

HVAC Maintenance Checklist

Before you turn on your heat this fall, check out these key components in your home.



- Furnace:**
Most furnace maintenance should be conducted by a licensed professional once a year (before heating season), but homeowners should change the air filter monthly to keep allergens and pathogens away. Also, check for gas leaks, inspect the flue system and fan belt for cracks or fraying, monitor gas pressure, and check the pilot light for discoloration.
- Condensing unit:**
According to Trane, homeowners can use “a garden hose to spray any dust and dirt off of the coil. Avoid using high water pressure, as the fins can be easily bent.”
- Heat exchanger:**
Homeowners should inspect for cracks and deterioration. If you find anything out of sorts, call a professional immediately.
- Evaporator coil:**
Clean coil with a small broom-like brush to ensure the heat is absorbed from air passing over it. If homeowners don't feeling comfortable doing this, call a professional.
- Outdoor refrigerant tubes:**
Inspect for proper refrigerant level and adjust if necessary.
- Thermostat:**
Airborne particles can build up around the thermostat's internals. Remove the cover and disconnect the unit from power. Use a soft brush or can of compressed air to gently clean the interior components, and move parts to ensure you don't miss anything. After a thorough cleaning, check for loose or corroded wires and terminal screws.
- Vents:**
Consider enlarging or adding vents if your home feels too stuffy or over-humidified.
- Heat pump:**
Clean or change air filters once a month or as needed, and monitor for the correct refrigerant charge. Clean outdoor coils and the supply and return registers whenever they appear dirty, and remove natural.

