

Air Conditioner Maintenance Tips

CAUTION: If you cannot perform any or all of the preventative maintenance steps outlined below, please consult a licensed heat & air contractor. Reputable AC companies offer annual maintenance agreements at very reasonable prices.

- As a condition of your warranty and to keep your AC unit operating properly, you must keep the filter inside your air handler clean. Some condominium units have two air filters: one behind the return air grill in the hallway and one underneath the condensing unit inside the AC closet. BOTH of these filters need to be cleaned or replaced on a regular basis, usually every 30 days.

- You must also keep the condensate drain cleaned out or it can overflow and flood the condominium below you. Most home centers, hardware stores, and AC supply houses sell condensate cleaning tablets that can be placed in the A-coil pan to help keep the condensate drain line clear.

- In addition to keeping the filter(s) and condensate drain cleaned out, the A-coil in the condensing unit and the cooling fins around the compressor unit should be cleaned and inspected at regular intervals. Both of these procedures are best left to the professionals.

- The mechanical closet inside your condominium should not be used for storage, as it can restrict air flow to the condensing unit, which can cause it not to cool properly and even freeze up.

- Remember: Your thermostat should be set at 78 degrees or cooler at all times to keep the air inside your condominium conditioned, which should help to prevent the growth of mold and mildew and the swelling of doors and trim work due to high humidity.