

PREVENTATIVE MAINTENANCE

Save Yourself Time & Money

1. Add a little bit of body text Check & Change your air filter monthly. Dirty filters restrict the airflow to your evaporator coil, which can cause your unit to stop working and decrease efficiency. Air filters should be replaced every 1-3 months, depending on the filter. Media filters (located in the attic if your system has one) should be replaced every 5-6 months. Most \$2-5 filters should be replaced monthly.
2. Check the thermostat batteries. Try to replace the batteries in your thermostat when you change the batteries in your smoke detectors. Make sure your thermostat is mounted level & is 5 feet above the ground. Your thermostat must be properly installed or your unit will not run efficiently.
3. Keep an 18" clearance around your outside units. Shrubbery, vines, & even decorative coverings can impact your systems performance.
4. Clean off the outside condensing unit at least every quarter. Spray your outside condensing unit down with a simple garden hose. Never use a pressure washer. You want the water to run clear. Remove mud and debris like grass and leaves by hand.
5. Have an Air Condition Fund! We live in Houston, Texas, the most air conditioned city in the world! It is not if your unit dies, but when. Keep an A/C savings account setup to auto draft \$40-60/month from your checking account. This will help offset the cost of replacement when it is time.
6. If you can located your evaporator coils drain line, you can pour one cup of bleach or white vinegar down the drain line monthly with a simply plastic funnel to help slow the growth of drain clogging algae. If you are unsure of the location, please ask us next time we visit your home.