input type="checkbox"/> Start shopping for Christmas gifts. <input type="checkbox"/> Air out the house for at least 10 mins.
<p>Look for These Sales</p> <ul style="list-style-type: none"> • Candy • Houses • Spring bulbs • Fishing and hunting gear • Crystal, china, silver, and glassware • Cookware • TVs 		<ul style="list-style-type: none"> • Major appliances (Columbus Day sales) • Cars, outgoing models (buy on a weekday morning) • Furniture • School supplies • Fall and winter clothing • Lingerie and hosiery • Women's coats • RVs 	

NOVEMBER HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"><input type="checkbox"/> Test smoke & carbon monoxide detectors.<input type="checkbox"/> Clean and disinfect all garbage cans.<input type="checkbox"/> Thoroughly clean the formal living and dining rooms and powder room.<input type="checkbox"/> Have car serviced.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean out the refrigerator.<input type="checkbox"/> Clean ice maker tray—or regular ice trays.<input type="checkbox"/> Clean the microwave.<input type="checkbox"/> Clean carpets and rugs as needed.<input type="checkbox"/> Clean furniture upholstery as needed.<input type="checkbox"/> Clean your car.<input type="checkbox"/> Order Thanksgiving meal (if applicable).<input type="checkbox"/> Grocery shop for Thanksgiving.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it.<input type="checkbox"/> Change A/C filters.<input type="checkbox"/> Cook and bake-ahead for Thanksgiving and freeze.<input type="checkbox"/> Rake leaves and cut back dead/dormant plants.<input type="checkbox"/> Clean, oil, store garden tools.<input type="checkbox"/> Air out the house for at least 10 mins.	<ul style="list-style-type: none"><input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen.<input type="checkbox"/> Decorate for the Thanksgiving.<input type="checkbox"/> After Thanksgiving, decorate for Christmas.<input type="checkbox"/> Ship Christmas gifts.<input type="checkbox"/> Air out the house for at least 10 mins.
<p>Look for These Sales</p> <ul style="list-style-type: none">• Houses• Baking items and cookware• Blankets and quilts• Boy’s and men’s suits and coats		<ul style="list-style-type: none">• Shoes and winter clothing• Lingerie• TVs• Major appliances• Cars, outgoing models (weekday morning)• RVs	
<p>Gift Wrap & Shipping Kit</p> <ul style="list-style-type: none">• Organize wrapping paper, gift bags, tissue paper, tape, scissors, ribbons, bows, and labels in one location.• If you are inclined, make two kits: one for the holidays with seasonal papers and ribbons, and a second for the rest of the year for birthdays, weddings, and baby showers.• For shipping, organize packing tape, peanuts, bubble wrap, labels, markers, and an address book. Better yet, buy printer labels and print a page of labels for each recipient. Keep them in a manila envelope with other packing supplies.			

DECEMBER HOME MAINTENANCE

Home Maintenance Schedule			
Week 1	Week 2	Week 3	Week 4
<ul style="list-style-type: none"> <input type="checkbox"/> Test smoke & carbon monoxide detectors. <input type="checkbox"/> Clean the microwave. <input type="checkbox"/> Make travel arrangements (if necessary). <input type="checkbox"/> Put up Christmas lights and outdoor decorations. <input type="checkbox"/> Prepare and send out Christmas cards. <input type="checkbox"/> Have dogs groomed and clipped. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean out the refrigerator. <input type="checkbox"/> Change oil/filters on cars. <input type="checkbox"/> Order Christmas meal (if applicable). <input type="checkbox"/> Grocery shop for Christmas. <input type="checkbox"/> Finish shopping. Wrap gifts. <input type="checkbox"/> Thoroughly clean the guest room. <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean coffee maker by running a pot of water with one cup of vinegar through it. <input type="checkbox"/> Cook and bake-ahead for Christmas and freeze. <input type="checkbox"/> Make donations to charities (tax benefits). <input type="checkbox"/> Air out the house for at least 10 mins. 	<ul style="list-style-type: none"> <input type="checkbox"/> Clean all cabinet doors and baseboards in the kitchen. <input type="checkbox"/> Clean your car. <input type="checkbox"/> Air out the house for at least 10 mins.
<p>“Thoroughly Clean” means: Clean light fixtures, ceiling fans, windows, baseboards, woodwork, artwork, and floors. Declutter and organize drawers, closets, and cabinets.</p>			
<p>Look for These Sales</p> <ul style="list-style-type: none"> • Champagne • Blankets and quilts • Children’s clothes • Coats, hats, and shoes 		<ul style="list-style-type: none"> • Resort and cruise wear • Christmas decorations (end of month) • Cars, outgoing models (buy on a weekday morning) 	

How Long Does It Last?

Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

ADHESIVES, CAULK & PAINTS

Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet UV-rays via sunshine can shorten life expectancy. Additionally, conditions of high humidity indoors or outdoors can affect the lifespan of these components, which is why they should be inspected and maintained seasonally.

Item	Years
Caulking interior & exterior-	5 to 10
Construction Glue	20+
Paint exterior-	7 to 10
Paint interior-	10 to 15
Roofing Adhesives/Cements	15+
Sealants	8
Stains	3 to 8

APPLIANCES

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

Item	Years
Air Conditioner window-	5 to 7
Compactor trash-	6
Dehumidifier	8
Dishwasher	9
Disposal food waste-	12
Dryer Vent plastic-	5
Dryer Vent steel-	20

Item	Years
Dryer clothes-	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier portable-	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20

CABINETRY & STORAGE

Item	Years
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50
Medicine Cabinet	25+
Modular stock manufacturing-type-	50

CEILINGS & WALLS

Item	Years
Acoustical Tile Ceiling	40+
Ceramic Tile	70+
Concrete	75+
Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25+

COUNTERTOPS

Item	Years
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate	20 to 30
Resin	10+
Tile	100+
Wood	100+

DECKS

Item	Years
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

DOORS

Item	Years
Closet interior-	100+
Fiberglass exterior-	100+
Fire-Rated Steel exterior-	100+
French interior-	30 to 50
Screen exterior-	30
Sliding Glass/Patio exterior-	20
Vinyl exterior-	20
Wood exterior-	100+
Wood hollow-core interior-	20 to 30
Wood solid-core interior-	30 to 100+

ELECTRICAL

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly.

Remember that faulty, damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

Item	Years
Accessories	10+
Arc-Fault Circuit Interrupters AFCIs-	30
Bare Copper	100+
Bulbs compact fluorescent-	8,000 to 10,000+ hours
Bulbs halogen-	4,000 to 8,000+ hours
Bulbs incandescent-	1,000 to 2,000+ hours

Item	Years
Bulbs LED-	30,000 to 50,000+ hours
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters GFCIs-	up to 30
Lighting Controls	30+
Residential Propane Backup Generators	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generators	20

FLOORING

Item	Years
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25

Item	Years
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazzo	75+
Tile	75 to 100
Vinyl	25

FOUNDATIONS

Item	Years
Baseboard Waterproofing System	50
Bituminous-Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Forms ICFs-	100
Post and Pier	20 to 65
Post and Tensioned Slab on Grade	100+
Poured-Concrete Footings and Foundation	100+
Slab on Grade concrete-	100
Wood Foundation	5 to 40
Permanent Wood Foundation PWF; treated-	75

HOME TECHNOLOGY

Item	Years
Built-In Audio	20
Carbon Monoxide Detectors*	5
Door Bells	45
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Networks	5+

* Batteries should be changed at least annually.

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC Heating & Air Conditioning- System

Item	Years
Air Conditioner central-	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100

Item	Years
Electric Radiant Heater	40
Evaporator Cooler	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Chimney Cap concrete-	100+
Chimney Cap metal-	10 to 20
Chimney Cap mortar-	15
Chimney Flue Tile	40 to 120
Thermostats	35
Ventilator	7

INSULATION & INFILTRATION BARRIERS

Item	Years
Batts/Rolls	100+
Black Paper felt paper-	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+

Item	Years
Liquid-Applied Membrane	50
Loose-Fill	100+
Rock Wool	100+
Wrap Tape	80+

MASONRY & CONCRETE

Item	Years
Brick	100+
Insulated Concrete Forms hybrid block-	100+
Concrete Masonry Units CMUs-	100+
Man-Made Stone	25
Masonry Sealant	2 to 20
Stone	100+
Stucco/EIFS	50+
Veneer	100+

MOLDING, MILLWORK & TRIM

Item	Years
Attic Stairs pull-down-	50
Custom Millwork	100+
Pre-Built Stairs	100+
Stair Parts	100+
Stairs	100+

PLUMBING, FIXTURES & FAUCETS

Item	Years
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe above ground-	60
Cast-Iron Waste Pipe below ground-	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10+
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines black steel-	75
Gas Lines flex-	30
Hose Bibs	20 to 30
Instant on-demand- Water Heater	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+
Soapstone Kitchen Sink	100+
Sump Pump	7

