

HVAC Preventive Maintenance

HVAC systems are expensive. Annual air conditioner maintenance with a professional is a must to protect your investment and remain comfortable. A well-serviced system allows for peak performance.

Homeowner Maintenance

Professional air conditioner maintenance and check-ups are key to long-term operation. In addition, there are AC maintenance tasks that you can do yourself to extend the life of your system. Twice a year, in late spring and early fall, these steps can be taken to stay cool and save on energy costs.

- Keep the outdoor unit clean and free of debris
- Hose down the outdoor unit
- Keep foliage cut to at least 18" from the outside unit
- Be sure all ductwork is clear
- Replace the air filter monthly
- Schedule annual AC maintenance inspections with a trusted professional

Professional AC Maintenance

Although personal maintenance is important, thorough professional tune-ups are invaluable. Constant operation during the hot summer months of Texas cause issues that require a pro.

Dust, dirt, and debris build up on vital components. Elements become loose, electrical contacts need cleaning and refrigerant may develop leaks. Though the system is still working, extended use without maintenance leads to high energy costs. Tune-ups keep electric bills to a minimum.

Our skilled HVAC techs possess the specialized tools and experience to perform a complete and thorough inspection of your entire system's many components. During inspection, the unit receives a deep cleaning.

Thermostat

- Tested for accuracy and calibrated.
 - Programmable thermostats are a cost-effective improvement that your tech can install.

Electrical Connections

- Test voltage and current of motors
- Tighten loose connections
 - Fire hazard
 - Impede peak performance
 - Shorten the unit's lifespan

Lubrication

The squeaky wheel gets the grease because it needs the grease!

Lubrication increases performance and decreases energy use, lowering monthly operational costs.

- Oil where necessary
 - Lessens friction which leads to overheating and break down

Condensation

Normal condensation produces water that drains to the outside. Over time debris collects and algae forms in the drain pipe which blocks the flow. In hot summer months, with extended use, the blockage can cause drain pans to overflow and cause water damage.

- Check and clear drain pipe
- Clean and empty drain pan

System Controls

A professional technician tests the operation sequence to ensure no unseen issue exists.

- Test cycle of operation
 - Start
 - Operate
 - Shut-off

Blower

- Cleaned
- Adjusted
- Test for proper air flow

Evaporator Coil

- Clean dust and debris

Condenser Coil

- Clean dust and debris

Refrigerant

Refrigerant usage and handling is regulated by the EPA.

An overcharged or depleted system will not operate at full capacity or may stop cooling.

- Check Freon Levels
 - Charged too high: more cost to operate
 - Charged too low: indicates a leak
- Test for leaks
- Recharge system

The Conclusion

A trained technician is more likely to recognize minor issues before they grow into major problems. Some issues can be resolved immediately. The longer that an issue exists, the more serious it is likely to become.

The effects of a neglected AC unit can be devastating if the system goes down during a North Texas heat wave. Dangerous leaks are another catastrophic outcome to avoid. Regular inspections have only positive results.

Lower Energy Bills

The evidence of a system in need of professional help is an increase in electrical costs.

Fewer Catastrophic Incidents

When minor issues are addressed quickly, they tend to alleviate big problems. A new noise or foul smell requires immediate attention. A frayed belt replacement is much less expensive than a destructive snapped belt.

Extended Life

Catching a malfunctioning part can alleviate the domino effect down the line.

For Safety's Sake

Professional, annual check-ups are a necessity to maintain a reliable, efficient air conditioner. A malfunctioning HVAC system poses a potential danger. Short circuits can result in electrical fires and furnace cracks can leak gas. The safety factor is the main reason to have your HVAC system professionally inspected annually.

Bringing a technician into your home can be difficult. Our techs operate with the utmost respect. We strive to earn your business with our professional expertise.

We exist to take the burden of air conditioner maintenance off your shoulders. Cool Tech Mechanical offers comfort, safety and a great deal. [Check out our AC promotions!](http://www.cooltechmechanical.com/air-conditioning-specials)