

## Spring is in the air.

As we've shared over the past few months, the Heating, Ventilation, and Air Conditioning (HVAC) system, along with the electrical and plumbing systems, are the most frequently used systems in your home. The HVAC system typically includes a gas-fired furnace or heat pump (usually located in the attic or garage), an outdoor condenser unit, and ductwork inside the home. With warmer weather approaching, now is the perfect time to have your HVAC system inspected and tuned up, ensuring your home stays cool and comfortable throughout the summer.

While having a professional inspection and service is essential, there are also a few tasks you can do yourself to help get your air conditioning system ready. Start by cleaning the outdoor condenser. If you cover the unit during the winter, remove the cover and clean off any leaves, grass, or debris from the coils. Trim any surrounding vegetation to ensure good airflow around the unit, which helps it run efficiently.

Next, inspect and replace the filters in the return air grills. If your return air grill is in a high location, such as a stairwell, consider having a technician handle this task, as it may require a tall ladder. Be sure to replace the filters with the manufacturer's recommended type. Increasing the MERV (Minimum Efficiency Rating Value) too much can strain the system and increase energy costs. Most homes use filters with a MERV rating of 8 or 9, although some newer homes may support higher ratings. It's best to consult a technician before upgrading the filter.

You can also clean the registers and vents. Cleaning the vents allows you to check for dust buildup, which may indicate the need for duct cleaning. If the registers are clean, you'll have peace of mind that your air quality is likely in good shape.

Here's what your technician will inspect and service during an air conditioning tune-up:

- Check the thermostat for functionality and calibration
- Inspect and replace/clean air filters
- Examine electrical connections for wear, damage, or looseness
- Check refrigerant levels for efficacy and leaks
- Inspect condensate lines for clogs and proper drainage
- Look for leaks in the ductwork, which can reduce efficiency
- Clean condenser coils to maintain efficiency and prolong system life
- Adjust and clean the blower unit, replacing the internal filter if needed

These inspections and services are crucial and should be performed by a professional to ensure the system runs efficiently and lasts longer.

Take the time to schedule the service on your air conditioning system now for peace of mind and a comfortable home all summer long. If you have questions about the HVAC system, or any other aspect of maintenance of your property, please do not hesitate to give us a call.

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