

6302 FM 2500 Maintenance Schedule Date Frequency Notes

External /Field	Date	Frequency	Notes
Mowing	January	0	
	February	0	
	March	0	Collect broken branches often from seasonal winds to discard in forest areas or burn in fire pit
	April	1	Also purchase vegetation mix to spray fenceline, rocks paths and driveway to prevent vegetation growth
	May	1	
	June	2	
	July	2	Also purchase vegetation mix to spray fenceline, rocks paths and driveway to prevent vegetation growth
	August	2	
	September	1	
	October	0/1	Also purchase vegetation mix to spray fenceline, rocks paths and driveway to prevent vegetation growth
	November	0/1	Collect broken branches often from seasonal winds to discard in forest areas or burn in fire pit
	December	0	
Brush Hogging (2 times annually)	January	0	
	February	0	
	March	0	
	April	0	
	May	0	
	June	1	
	July	0	
	August	0	
	September	0	
	October	1	
	November	0	
	December	0	
Fence Line			Monthly check for any damages needing repair or debris removal
Water Filter in WellHouse			Check weekly. Refill Salt as needed. Inspect for any leaks in system.
Propane Tank			Refill as needed. Maximum of 80% full. Contact local Propane provider. Had not needed to refill. Wednesday 15 minute weekly automatic run to assure operational status.
Septic Tanks			Depend on level of usage. Family of 4 living there daily needs Septic flush once every 3-5 years. Main home Flushed in 2020
Pest Control	January		
	February		Use Tomcat Mouse Killer Refillable to assure no field rodents from infesting the buildings. Home defense will prevent hornet and wasps nest from building if sprayed as scheduled here.
	March	1	Use Ortho Home Defense Insect Killer to spray edges of doors, floor edges on patio, patio ceilings, pier cover ceilings, wellhouse. Purchase at Walmart for around \$7.00 a gallon which will be enough for all areas. Use Spectracide Triazicide around home in yard.
	April	1	Use Ortho Home Defense Insect Killer to spray edges of doors, floor edges on patio, patio ceilings, pier cover ceilings, wellhouse. Purchase at Walmart for around \$7.00 a gallon which will be enough for all areas. Important to spray workshop to prevent wasps nest and mud dauber waxing buildups.
	May	1	Use Ortho Home Defense Insect Killer to spray edges of doors, floor edges on patio, patio ceilings, pier cover ceilings, wellhouse. Purchase at Walmart for around \$7.00 a gallon which will be enough for all areas. Important to spray workshop to prevent wasps nest and mud dauber waxing buildups.
	June	1	Use Ortho Home Defense Insect Killer to spray edges of doors, floor edges on patio, patio ceilings, pier cover ceilings, wellhouse. Purchase at Walmart for around \$7.00 a gallon which will be enough for all areas. Important to spray workshop to prevent wasps nest and mud dauber waxing buildups.
	July	1	Use Ortho Home Defense Insect Killer to spray edges of doors, floor edges on patio, patio ceilings, pier cover ceilings, wellhouse. Purchase at Walmart for around \$7.00 a gallon which will be enough for all areas. Important to spray workshop to prevent wasps nest and mud dauber waxing buildups.
	August	1	Use Ortho Home Defense Insect Killer to spray edges of doors, floor edges on patio, patio ceilings, pier cover ceilings, wellhouse. Purchase at Walmart for around \$7.00 a gallon which will be enough for all areas. Important to spray workshop to prevent wasps nest and mud dauber waxing buildups.
	September	1	Use Ortho Home Defense Insect Killer to spray edges of doors, floor edges on patio, patio ceilings, pier cover ceilings, wellhouse. Purchase at Walmart for around \$7.00 a gallon which will be enough for all areas. Important to spray workshop to prevent wasps nest and mud dauber waxing buildups.
	October	1	Use Ortho Home Defense Insect Killer to spray edges of doors, floor edges on patio, patio ceilings, pier cover ceilings, wellhouse. Purchase at Walmart for around \$7.00 a gallon which will be enough for all areas.. Use Spectracide Triazicide around home in yard.
	November	1	Use Ortho Home Defense Insect Killer to spray edges of doors, floor edges on patio, patio ceilings, pier cover ceilings, wellhouse. Purchase at Walmart for around \$7.00 a gallon which will be enough for all areas.
	December		
Swings and Playground			Water wipedown as needed. Avoud harmful chemicals in cleaning around the wild life
Animal Control			Prevent feral hogs and other critters in living areas around buildings, use solar rechargeable audible alarms. They have been working well since installation. Last about 2-3 years before requiring replacement.
AC Unit			Monthly water spray of the grill on AC to wash off dirt to keep AC running at top efficiency.
Buildings			Replace weather seal as needed (approximately every 3-5 years) to keep energy efficient. Re-caulk any windows or walls if external exposure occurs. Attic soffits have been properly sealed to prevent pests but require inspection every year to assure no additional measures needed.
Pier			spray with regular hose. Dod not use power washer which can make the surface rough. No chemical use for cleaning near thelake to prevent harming the ecosystem there.
Windows Cleaning			Monthly window wipe down with plain wwater. Avoid harsh chemicals while cleaning.
Inside			
AC Filters			Main building and barn has reusable filters. Spary down or vaccum monthly or as needed. While taking out these filters, use the temporary ones in its place until these can be put back in.
AC Attic trays			Check for any water collection motly during AC is in use. Pour 1 cup of cleach down overflow drain pipes to clear any clogging buildup in the lines to prevent wtare in the trays.
Kitchen water filter			Replace as needed depends on use. Annual is recommended but we see filter is still good after years of use since the multistage filter system in wellhouse does a very good job cleaning the water.
Water heater			If not used daily, rotten egg smell may occur when using hot water. Flush hot water out of the water heater completely when arrive at ranch after longs periods of no use by turning on bath tub for 15-20 minutes while bathroom door is closed and vent fan running. This is a natural occurence for the smell to exist in the water heater if not use daily The cold wtaer staright from the well and multistage system is very clean and has no smell but heat inside heater promotes bacteria growth that produces this odor.
Toilet			1 pack of reen Gobbler Septic Saver Bacteria Enzyme flush fown monthly to encourage bacteria growth in septic to keep spetic system working well
Internet WiFi System			login in motly to update the system as needed to provide fixes and security patches
Cleaning the sinks,tub and toilets			Do not use harsh chemical like bleach that can harm the septic system. Use Septic safe cleaners to clean.
Light bulbs			Spares in left top shelf of hallway closet. Replace with LED bulbs to reduce electric costs.

