



Spring HVAC

This recent heat wave made it feel like we skipped spring and went straight into summer. Before you turn on your air conditioning, here are a few important reminders to help keep your system running safely and efficiently!

Heat Pumps & Central AC Systems:

- Check, clean, and replace filters regularly.
- Keep outdoor condensers clear of debris and other obstructions.
- Maintain a service contract, so you have support during emergencies and to help keep your system operating at peak performance.

A typical HVAC maintenance visit may include:

- Refrigerant and coil cleaning: checking refrigerant levels for leaks and cleaning the evaporator and condenser coils to support proper heat transfer.
- System component checks: inspecting the thermostat, wiring, electrical service, condensate piping, and drain pans to help prevent water damage and equipment issues.
- Testing and commissioning: performing diagnostic start-up and system adjustments to improve efficiency.

Window Air Conditioners:

- Be sure to secure the air conditioning unit with a window bracket. Models with support mounts are often a good choice for condominiums because they can be installed without hardware that may damage the siding.
- To keep systems weather-tight and operating efficiently, use plexiglass and weather foam strips to seal any openings around the unit.
- Choose an Energy Star-rated model.
- Condensation drips can damage the building façade. To prevent property damage, make sure the unit is pitched away from the building.
- Avoid portable AC units, which can leak and cause significant damage in a short time.

If you need help installing a window AC unit or disposing of an old one, please contact our Maintenance Department at 617-738-6606 x311.