

The Air Conditioner Service Call

N.B. A complete service call for our Harbour Isle Units should include all of the following operations. It is particularly important to be sure that the drain lines are cleaned during the service call, as noted below with accompanying photographs.

The Condenser

The HVAC technician will begin the process by performing checks and maintenance on the components of the system.

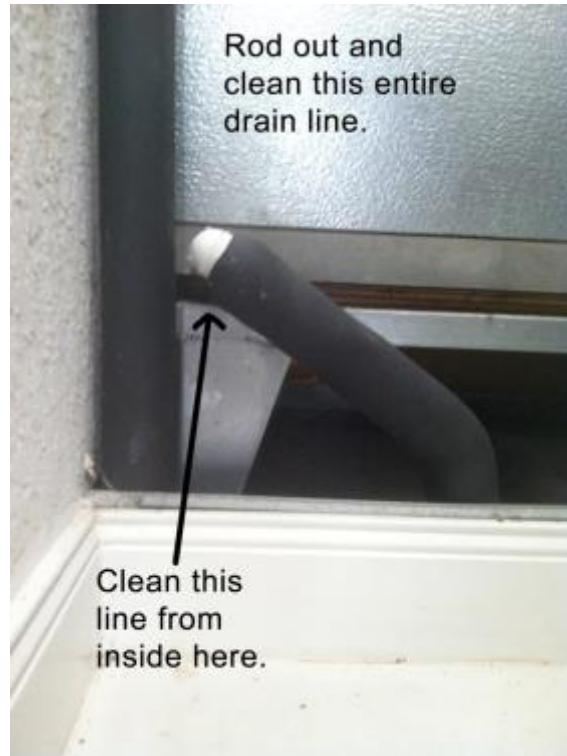
- Gauges will be connected to the unit to ensure proper pressure and temperature. The technician will turn the system on to check for correct readings.
- The technician will clean off the condenser fins and inspect for any debris that may have accumulated.
- Oil will be added to the motor oil ports.
- Electrical connections will be examined for loose or corroded wires.

The Evaporator

The technician will perform several additional checks of the system and make sure other components are in working order to enhance the system's operation.

- The unit will be thoroughly cleaned and checked for any biological growth. Mold is a health problem and needs to be immediately removed from your home.
- A new, good quality air filter will be installed in the unit if necessary. Regularly changing the air filter is important to the smooth operation of A/C and heating systems. Energy efficiency can be adversely affected by running the unit for extended periods of time with a clogged filter. This also can lead to component failure due to dirt and debris.
- The thermostat can be checked and calibrated if necessary. You may want to discuss installing a programmable thermostat if you have an older dial type model. Modern programmable thermostats provide significant savings on energy costs, and several wireless versions are available that can be controlled with your smartphone or other communication devices.
- The temperature of the air output of the unit should be measured at the ducts in various rooms to ensure that adequately cool air is being produced. Cooled air should be at least 20° F below ambient temperature.
- During the HVAC service call, the technician will check the operation of all system components. The blower fan will be inspected to ensure it's correctly balanced and not noisy during operation.

- The condensate drain will be examined for clogs. Water backup can damage the unit and possibly other areas in your home. The drain lines from the upper unit to the drain line to the lower unit, and the one to the main drain should be thoroughly cleaned to ensure uninhibited drain water flow. If this is not done, your air conditioning unit will leak water through the outside grill causing staining on the outside wall, and clogs could cause flooding in your or your neighbor's unit.



At the completion of the HVAC service call, the technician should provide a written report to the homeowner with work completed and any recommendations for repairs or additional maintenance tasks.

A reputable company will also provide a service guarantee, ensuring no breakdowns due to lack of maintenance for some period of time.

What can homeowners do to maintain A/C efficiency?

Remember these important tips you can do to contribute to your system's efficient operation between service checks.

- Change/clean your air filter regularly. This is a quick and easy task that goes a long way to save on repair costs and ensure smooth operation of your heating and cooling system.
- Clean around the supply and return vents. Use a vacuum to clear away any debris before it can enter the ductwork.

With proper attention, a well-maintained A/C system can provide years of home comfort and efficiency.