Item	Years
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+
Vent Fan ceiling-	5 to 10
Vessel Sink stone, glass, porcelain, copper-	5 to 20+
Water Heater conventional-	6 to 12
Water Line copper-	50
Water Line plastic-	50
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

ROOFING

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

Item	Years
Aluminum Coating	3 to 7
Asphalt Shingles 3-tab	20
Asphalt architectural	30
BUR built-up roofing	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM ethylene propylene diene monomer- Rubber	15 to 25

Item	Years
Fiber Cement	25
Green vegetation-covered-	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

SIDINGS, FLASHING & ACCESSORIES

Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants, as well as regular maintenance. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

Item	Years
Aluminum Siding	25 to 40+
Aluminum Gutters, Downspouts, Soffit and Fascia	20 to 40+
Asbestos Shingle	100
Brick	100+
Cement Board	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20
Stone	100+

Item	Years
Stucco/EIFS	50+
Trim	25
Vinyl Gutters and Downspouts	25+
Wood/Exterior Shutters	20

SITE & LANDSCAPING

Item	Years
American Red Clay	100+
Asphalt Driveway	15 to 20
Brick and Concrete Patio	15 to 25
Clay Paving	100+
Concrete Walks	40 to 50
Controllers	15
Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Piping	60+
Valves	20
Wood Chips	1 to 5
Wood Fencing	20

SWIMMING POOLS

Item	Years
Concrete Shell	25+
Cover	7
Diving Board	10
Filter and Pump	10
Interior Finish	10 to 35
Vinyl Liner	10
Plaster	8 to 12
Pool Water Heater	8
Waterline Tile	15+

WINDOWS

Item	Years
Aluminum/Aluminum-Clad	15 to 20
Double-Pane	8 to 20
Skylights	10 to 20
Window Glazing	10+
Vinyl Windows	20 to 40
Wood	30+

Estimate for Home Remodeling or Repairs

Item	Item Cost	Qty	Total Cost
Refrigerator	\$1,500-3,000		
Stove top or range	\$600-1,000		
Dishwasher	\$300-700		
Wall oven	\$800-2,000		
Built-in microwave	\$300		
Vent hood	\$300		
Kitchen counter top	\$30-80/ linear foot		
Kitchen sink/faucet	\$300-400		
Kitchen cabinet hardware	\$2-8 ea		
Kitchen light fixtures	\$50-125		
Master bath counter top/sinks	\$30-80/ linear foot		
Master bath faucets	\$60-150		
Master bath light fixtures	\$50-125		
Master bath (other)	get estimate		
Secondary baths: faucets	\$60-150		
Secondary baths: light fixtures	\$50-125		
Secondary baths: counters/sinks	\$30-80/ linear foot		
Secondary baths: cabinet hardware	\$2-8 ea		
Ceiling fans	\$100-300		
Chandelier or other large light fixtures	\$400-500		
Interior door knobs	\$15 ea		
Exterior door handles/locks	\$100-200 ea		
Repaint a small room (DIY)	\$25/gal	1-2 x	
Repaint a large room (DIY)	\$25/gal	2-3 x	
Replace carpet	\$3-8/sf		
Put in hardwood or tile floors	get estimate		
Roof	\$5,000-20,000		
Resurface swimming pool	\$3,000-5,000		
HVAC System	get estimate		
Radiant Barrier	\$2,000-4,000		
TOTAL			

List of Vendors

Do you need a painter, handyman, plumber for a remodeling & repair job? Here's a list of local vendors that you may need during your home purchase or sale. But remember... things change! Always check the Houston BBB (Better Business Bureau) before you hire a vendor. **Sheila Cox does not endorse any of these vendors and does not have personal experience with all of them.**

