

Introducing *presio!* AC Service

Facts about Air Conditioning Equipment Maintenance

AC equipment is designed to cool by capturing heat in the air, storing it in a refrigerant, and sending it through pipes to an outside unit that uses outside air to take the heat away. During both of these inside and outside actions, adequate air flow over tiny metal fins is extremely important for the system to be effective.

Inside the house, there is usually an air filter which protects the coil fins from accumulating dirt; outside, the process depends on having relatively clean air pulled over the coils. Rain also helps wash off the fins, if the AC is running and it is raining. But without reliable regular maintenance, all bets are off. Dirt, debris and moisture combine together to coat the fins acting as insulation, causing equipment to work harder and longer to perform the cooling function. Deterioration of performance is slow. It maybe hard to see at first, but the effects are long-term and will be costly.

What You Don't See Now Affects You Later

Just like your car, a regular maintenance plan for your AC equipment is essential for long-term performance and reliability. As coils and electrical contacts are exposed to salt-sea air, they slowly become less-effective and much more prone to failure. It's a fact all HVAC equipment manufacturers reduce the compressor warranty from 15 to 5 years if equipment is ocean-side unless special anticorrosive treatments (known in the industry as a Sea-Coast package) are implemented. Due to the increased cost of this process, the special treatments are almost never requested by contractors at the time of installation.

Protecting Your Investment from the Start

Rental properties straddle the definition between residential and commercial; commercial firms build them, but the equipment installed is often only residential-grade. To the end-owner, overhead costs for these investment-producing properties fall somewhere near owning a second home - the owner pays all operational bills. Without heavy-duty commercial equipment, extra care is needed from the start.

Nearly 75% of all rental property electrical costs are incurred from AC/Heat and Hot-water usage. Failure or poor performance of any of these systems can and will have a substantial and proportional impact on income stream. It makes good sense to minimize as many controllable costs as possible. This is where choices are important.

How We Help You Make a Plan

Kelpinc has been working for Rocky Point property owners since 2002. We own rental property here, work directly with condo development maintenance engineering, and have now designed AC maintenance plans to help you get the most enjoyment and profit from your property. Our plans are built from the ground-up to support the unique challenges of remotely owned rental properties.

The Cost of Energy- the Need to Conserve

As a last comment, the cost of energy may never go down again. Conserving energy, by contrast, helps hold down costs to both owners and renters. Kelpinc believes good maintenance goes hand-in-hand with conservation by exposing problems and preventing wasteful use - often waste that is so easy to control.