



Follow These Steps To Prevent Unexpected HVAC Repairs



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HVAC repairs can quickly burn a hole in your pocket. The good news is that you can take some steps to keep your HVAC system in tip-top shape and limit the number of costly repairs.

Why does HVAC maintenance matter?

Failing to maintain your HVAC system will result in costly repairs and a home environment that is not comfortable for you and your family. Proper HVAC maintenance can lead to:

- ▶ **Lower Utility Bills:** When your HVAC unit operates efficiently, you will spend less money on heating and cooling costs. HVAC maintenance is also crucial to prevent major repairs or replacements.
- ▶ **Healthy air:** A well-maintained HVAC unit will not only keep a home cozy or fresh; it will also limit problems with air quality. Cleaner filters and coils mean better breathing for all members of your household. Unmaintained HVAC units are a magnet for mold, dirt, bacteria, and other pathogens that can cause or worsen respiratory problems for your family.
- ▶ **The system's longevity:** The better you maintain your HVAC unit, the longer the unit will perform optimally when cooling or heating your house. HVAC units cost a pretty penny to install, so it's no secret that keeping them operating in tip-top shape for as long as possible is the goal of all homeowners.
- ▶ **Efficiency:** Efficient, well-maintained HVAC systems cost less to run. Dirty or unmaintained units require 20% more energy to generate the same cooling or heating level as a perfectly maintained AC unit.
- ▶ **Fewer emergency repairs:** Unfortunately, HVAC units will require emergency repairs from time to time. The well-maintained units are less likely to break down during the months of sustained use. When you keep your AC unit up-to-date with regular inspections and maintenance, you don't have to worry about the system breaking down during the time of year you need it the most.



How to avoid unexpected HVAC repairs

Regular air filter maintenance

Checking and changing out the air filters is a crucial part of preventing unexpected HVAC repairs that you can do on your own. We recommend checking the filter in the heating and cooling system every month. If you notice excess dirt on the filter, replace it. This is important because when the filter gets clogged, it prevents proper airflow throughout the whole system. HVAC units depend on good airflow to do their job correctly. To do so, the components and ductwork must be clear of dirt, dust, and debris. When the airflow becomes compromised, your system has to work harder, leading to more expensive utility bills and greater chances of the system breaking down.

Mind your thermostat settings

Another simple way to avoid unexpected HVAC repairs is to monitor your thermostat. If you see that your house is having difficulties reaching the ideal temperature, your thermostat is likely to blame. Get a programmable thermostat to adjust the settings on a schedule. For best practice, program your thermostat to raise or lower while you sleep. This allows your heating and cooling system to take a break without causing a disturbance to your comfort. You can also program the settings for when you are home and away. This will prevent unnecessary wear and tear on your HVAC system.

Clean out the AC drainage valves, pumps regularly

Your HVAC system's condensate pump is an essential part of the system. Without it, stagnant water would collect in the system, which would cause many issues. The condensate pump has three main components: the reservoir, the float, and the pump. These pumps work together to remove the condensation that the air conditioning system produces during the cooling process. As the condensation level rises in the reservoir, the float starts to lift, signaling the pump to activate. Condensate pumps are durable and reliable, but they still need routine maintenance to prevent them from failing. When a condensate pump is not maintained correctly, it is at risk of overflowing, which can cause severe water damage throughout your home. One of the easiest ways to prevent this is by regularly cleaning the condensate pump.



Schedule regular HVAC tune-ups

To stay in tip-top shape, your HVAC system needs to be professionally tuned up. The air conditioner needs a tune-up in the spring, and the heating system needs a tune-up in the fall. An experienced service technician will clean the equipment, prime it for optimal performance, and inspect the units for potential problems you need to address before they turn into a money pit. In fact, seasonal tune-ups that are performed by a skilled service technician can prevent up to 95% of HVAC repair calls.

Make sure the area around the outdoor unit is clean

You need to maintain the outdoor unit between regular maintenance visits. The area needs to be kept free of debris, dirt, and leaves. When foliage obstructs the unit, it can interfere with airflow. The unit should be on level ground and gently hosed off periodically to prevent gunk from accumulating inside of it.

To find out more about keeping your HVAC system in tip-top shape and for all of your HVAC maintenance and repair needs, contact Best Air Conditioning and Heating. Best Air Conditioning and Heating has been proudly serving The Greater Lake Livingston, TX, and the surrounding areas since 1983. We are family owned and operated dedicated to providing top-notch Air Conditioning and Heating services, always with a smile. Our family-owned company will go above and beyond to improve your home's indoor air quality environment with a full staff of knowledgeable technicians and specialists. Our goal is for you to feel relaxed and comfortable the minute you step into your home, the way a home should always feel.