Alarm Systems

Safeguard Home Security
<http://www.safeguardhomesecurity.com/>
(281) 932-2600

Appliance Repair

Steve Slaton 281-948-2491
SteveSlatonApplianceRepair@gmail.com

AMS Appliance Services Mike
281-568-8720
www.amsapplianceservice.com

Brick Repair

JQ Brick
Winston
(713) 253-5092
jqbrickrepairs@hotmail.com

Carpenters

Alven
832-748-2619

Carpet Cleaning

Upfront Home Services
832-303-3546

Queen's Carpet Care
281-438-4668
www.queenscarpetcare.com

Chimney Service

Darren & Beatrick
281-513-7453

Contractors

RD Repairs
Ricardo
281-716-2280
www.rdrepairsbydesign.com

Charles Villoutreix
Email cvhandyman@comcast.net
281-851-3337

Shepard Construction
Email jshepard@shepardconstructioninc.com
281-239-7191

Counters Granite

Fernando
(713) 551-3807

Greg Boyt
832-857-5311

Jonah
832-894-5492

Door Repairs

Carl Drake
281-798-6760

Drainage Issues

Marvin Edwards
(281) 235-6602

Driveway Repair

Lonestar Concrete Raising
713-906-9615
www.lonestarconcreteraising.com

Electricians

Aspire Sales & Electrical Services 281-242-2471
<http://www.aspiresales.net>

R S Electrical Services 713-202-7619
<http://rselectrical.trustab.org>

Madaras Electrical 832-244-1410
<http://www.madaraselectrical.com>

Retro Lighting & Conservation 281-778-8066
<http://www.retrolightinginc.com>

Fences

Ross Somers
713-876-8359

Tim's Fences
Email tim@timsfence.com 281-499-0640

Feng Shui Experts

Catherine
(713) 688-0980
ka@fengshuihouston.com
<http://www.fengshuihouston.com>

Robert Tang
832-799-8545
<http://www.robertctang.com>

Flooring

Katy Tile
Jacob
(281) 398-8282
www.katytilecompany.com

Foundation Repair

Olshan at 713-223-1900
www.olshanfoundation.com

Jericho at 713-772-7522
www.jerichofoundationrepairs.com

Garage Doors

Accurate Garage Doors
281-656-1566
www.theaccurategaragedoors.com

Action Garage Door
713-222-1500
www.actiongaragedoor.com

Glass Repair

RD Repairs - Ricardo
281-716-2280
www.rdrepairsbydesign.com

Handyman

ProSource Home Improvement
Conrad
832-782-2317

Sandford Services
Warren Sanford
832-841-9933

HVAC Systems

Hartford Services 281-261-3333
www.hartfordservices.com

Fresh Air Inc Sonny
281-747-5166
<https://www.freshairinc.com>

Maid Service

Mary Vargas
713-997-0633

Mold Remediation

Clean Air Restoration Jarrod Murphy
(713) 936-1355
www.cleanairtx.com

Read:
www.clo2deliverysystems.com

<http://www.journeytowardhealth.com/questions-to-ask-when-hiring-a-mold-remediation-company/>

https://www.survivingmold.com/docs/CondensedRemediationPlan_v2-1.pdf

Movers

Navarre-Cajun Moving, Inc.
(281) 431-2819
<http://cajunmovers.com>

OneSource Moving 713-620-8097
<http://www.onesourcemoving.com>

One Movers Network (713) 429-1375
www.onemoversnetwork.com

First Rate Moving Scott Schwab 281-394-3422
281-642-0392 cell
firstratemoving@hotmail.com

Painters

RD Repairs Ricardo
281-716-2280
www.rdrepairsbydesign.com

MrGoodpainters Juan
(281) 650-2771

Angel Ventura
832-443-6412
j_ventura73@yahoo.com

JGL Paintig
832-244-7149

Pest Control

Integrated Pest Management, Inc.
281-341-1761
1118 E Hwy 90 Alt, Richmond, TX 77406
www.integrated-pest.com

Plumbers

Howell Services 281-232-5292
<http://www.howell-services.com/>

Kathy & Lane
281-565-5636

Layne Plumbing
281-980-6265

Pool Cleaning

MD Pools - Michael
346-213-0236
mdinkaty.pools@gmail.com

Pool Repairs

Texas Leak Detections David Baker
713-805-7049

Replaster Bill Wismick
832-309-5366

Express Pool Plastering & Repairs Veronica Rivas
281-590-5656

www.expresspoolplastering.com

Pressure Washing

Kenny Fletcher
713-726-1963

Mike Haver
713-449-3887

Roofing Service

Houston Restoration Services
John Sanders
281-850-4393
www.qualityroofertx.com

Security Film
SunTech Glass Steve
281-334-9800
www.suntechglasstinting.com

Shower Doors

Shower Door Shop Gabriel
832-955-6206
www.rwbglass.com
Sprinkler Systems
Scott Leopold (281) 342-5900

Structural Engineers

Houston Slab Foundations
R Michael Gray PE
281-358-1121
<http://houstonslabfoundations.com/>

BEC Engineering
Karl Breckon, P.E. (President)
281-664-8441
kbreckon@beceng.net

Stucco Repairs

Stillo Construction
281-579-9014
leo@stilloconstruction.com
<http://www.stilloconstruction.com>

