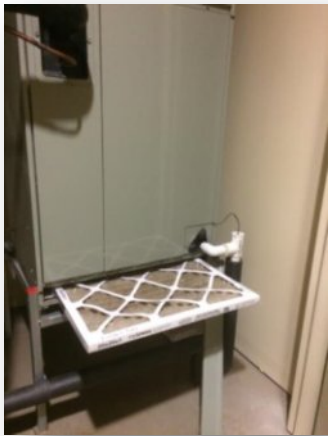




Your home maintenance guide to comfortable living. Courtesy of the Bel Mare Maintenance Committee.

Heating Ventilating and Air Conditioning

1. Heating Ventilating and Air Conditioning – Your heating, ventilating and air-conditioning (HVAC) system consists of a roof top condenser, air handler and evaporator coils, ductwork and thermostat controls. This system requires regular maintenance as outlined below.
 - a. Change out filters 2 to 4 times per year depending on usage of your unit. Typically your service contractor will perform this task providing you furnish the filters. Clean filters will increase the efficiency of your unit resulting in lower electrical consumption, i.e., lower your electrical bill.



Air conditioning
filter replacement

- b. It is recommended that you service your HVAC system 2 times per year by a qualified contractor. ([List of local contractors pre-qualified to work at Bel Mare](#))

- c. Change out thermostat batteries once a year. Depending on the batteries, if left unchanged for extended period of time the seal may leak and corrode the internals of the thermostat. When changing batteries it is recommended that you consider 9 volt lithium batteries which have a life expectancy of 10 years. WARNING: IF YOUR THERMOSTATE IS NOT OPERATING IT WILL DEFAULT TO 85 DEGREES WHICH CAN PROMOTE MOLD GROWTH. RESIDENTS WHO LEAVE THEIR UNIT UNOCCUPIED FOR AN EXTENDED PERIOD OF TIME ARE WARNED THAT MOLD GROWTH IS A POTENTIAL LIABILTY AND SUBJECTS OWNER TO LEGAL ACTION BY THE ASSOCIATION.
- d. Condensate Drains – Flush equipment condensate drain line 2 times a year with a cup of vinegar to prevent buildup of mold and debris. This is done by removing limit switch and pouring vinegar into the pipe. Then replace limit switch. Also see sanitary water system maintenance (floor drains).
- e. Keep area around HVAC system clear of clutter as this will restrict air flow and impact the performance of your equipment.

NOTICE:

We hope you find the content of this link helpful. Should you have any comments or suggestions that might improve the subject matter, please contact John Ollsen, email: john.ollsen2014@gamil.com.