



Important HVAC Maintenance/Service Items

For most home owners an HVAC examination/service call should include the following:

- Thermostat setting assessment – Your settings should keep your space comfortable when you are around to enjoy it and change to conserve power when you are not home. Setbacks of greater than 2° with electric heat pumps can have a significant impact on energy consumption.
- Electrical connection check – Connections should be snug, and the voltage and current readings should help reflect this.
- Lubrication – Lubrication reduces resistance and helps you save energy.
- Condensate drain examination – The condensate drain should be inspected to ensure that it is not clogged or obstructed.
- General operation assessment – A technician should confirm that the system starts up, runs and shuts down correctly.
- Outdoor unit inspection – Debris and dirt should be removed from the area around the outdoor HVAC unit.
- Fan assessment – The motor and blades on the fan should be checked to make sure they are not damaged.
- Air filter replacement – Air filters should be replaced regularly to maintain air flow and air quality.

Specific Cooling and Heating System Maintenance/Service

In addition to the items above, the air conditioning system should have additional inspections and maintenance/service completed.

- Coil cleaning – The coils on the evaporator and the condenser should be cleaned. This can help your unit operate more efficiently and increase the life of your system.
- Refrigerant check – too much/over-charging or too little/under-charging refrigerant can affect the efficiency of your system. This test should only be performed by a properly trained HVAC service technician.
- Blower maintenance – Adjusting the blower components can help maintain proper airflow. The blower assembly should be cleaned during routine maintenance.
- Examine heating elements – For safe operation, gas or oil connections should be clean and unblemished, and there should be no leaks.