Tile Work

Katy Tile
281-398-8282
www.katytilecompany.com

AIS Stone and Marble 281-832-6410

Ecedro at 832-876-6613

Kevin Man (346) 777-6682

Tree Service

Arbormaster Tree Experts
Paul Chalker
713-480-4567
www.arbormastertreeexperts.com

Water Softener

Aquatex
(800) 833-8004

Yard Service

Javier Perez
281-886-6817

Alejandro Vasquez
832-338-3307

Custom Irrigation
281-656-2570

Quinn Lawn Care
832-605-1246

Window Replacement

Value Windows & Doors, Inc.
281-261-8900
www.valuewindowsdoorshouston.com

Window Treatments

Carol Cernsek 281-723-1706
twosistersdesigns@live.com

Joann Duffield 281-265-8226
Joduffield@comcast.net

Pearl Design
832-466-5455

Renee Harrison
281-565-7887

Don't Forget! I also help people buy and sell houses

Call or text: 832-779-2890



Sheila Cox is an award-winning Katy real estate agent who has lived in the Sugar Land and Katy area (Fort Bend County) for over 18 years. She is the professional, enthusiastic, service-oriented, caring Realtor that you have always wanted...serving you before, during, and after the sale. She is the Katy real estate agent who will fight to get you the best deal possible and to make sure your goals are achieved while protecting your interests to the best of her ability. Not only that, she provides extensive information ([view a sample house report](#)) to you so that you can make the best decisions.

I specialize in both Katy and Sugar Land TX!

Go to www.KatyHomesForSaleTX.com or www.SugarLandTXHome.com



Overall Client Experience Rating

4.99

★★★★★
4.99 / 5.00

Based on 49 Completed Surveys

Competency

★★★★★ 5.00/5.0

Market Knowledge

★★★★★ 4.96/5.0

Communication

★★★★★ 5.00/5.0

My Experience

★★★★★ 5.00/5.0

Competency

Explained the process clearly, ensured paperwork was correct, used technology efficiently, negotiated effectively, exhibited attention to detail, represented and protected my interests

Market Knowledge

Exhibited knowledge of the real estate market, the neighborhood and community

Communication

Updated me regularly, responded in a timely manner, communicated with me in the way I wanted

My Experience

Understood my needs, gave me personal attention, made me feel valued as a client, was on time and prompt. I would recommend this REALTOR® to a friend or colleague.

**2022
FIVE STAR
REAL ESTATE AGENT**

Sheila Cox

2011 • 2012 • 2013 • 2014 • 2015 • 2016
2017 • 2018 • 2019 • 2020 • 2021 • 2022



Sheila Cox

Wins 2022 Five Star
Real Estate Agent Award!

12 YEAR WINNER



Client Reviews

“Sheila Cox has been a tremendous contact and resource here in the Sugar Land and Houston area, as she is without a doubt, the leading real estate expert in this area. I have known Sheila for approximately three years, and she was most helpful when we purchased a home during the spring of 2010. Her knowledge of the market, strong work ethic, and marketing ability are all factors that allow her to stand out as the best of the best. On multiple instances I have been able to recommend her services to others, and I will continue to do so. I appreciate her dedication to excellence.” –Froelich

“Sheila did an amazing job of anticipating our needs and wants, guiding us through the process, and helping us no matter the issue. On top of the great service she provided during the entire buying process, she also showed up on moving day with an amazing welcome basket for the kids and adults, plus food to get us through the day. She thought of every detail. Bottom line is that she knows her stuff and is super friendly!” –Moore

Get a Discounted Sales Commission* when you both buy a home and sell a home with me within a 6 month period.

*If you currently own a home in the Houston area
ask me how to qualify: 832-779-2890
some restrictions apply



Sheila Cox is terrific. I would recommend her to a friend or colleague. She helped navigate the Texas style real estate system which I find unusual and counter productive based on multiple home purchases in other states... Do not go it alone. Work with a reliable partner like Sheila!” –Chen

“NOTHING SHORT OF AMAZING! Sheila is phenomenal. When we started the process we were living 1200 miles away- she listened and thoughtfully suggested ideas and areas that only a LOCAL realtor would know. She guided us to the neighborhoods that would meet our many needs: commute, schools, family friendly, lot size, etc... She was patient with us throughout the process and always kept our priorities at the forefront of her mind. We have already recommended Sheila to family and friends and will not hesitate to use her again if the need arises. Sheila Cox is an amazing asset to the Realtor community and has become the standard by which we will measure the industry from now on. Thank you, Sheila!” –White

Click to socialize with me...



Most of these sites include even more photos, videos, and info on Sugar Land and Katy!