

Time to check air conditioning

By Buzz Currie

It is that time of the year again and you are probably thinking of cranking up the old air conditioning. You want to be ready to beat the heat. Give your air conditioning system a break - don't break it. You can do this by carrying out some basic checks to ensure long life and good service from your system.

Rule #1 - Don't turn on your air conditioner to the cooling mode unless the electrical power has been on for at least 12, preferably 24, hours. This will ensure the compressor lubricating oil is not diluted by the refrigerant.

Rule #2 - Don't turn on your system at outdoor temperatures below about 18° C or 65°F. Again, the air conditioner is designed to operate in warm weather.

Now for the basic check-up. Start with the outdoor unit and check the following:

1. Turn off the power to the furnace and air conditioner.
2. Inspect the outdoor unit for the general condition of the coil, the fan and the refrigerant lines.
3. Make sure the unit is clear of leaves and remove any shrubs or other obstructions to the air flow around the cooling unit.
4. Check the indoor unit for the following:
 1. Examine the refrigerant lines

House and Home



to the furnace.

2. Check the condensation drain line to provide the free flow of water from the evaporator tray in the furnace air plenum.

3. Make sure your furnace air filter is clean. You should wash or replace your air filter each month when you have a heating/air conditioning system.

Now, you can turn the furnace switch on and turn the power on for the air conditioner. Wait until the next day or the first warm day before giving the air conditioner a test run. When you turn the system on, you may have a start delay of up to five minutes. This is normal and the delay will depend on your type of equipment. When it is run-

ning, go outside and listen to the fan and compressor.

If you hear any sound or unusual noises, shut the system down and call a repair man. The fan air from the condenser coils should be hot. If your system seems to be working well, you should not need a service check more than every two years.

To keep your air conditioning running at maximum efficiency, check that:

1. The furnace air filter is clean.
2. There is free air flow around the coils of the outside unit.
3. Windows and doors are kept shut as much as possible.
4. Window shades in any unused rooms are closed during the heat of the day to reduce heat gain from the sun.

Buzz is an Associate Member of the Ontario Association of Home Inspectors and operates House and Home Inspections Limited. Call 877-9475 if you have any questions or suggestions for future articles.



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\$319,000 ~ ROCKWOOD

on a double lot backing on to Grand River Conservation this custom built 3800 sq. ft. home features a 4 car Garage, 2 Bedroom in-law suite, heat pump, solarium (2 story) and a master suite with all comforts. Priced below builder's cost. Call Wayne*. RMRW93-32

\$195,500 ~ ROCKWOOD

Custom-built with you in mind. 1750 sq. ft. of upgraded luxury in this 4-year-old 3 bedroom home. Cathedral ceilings, fireplace, family room & inground pool are a few of the features. Just call Wayne. RMRW93-25

\$289,000 JUST FOR YOU

16.5 scenic acres 3 miles north of Hwy. 24 on a maple-lined paved road. Featuring a 12 year old custom built quality home. Approx. 13 acres workable and a steel, insulated and heated workshop with large door access. This property shows a "10". Call Wayne Saunders*. RMRW93-55

\$184,900 ~ HISTORIC

It started in 1873 as a country school house located just east of Rockwood off Hwy. 7. This historic, renovated home is now for sale. Placed on .8 acre and featuring 3+ bedrooms, country kitchen, main floor laundry, cathedral ceilings and much more! Just call Wayne. RMRW93-26

EDEN MILLS \$199,000

Presently 2 residences (1 was built 5 years ago). This updated property has some commercial uses as well. Placed on a mature lot 78' x 132' and in a picturesque setting, near the River. Call Wayne for details. RMRW93-56

\$159,900 ~ SOUTH ROCKWOOD

This spacious updated Century Home offers all the modern conveniences with the charm of yesteryear. A 2 minute walk from Rockwood Conservation Park on a well treed & landscaped lot and having extensive rockeries & terraced grounds. A pleasure to view. Call Wayne*. RMRW93-39

\$225,000 ~ HOBBY FARM

20 acres located just 5 miles north of Hwy. 24. This spacious property offers approx. 3 acres of bush, a large pond and a secluded 2180 sq. ft. 2 storey home only 19 years old. Included is a 35 x 25 block & steel barn. Just call Wayne. RMRW93-27

\$234,900 JUST FOR YOU

This 4 year old home located 3 miles from Acton and 14 miles by Hwy. 25 to the 401 is placed on 4.86 acres of rolling land. A lovely mature setting with maples across the front and mixed bush to the rear and an 80 ft. pond. Open concept of 2x6 construction with R20 walls & R40 ceilings the home is tasteful & a pleasure to view. RMRW93-16

