

Air Conditioners... by Inspector Weeks

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Summer is nearly upon us and with the recent warm spell I think it is time we had a chat about air conditioners. It is time to get the covers off and let the rain clean out any winter dust. Hopefully you turned off the breaker at the main electrical panel last fall, it's now time to turn it back on. The power needs to be turned on at least 48 hours before operating the system to give it a chance to warm up. Yes, warm up ! Inside the base of the exterior compressor is a small amount of fluid that, similar to your cars oil and block heater, needs to be warmed up prior to use. Doing this will make starting the A/C unit less stressful on the motor. Air conditioners are like any other motor that you have in your home or vehicle and although the tendency to hide them from sight is tempting, remember that all motors get hot and need room to breathe. Be sure to keep those shrubs and plants well clear. By providing a free flow of air around the exterior compressor unit, your air conditioner will not only work better you will also prevent premature breakdown. This is also a good time to change the dust filter on your furnace. The section of the air conditioner inside the furnace, called the Evaporator Coil, likes clean air just as much as your heating system does. A common diagnosis by service technicians for failing air conditioning units is a clogged or dirty evaporator coil. A fresh furnace filter may help prevent breakdowns. An annual maintenance check by a qualified service technician is always a good idea.

I welcome your questions please forward them to , Inspector Weeks ,c/o Peter Weeks Home Inspections PWHI@sympatico.ca or by phone at 613.290.3697.

Peter Weeks has been a Chelsea resident for 18 years. As a general contractor since 1988, he has been doing **Residential Home Inspections** for about three years. He is an Associate Member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB and BNI. **He is a Qualified and Fully Insured Inspector.** You may Visit his Website at www.PWHOMEINSPECTIONS.COM.