LEGACY
REAL ESTATE PARTNERS

LEGACY CHECKLIST · ABOUT 2 MINUTE READ · FREE

HOME MAINTENANCE CALENDAR (MICHIGAN)

A season-by-season rhythm to protect your biggest investment, tuned for Michigan winters. Need a trusted tech or handyman? Ask us, we keep a vetted list.

Read it online, with the latest updates, at legacyrep.co/guides/home-maintenance

SPRING

- [ ] **Service the AC before you need it.** Book the tune-up in spring, because the first hot week is when everyone calls and the wait gets long. A clean system also runs cheaper.
- [ ] **Clean the gutters and check downspouts.** Clear the winter debris and make sure water drains away from the foundation, since clogged gutters are a quiet cause of basement water.
- [ ] **Inspect the roof and siding.** Look for lifted shingles, popped nails, and caulk that let go over winter. Catching it in spring beats finding it during a summer storm.
- [ ] **Test the sump pump.** Pour a bucket of water in the pit and confirm it kicks on, because spring melt and rain are exactly when you need it working.

SUMMER

- [ ] **Test smoke and CO detectors, replace batteries.** A twice-a-year habit, and summer is an easy reminder. Replace any detector over ten years old.

- [ ] **Check window and door seals.** Reseal gaps now while it is dry, which keeps cool air in this summer and heat in this winter.
- [ ] **Clean the dryer vent.** Clear the lint from the full vent run, not just the trap, because a clogged vent is both a fire risk and a slow dryer.

FALL (WINTER PREP)

- [ ] **Service the furnace before heating season.** Book early, same logic as the AC: the first cold snap is when the calls pile up. Change the filter while you are at it.
- [ ] **Clean the gutters again after the leaves drop.** A second pass once the trees are bare helps prevent ice dams when the freeze comes.
- [ ] **Shut off and drain outdoor faucets, blow out the sprinklers.** Do this before the first hard freeze, because a burst outdoor line or sprinkler head is an expensive, avoidable surprise.
- [ ] **Check the roof and chimney, and seal gaps.** Look it over before the snow, and seal entry points to keep heat in and mice out, since fall is when they look for a warm spot.

WINTER

- [ ] **Keep walks and drives clear, and watch for ice dams.** Stay ahead of the snow for safety, and watch the eaves for ice buildup, which forces water back under the shingles.
- [ ] **Reverse the ceiling fans to push warm air down.** A small switch that makes upper floors noticeably warmer and the furnace work less.
- [ ] **Check the basement and sump pump after thaws.** A mid-winter thaw can bring water, so glance at the basement and confirm the pump runs.
- [ ] **Change the furnace filter regularly.** A dirty filter makes the furnace work harder all winter, so check it monthly during heavy use.

WHERE TO START

START THE CONVERSATION

Tell us where you are and what you are trying to do. We will bring the plan.

(231) 900-1099

Legacy Real Estate Partners · 423 W. Norton Ave, Norton Shores, MI 49444 · legacyrep.co · Equal Housing Opportunity. Educational, not legal, tax or lending advice: agents educate, lenders quote, attorneys and CPAs advise.