Professional Property Inspections

NEWSLETTER

Fall Maintenance Check List

As the chilly months approach, it's time to ensure that your heating system is running efficiently and effectively. Regular maintenance not only prolongs the life of your system but also enhances energy efficiency and keeps your home warm and cozy.

Why Maintenance Matters:

1- **Prevent Breakdowns:** Regular check-ups can catch potential issues before they become costly repairs.
2- **Boost Efficiency:** A well-maintained heating system uses less energy, saving you money on your utility bills.
3- **Improve Air Quality:** Clean systems help maintain better indoor air quality for you and your family.
4- **Avoid Pipe Freeze:** If your system breaks down for even as little as one night, this can lead to pipe freeze which can cause major damage inside of your home.

Maintenance Tips:

1- **Schedule an Annual Inspection:** Have a professional check your system once a year. Systems often need minor maintenance repairs or adjustment after sitting idle all summer long.
2- **Change Filters Regularly:** Dirty filters can restrict airflow and reduce efficiency and can even reduce a system's ability to heat or cool a space. Consider high efficiency filters to catch contaminants such as mold and other allergens.
3- **Keep Vents Clear:** Ensure that furniture or drapes don't block vents to maximize airflow. Also consider having your duct system professionally cleaned.
4- **Bleed Your Radiators:** Baseboard and radiator systems typically require bleeding every fall to ensure all radiators have proper heat flow. This is an easy but important task
5- **Check Thermostat Settings:** Remember to turn on your heating thermostats since they have probably been turned off for the summer. Cold nights are here, and your system will likely start to turn on at night.

6- **Check Oil Tank:** If you have an oil fire system ensure you have your oil tank topped off. If you run out of oil the system can get clogged and need priming which means you may have to call for service. Also check the bottom of your oil tank for any leakage.