Electric	Sam Houston Cooperative Livingston Headquarters 1157 East Church Street P.O. Box 1121 Livingston, Texas 77351 936-327-5711 936-328-1244 (fax)	
Internet/Phone	Eastex Telephone Cooperative 1704 US HWY 59 Loop N Livingston, TX 77351 PO Box 1510 Livingston, TX 77351-1510 936 967-1000 Local 800 732-7839 Toll Free	
Law Enforcement	Polk County Sheriff's Office 1733 N Washington Ave, Livingston, TX 77351 (936) 327-6810	
Hospital	St. Luke's Health - Memorial Hospital - Livingston, TX 1717 US-59 Loop N Livingston, TX 77351 (936) 329-8700	
Game Warden	Polk County Wardens & Offices Game Warden Amundson, Justin Johnson, David E Shoemaker, Dustin Smith, Shawn R Lufkin Regional Office	Phone 936-252-3942 936-328-9068 936-707-6792 936-239-5258 936-632-1311
Septic System	Lake Livingston Septic LLC 4206 FM2457 Livingston, TX 77351 (936) 433-6868	
Generator / Water Filter	Quality Home Products of Texas 555 E Airtex Dr Houston, TX 77073 (713) 677-2177	
Grounds Services	Alternative Brush Clearing, LLC 984 Parrish Road Livingston, TX, 77351 (936) 355-1605	
Propane Services	Vickery Propane LLC 141 Pan American Dr Suite B Livingston, TX 7735 (936) 327-4328	

Maintenance Cost Estimates

Item	Cost	Notes
Electric	\$100-150	Monthly typical cost. Cold winter months upwards of \$250 depending on usage
Property Tax	\$4,300	Estimated for annual cost.
Property Insurance	\$2,500	Estimated for annual cost.
Grounds Services	\$1200-1500	Estimated monthly Cost. Mowed, weeding, repairs, tree removal.
Septic Tank	\$175	flush every 3-5 years.
Septic Tank treatment enzyme packs	\$35	Annual cost purchased on Amazon Green Gobbler Septic Saver Bacteria Enzyme Pacs for both septic tanks Main and Storage buildings
Internet Phone Provider	\$118	monthly cost for fatsetst 30mb down/ 3mb up
Quality Generator Maintenance Cost	\$1,695	3 year contract for Generator maintenace (oil change annually and inspection a few times a year and 1 battery replacement if needed in the 3 years)
Total Annual Estimate from above	\$28,500	Includes average electric cost, internet, grounds services and equipment maintenance.

Additional maintenance not mention is if you own a lawn mower or UTV. Please add this into calculation if you plan to have these items.