

If your electric bill keeps climbing and certain rooms still feel drafty, the weak spot is often not the HVAC system, it is the air sealing around windows and doors.

Air sealing is one of those jobs that sounds simple until you start looking closely at the frame, sash, jamb, threshold, trim, and wall gap all at once.

Central Texas weather can punish weak seals fast, especially on west-facing openings and older frames that have settled out of square.

Where Windows And Doors Tend To Leak First

The most common problem is the easy one to miss, a gap between the trim and the wall that was never sealed well or has cracked over time.

If you can feel air movement on a windy day, that is a clue the closing surfaces are no longer mating tightly.

In older Waco homes, you sometimes see a door that still closes, but the reveal is uneven enough that daylight and air both find a path through.

An experienced company can confirm the cause with a quick inspection.

Practical Repairs That Improve Tightness Fast

Around exterior trim, a quality exterior caulk can stop a lot of leakage if the gap is small and the frame is still sound.

Replacing that material is inexpensive compared with the comfort gain you usually get from it.

A sweep, an adjusted threshold, or both can solve that without touching the rest of the door.

A lock that pulls the sash tight helps compress the seal, while a loose or broken lock leaves just enough room for leakage.

Too much foam can bow a frame and make the problem worse, so this is one of those places where restraint matters.

A few quick fixes that often pay off are worth checking first:

- Freshen failed caulk at the exterior perimeter.
- Install new weatherstripping where the seal has flattened.
- Repair the bottom seal on doors.
- Make sure window locks are pulling the sash snug.
- Use foam carefully, only where there is a true cavity behind the trim.

When A Leak Points To A Bigger Problem

Some openings can be sealed and made much better, but not every draft is a simple maintenance issue.

If the surrounding material has rotted, the new caulk or weatherstripping will not hold for long.

Those symptoms suggest the unit itself may be past the point where air sealing alone will solve the comfort problem.

In McLennan County, clay soil and seasonal movement can shift openings enough that the gaps keep changing from one season to the next.

That is also why homeowners sometimes ask whether repair or replacement makes more sense.

A Smart Order For Waco Homeowners

Start with the openings that get the worst sun and the most use.

A bedroom window that rattles, a door that needs a shoulder to close, or a frame [door installation Waco TX](#) with visible gaps should move to the top of the list.

Exterior caulk helps with the perimeter, weatherstripping handles the moving parts, and thresholds or locks complete the seal.

The best choice is the one that closes the leak, fits the condition of the opening, and holds up through a few Central Texas summers.

For homes that need more than maintenance, the next step is often to think about the materials and performance level you want, not just the gap you want to close.

When you treat air sealing as routine home care instead of a one-time patch, the whole house gets easier to live in.