\$189,900

Well-cared for custom bungalow in mature village setting east of Rockwood. Additional workshop and garage for the hobbyist. New kitchen. Ideal for retirement or ?. Call Wayne Saunders*. RMRW93-49

\$314,900 - EDEN MILLS

A private piece of nature (2.7 acres) backing onto the Eramosa River. Canoeing or skating, pick your season. This 2650 sq. ft. residence lacks nothing. A recent gourmet kitchen, 24' x 21' oak floored living room with massive stone fireplace, 21' x 14' master bedroom with 4 pc. bath and walk-in closet, 21' x 13.6' elevated family room. The list goes on and on. A pleasure to view, a pleasure to own. Call Wayne for details of this fine offering. RMRW93-57

\$279,900 PRIVATE AND PRETTY

2.6 acres only 20 minutes to the 401 or 10 minutes east to Guelph. 24 x 32 ft. 4 year old workshop, 400 amp service, central air, 4 bathrooms, in-law suite in basement with full walkout, 5 bedrooms, family room with fireplace, den with fireplace, plus a huge deck. This 12 year old custom built quality 2600 sq. ft. home has it all! RMRW93-01

\$279,500

On a Maple-treed acre east of Rockwood & just off Hwy. 7. Custom home offering 4 bedrooms, cedar Florida room with hot tub, fireplace in family room, and a bunch more. Two workshops with heat & hydro & the larger being 32' x 40' insulated, floor drains, and set up for large trucks. Just call Wayne*. RMRW93-37

VACANT LAND

\$234,900. Lovely 46 acre parcel, 30 of which is workable. Located on a paved maple-lined road 1 1/2 miles north of HWY 7 and just west of Acton. Picture perfect with numerous building sites. RMRW93-17

\$154,000. 22.8 Acres of potential! Rolling land with 10 acres of bush, 4 acres are hardwood and approx. 12 acres of worked land. Very secluded & private. Your plans or ours? Call Wayne*.

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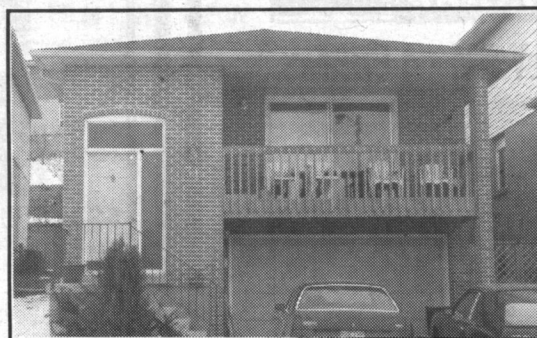
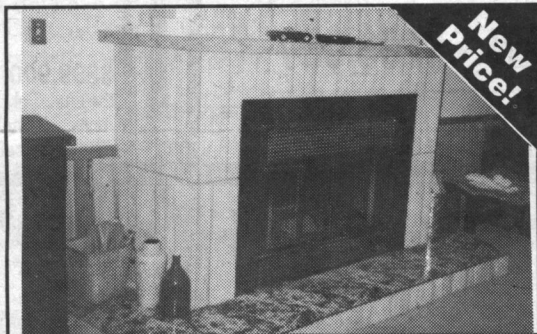
DO YOU NEED MORE SPACE?

Large bedrooms and huge eat-in kitchen, 2 walkouts, beautifully finished basement with 3 piece washroom. Central air, 1 1/2 garage. All this and more for \$174,900. Call Cheryl Jackson*.

OPEN HOUSE

Sunday
June 13
2:00 - 4:00

34 Rossett Valley Crt.
Georgetown

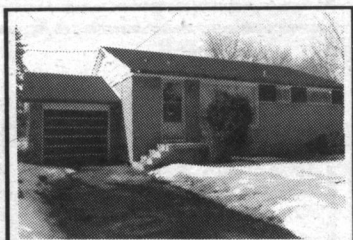


PRICED TO SELL!

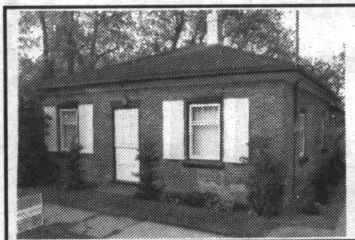
Absolutely exquisite taste in decorating. This 3 bedroom townhouse has a walkout from living room, to quaint little patio. Lovely bright eat-in kitchen with new flooring in bathrooms as well. Single car garage. \$139,900. Call Cheryl* 0069



SOLD IN 10 DAYS



SOLD IN 2 WEEKS



SOLD IN 3 WEEKS

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* sales representative