

a seasonal guide to maintaining comfort and efficiency year-round

Monthly

- Replace or clean air filters (more often with pets, allergies, or dust).
- Check thermostat batteries.
- Make sure vents and returns are not blocked by furniture, rugs, or curtains.

Spring & Summer Maintenance (Cooling Season)

North Texas summers push AC systems harder than almost anywhere else. Preparing early helps you get through the hottest months without service interruptions.

Replace Your Air Filter

- A clean filter improves airflow, reduces strain, and keeps energy bills manageable.
- MERV 8–12 filters offer the best balance of airflow and filtration.
- Higher MERV isn't always better—older systems may struggle with airflow restrictions.

Clear and Clean the Outdoor Condenser Unit

- Remove leaves, grass, and debris.
- Keep at least 2 feet of clearance around the unit.
- Check that the condenser pad hasn't shifted or sunk.

Inspect and Maintain the Condensate Drain Line

- In our humid summers, this line works overtime.
- Pour ½ cup of distilled vinegar into the drain monthly.
- Watch for backups that can cause water leaks and system shutdowns.

Inspect Refrigerant Line Insulation

- Cracked or missing insulation reduces cooling efficiency.

Fall & Winter Maintenance (Heating Season)

Cold fronts can hit quickly in North Texas. Preparing your system ensures steady, safe heating.

Change the Filter Again Before First Use

- A fresh filter helps reduce burnt-dust odors and improves airflow.

Expect a Light Burning Smell on Your First Heat Cycle

- A mild dust smell is normal.
- Strong, electrical, smoky, or chemical odors are not.
- If the smell doesn't clear within a few minutes, turn the system off and call a professional.

Check the Furnace Flame (Gas Systems)

- A steady blue flame indicates proper combustion.
- Yellow or flickering flames can signal ventilation or safety issues.

Keep the Area Around the Furnace Clear

- Avoid storing boxes, paint, chemicals, or flammable materials nearby.

Schedule a Professional AC Tune-Up

Early-season tune-ups prevent surprise failures when demand spikes.

A licensed HVAC technician should check:

- Refrigerant levels
- Temperature differentials
- Coils (evaporator and condenser)
- Electrical components
- Blower assembly
- System pressure

Schedule a Professional Furnace Inspection

Heating system issues often develop quietly—early detection saves money and increases safety.

Your technician should review:

- Burners and ignition
- Gas pressure
- Heat exchanger condition
- Safety switches and sensors
- Blower motor performance

Have Questions About Your HVAC?

Every home is a little different. If you're unsure whether something is normal or needs attention, reach out anytime—we're happy to guide you or connect you with a trusted local HVAC professional.

Call or Text The Dunnican Team at 972-679-1789 or Visit TheDunnicanTeam.com