

## HVAC MAINTENANCE GUIDE

Living in Virginia Beach means your HVAC system battles humid summers, salty coastal air, and occasional chilly winters. Regular maintenance ensures optimal performance, lower energy bills, and a longer lifespan.

Use this guide to keep your system in top shape year-round:

### Monthly Tasks

#### Check and Replace Air Filters

Beachside living means more sand, pollen, and dust. Check filters monthly and replace or clean them every 1-3 months, especially if you have pets or allergies. Clean filters improve airflow and energy efficiency.

#### Clear Debris Around Outdoor Unit

Coastal winds can pile leaves, sand, and twigs around your condenser. Maintain a 2-foot clearance around the unit to ensure proper airflow and prevent corrosion from salty air.

### Seasonal Tasks (Spring & Fall)

#### Schedule Professional Tune-Ups

Book a technician in spring to prepare for summer cooling, and again in fall for winter heating. A professional will clean coils, check refrigerant levels, and catch potential issues early - critical in a humid, salty climate.

#### Inspect Ducts

High humidity can cause mold or leaks in ductwork. Look for dust buildup or damp spots, and have ducts sealed or cleaned as needed to boost efficiency by up to 20%.

### Test Your Thermostat

Set it to 78°F in summer and 68°F in winter - the Virginia Beach comfort range. Consider upgrading to a programmable thermostat for easier, more efficient temperature control.

### Yearly Checks

#### Clean Drain Lines

Humidity can clog your AC's condensate drain with algae or mold. Flush it with a vinegar-water mix or schedule a cleaning to avoid water damage.

#### Examine Insulation

Inspect exposed pipes and ducts for wear, as coastal moisture can cause deterioration. Re-insulate where necessary to prevent energy loss.

### Signs It's Time to Call Us

If you hear strange noises, notice weak airflow, or see a spike in your energy bill, don't delay. Virginia Beach's climate puts extra stress on HVAC systems, and small issues can quickly escalate.

### Pro Tip: Go Energy-Efficient

If your system is over 10 years old, it might be time for an upgrade. High-efficiency units with SEER ratings of 15+ are built for humid climates, reduce energy bills, and may qualify for rebates.

Ask us about the best options for your home!