

## Summer - Saving Energy

Volume 3

### How to Maintain your Central Air Conditioner

**LARGEST** Portion of your electric bill in summer months is the Air Conditioner

- **Air Filter: Monthly**  
Clean or change your filter monthly, it is the most important part of your cooling system. Turn the unit off before removing filter for cleaning or replacement.
- **Outdoor Condenser: As needed**  
Remove debris from unit, anything obstructing it will prevent it from dissipating heat as effectively.
- **Indoor Coil: Annual**  
Clean the coil, a dirty coil will hinder unit's ability to cool the air moving through the unit.
- **Fan Blades: Annual**  
Turn unit off and remove air filter, vacuum fan blades and fan enclosure area.
- **Drain Line: Annual**  
A clogged drain will not allow condensation to drain properly causing potential water damage to your home. Turn unit off and remove front panel of the indoor unit, find your drain line and disconnect it. Place a water hose in the drain line and find where the drain line exits the home. Have someone turn on the water while you man the hose, then have him/her check where the drain exits the home. Water should come out of the drain at the same flow rate it enters. If the flow is slower, your drain line is partially clogged. If the water flow does not remove the clog, run a solution of ½ bleach and ½ water down the drain to clear it. Reconnect the drain line and replace front panel.

*Safety Reminder: Check or install a fire extinguisher in your kitchen.*

#### Preparing for Storms

##### Estimating Distance

- Because light travels much faster than sound, lightning flashes can be seen long before the resulting thunder is heard.
- Estimate the number of miles you are from a thunderstorm by counting the number of seconds between a flash of lightning and the next thunder, divide this number by five.
- If you can hear thunder, lightning can be hazardous to you and your home.

##### Outdoor Preparation

- Secure outdoor objects such as lawn furniture
- Take light weight objects inside

##### Indoor Preparation

- Draw blinds and shades over windows
- Unplug and avoid using electrical appliances, televisions and telephones
- Avoid bathtubs, showers and any other running water
- Learn how and when to turn off gas, electricity and water
- Keep disaster supplies on hand

- **We Provide Quality Home Inspections:**  
mold, radon, lead and asbestos testing also available
- **Ask about presentations to your Agency**

#### Other Energy Saving Tips

##### Water Heaters:

- Account for as much as 20% of a home's energy usage
- Reduce the water temperature to 120° F
- Install low flow shower heads
- Insulate tank with water heater blanket or jacket

##### Central Air Conditioner Thermostats:

- Adjusting can make a huge difference
- If a thermostat is set at 78°F, each degree it is reduced will increase your bill approximately 5% (varies upon house and unit).
- Programmable thermostat can adjust the temperature while no one is home, reducing the unit run time as much as 2 hours each day.

##### Attic Ventilation:

- Proper ventilation reduces attic temperature and removes moisture from the attic.
- Accumulated moisture in the attic will ruin attic insulation, stain ceilings and possibly result in mold problems.
- It is recommended to have 1 square foot of vent area per 150 square feet of attic floor area and 50% of vent area be in the form of Soffit vents, which are located on the outside of your house under the overhanging part of the roof.
- These vents should not be covered with insulation or clogged with debris.

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