



## **Why do we make such a Big Deal about HVAC Maintenance?**



*This clogged filter is driving up  
the homeowner's utility bills.*

*Simply put, the lack of it will cost you money!*

- Some air conditioning and heating problems can double operating costs while decreasing comfort.
- A refrigerant undercharge of only 10% can increase operating costs by almost 20%.
- A dirty evaporator, condenser and blower could increase air conditioning or heat pump electrical usage by 50% or more.
- Just 1/100 of an inch of dirt or film on an evaporator coil can reduce cooling and heating efficiency by 5%.

*All leading manufacturers recommend regular maintenance  
to ensure peak performance.*

Here are some statistics compiled by the Comfort Institute ([www.comfortinstitute.org](http://www.comfortinstitute.org)):

- 90% of the units tested exhibited some sort of energy-wasting problem
- 40% failed to meet minimum airflow criterion. 20% were barely inside the range specified by manufacturers.
- A deficiency of only 20% in indoor airflow reduces the efficiency rating by 17%.
- A 15% return air leak from a 120° attic could reduce efficiency by 50%
- A 23% refrigerant undercharge could result in a 52% efficiency loss.

According to Honeywell, a typical heat pump would lose almost 50% of its efficiency after 20 years, even if a typical "dust stop" filter had been installed. Also, in 20 years, a unit's efficiency could degrade by 50% if it is not properly maintained. This would double the energy cost!

Most service people leave behind a tag or label when they perform service. The lack of a tag or a label makes us suspect whether the yearly routine maintenance was performed. Combine this with a dirty filter or other indicators and we will call for "Cleaning and Service". Additional indicators may cause us to upgrade our recommendation to "Complete System Evaluation".

A typical service contract for an HVAC system, including a spring and a fall checkup, usually starts at about \$185 per year per unit, which is about the same as a single service call. Contracts that include parts and labor usually start at about \$400 per year per unit. Still, a contract is less expensive than an emergency repair call, especially for problems that arise on weekends or holidays.