

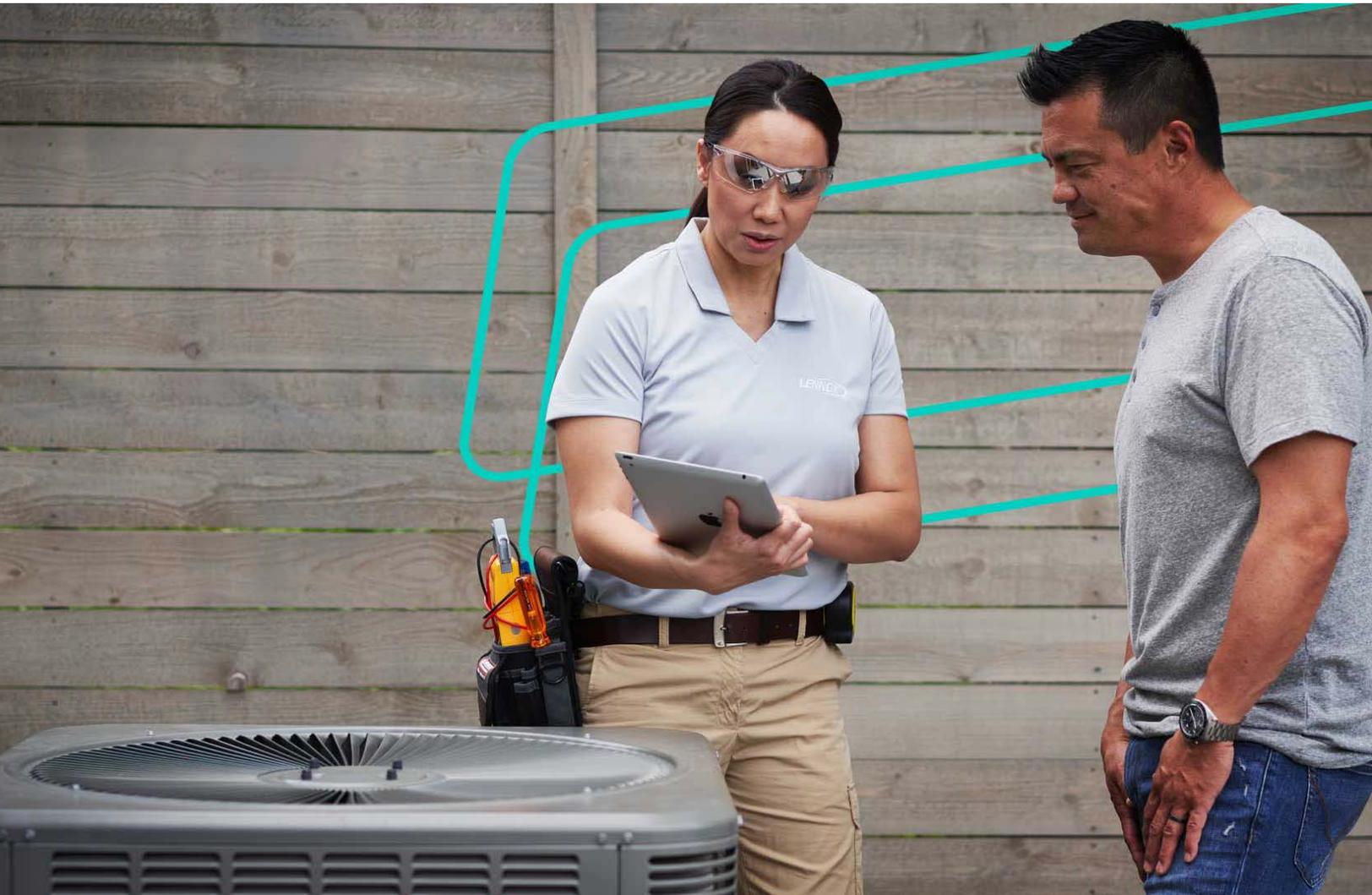


HOW TO PREVENT AN HVAC BREAKDOWN: A Full Maintenance Guide

Why Do You Need Maintenance for Your HVAC System?

HVAC systems cannot be expected to last forever. Instead, they are the same as other systems in that they build up wear and tear through their continuing use. Mounting build-up will result in more and more impairment, which will eventually bring about a full-blown breakdown. Something that can be very unpleasant to say the least considering how important air conditioning and other HVAC functions are for the comfort of a home.

Fortunately, homeowners can provide maintenance to their HVAC system, which should help out in a couple of ways. One, maintenance enables such systems to run in optimal condition, thus slowing down the rate at which they build up wear and tear. Second, inspections are useful for picking up on potential problems as soon as possible, which minimizes potential damage through earlier intervention. As such, homeowners should take an interest in HVAC maintenance even if they are already making use of the services of HVAC professionals.



How Can You Provide Maintenance for Your HVAC System?

For starters, there are some things that interested individuals can do to help out their HVAC system right away. One example would be making sure that the area around both the indoor and the outdoor components of a HVAC system is clear of leaves, furniture, and every other kind of obstruction. Under ideal circumstances, there should be two feet's worth of clear space around them. Likewise, interested individuals should check to see if they are using high-efficiency air filters. If they aren't, they should definitely consider buying some before putting one in.

Moving on, there are some tasks that should be carried out on a monthly basis. other tasks that should be carried out on a seasonal basis, and still other tasks that should be carried out on an annual basis. This is based on the likelihood of the related issues coming up. The likelier the occurrence, the more regular the need for preventative maintenance.

In any case, there is one task that should be carried out every single month without fail. For those who are curious, this would be checking the refrigerant lines of the air conditioner for signs of leakage. Generally speaking, such occurrences happen around the joints as well as the flare connections. However, it isn't unknown for leaks to show up in other places, perhaps because the refrigerant lines have been tripped over or perhaps because the refrigerant lines have been hit by either a lawn mower or a weed eater.

Moving on, there are various tasks that should be carried out on a seasonal basis. The most important one would be replacing the air filters every 90 days. Homes won't become unlivable if homeowners delay in this regard. However, every 90 days is the general recommendation in this regard. Other tasks range from turning off the furnace humidifier in the summer to replacing the furnace humidifier's filter before turning it back on in the fall.

There are even more tasks that should be carried out on an annual basis. For instance, interested individuals should change the batteries on their carbon monoxide detectors every single year, which is very important because the potentially lethal gas is hard to detect due to it being both odorless and colorless. Other important tasks include checking the HVAC motor, providing the HVAC motor with lubrication if that is necessary, checking the fan belt, replacing the fan belt if that is necessary, and cleaning the air conditioner's condensate drain line with bleach to kill any mold and mildew that have managed to grow. In some cases, condensate drain lines can get clogged by other substances, in which case, the use of a pump or a wet-dry vacuum might prove to be necessary. On top of this, interested individuals should also conduct visual inspections to make sure that every component of their HVAC system is positioned where it should be.

Further Considerations

In spite of these precautions, homeowners should still schedule regular maintenance from HVAC professionals. Partly, this is because most of them don't have the relevant expertise and experience, meaning that they could wind up missing something important. However, it should also be mentioned that there are some tasks such as checking the electric components that interested individuals should never attempt to handle on their own but should instead hand over to trusted contractors. Fortunately, those who are in need of skilled assistance can contact us at the Thermacon Service Company for further questions on how they can take the best care of their HVAC system. Once they have been fully informed, they can proceed with the best options for their particular needs and circumstances.

