

Cooling Tips for Property Owners

- **Inspect Air Filters Often.** Check every month during the cooling season. Wash or replace as needed.
- **Don't Overcool.** It's expensive and uncomfortable. The temperature difference between indoors and outside should be 15 degrees or less.
- **Keep Condenser Clean.** It is located outdoors, so check for leaves and debris. Be sure airflow is not obstructed.
- **Follow A Service Schedule.** Regular lubrication is essential. Check fan belt tension each season. Have a professional check the equipment every other year.
- **Place Window Units Carefully.** Avoid corners, closets, and obstructions. Install on the shady side of the house if possible.
- **Weather-strip Doors And Windows.** Caulk cracks in outside walls and foundation.
- **"Button Up"** when indoor air is cooler than the outdoor temperature. On hot days, close doors and windows from morning to evening.
- **Use Storm Doors and Windows** during summer months in rooms that are air-conditioned. This reduces heat inflow and cool air loss.
- **Plan Your "Warm" Activities.** Do laundry, dishwashing and ironing in off peak hours, early morning or late in the evening. You'll be more comfortable.
- **Reduce Indoor Activities** that produce extra heat and moisture.
- **Turn Off Lights and other appliances** that generate heat (TV, stereo, etc.) except when actually in use.
- **Use the Freezer and Refrigerator Efficiently.** Open these appliances as little as possible and keep their condensing units dust-free.
- **Close Off "Hot Spots"** when the kitchen, laundry room and water heater are behind closed doors, other rooms stay cooler and drier.
- **Use exhaust fans** in the kitchen, laundry area and bath to push heat and humidity safely outside.
- **Use ceiling fans.** House fans can often be used in the evening instead of the air conditioner. The electricity consumption is much less than that of the air-conditioner.