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DOTY SERVICE NETWORK

Lansing & Vassar, Michigan · www.dotysn.com

The Ultimate Home Maintenance Checklist for Michigan Homeowners

Michigan's dramatic seasonal swings put unique demands on your home's systems. Use this checklist each season to stay ahead of maintenance, avoid costly emergencies, and keep your home comfortable all year.

Read before using this checklist

Homeowner limits
Use only the routine maintenance procedures in your owner's manual. Turn the system off as directed before replacing an accessible filter; do not remove burner or electrical service covers. Leave gas valves, burners, ignition parts, heat exchangers, safety switches, and flue repairs to qualified HVAC professionals. Do not bypass a safety control. Do not attach refrigerant gauges, open refrigerant lines, or add refrigerant; this is work for an appropriately EPA Section 608-certified technician.

Safety first
If a carbon monoxide alarm sounds or anyone has symptoms of CO poisoning, get everyone outside immediately and call 911 from fresh air. If you smell or hear leaking gas, leave without operating switches, flames, or phones inside; call the gas utility's emergency line from outside. Do not wait for a routine service appointment or re-enter until responders say it is safe.

Only perform accessible tasks described in the relevant owner's manual. Do not remove electrical panel covers, enter unsafe attics or crawl spaces, work from icy ladders or roofs, or reach into energized equipment. Arrange professional help when access or the procedure is unsafe.

Spring March – May

- [ ] Schedule AC tune-up before cooling season
- [ ] Clean or replace HVAC air filter
- [ ] Clear loose debris around the outdoor AC unit; follow its specified clearances without opening the unit
- [ ] Test the sump pump only as its manufacturer directs; keep hands and electrical equipment out of water
- [ ] Inspect basement for signs of water intrusion from snowmelt
- [ ] Check water heater for leaks or corrosion
- [ ] Test all GFCI outlets (bathroom, kitchen, outdoor, garage)
- [ ] Inspect electrical cords and outlets for damage
- [ ] Clean dryer vent (fire prevention)
- [ ] Reconnect outdoor faucets and check for freeze damage
- [ ] Test smoke and carbon monoxide detectors

Summer June – August

- [ ] Replace HVAC air filter
- [ ] Observe whether the AC cools normally; poor cooling needs professional diagnosis, not a temperature-to-thermostat comparison. Do not attach gauges, open lines, or add refrigerant; use an appropriately EPA Section 608-certified technician

- [ ] Inspect and clean ceiling fans
- [ ] Check surge-protector status indicators and replacement instructions; do not open the device or attempt a live electrical test
- [ ] Check smart home device batteries and connectivity
- [ ] Inspect visible plumbing for leaks
- [ ] Clean accessible refrigerator coils only as the manual directs, disconnecting power first; leave enclosed service areas closed
- [ ] Check dishwasher filter and clean

Fall September – November

- [ ] Schedule furnace tune-up before heating season
- [ ] Replace HVAC air filter
- [ ] Test heating system before you need it
- [ ] Disconnect and drain garden hoses
- [ ] Shut off exterior faucet supply valves
- [ ] Insulate exposed pipes in crawl spaces, garages, and attics
- [ ] Test carbon monoxide detectors (critical for heating season)
- [ ] Arrange safe gutter maintenance; do not climb an icy ladder or roof, and do not assume gutter cleaning alone prevents ice dams
- [ ] Check weather stripping around doors and windows
- [ ] Follow the generator's specified exercise and maintenance procedure; never run a portable generator indoors or connect one to a wall outlet

Winter December – February

- [ ] Check the HVAC filter at the manufacturer's interval and replace or clean it as directed
- [ ] Keep vents and registers clear of furniture and decorations
- [ ] Compare energy use, rates, weather, and occupancy when bills rise; a higher bill alone does not diagnose equipment trouble
- [ ] Keep cabinet doors open under sinks on exterior walls during extreme cold
- [ ] Visually check accessible exterior furnace vents from ground level. Clear loose surrounding snow only as the manual allows; do not chip attached ice or dismantle a vent. Call a professional for blockage or damage
- [ ] Check sump pump battery backup
- [ ] Avoid overloading electrical circuits with holiday lighting

When to Call Doty Service Network

- Annual HVAC tune-ups (fall for heating, spring for cooling)
- Any unusual noises, smells, or performance from HVAC, plumbing, or electrical
- Electrical panel concerns or frequent breaker trips
- Water heater issues or replacement
- Smart home or network upgrades
- Appliance repairs

Sources and scope

These references support the technical guidance, not a quote, a guaranteed outcome, or every product's features. Follow the equipment manufacturer's instructions and confirm applicable local requirements.

U.S. Department of Energy, Guide to Home Heating and Cooling (legacy reference for AFUE and sizing concepts, not current equipment standards or prices)

U.S. EPA, Section 608 Technician Certification Requirements (updated July 15, 2026)

U.S. Consumer Product Safety Commission, Winter Storm CO and Fire Safety (2026)

Michigan LARA, Electrical Permit Information (confirm requirements with the local enforcing authority)

American Red Cross, Preventing and Thawing Frozen Pipes

Ready to schedule service?

Our licensed technicians serve Lansing, Vassar, and surrounding Mid-Michigan communities.

Lansing: (517) 327-7777 **Vassar:** (989) 455-1305

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