

Heating and Air Conditioning Filters

A clean system runs more efficiently which SAVES YOU MONEY. Dirty HVAC filters will cause the system coils to become clogged, which can restrict airflow to the point where the system actually freezes (ice will form). It will also cause the drain line to become clogged; forcing the normal condensation that should flow out the drain line to overflow into your home. If either of these happens, the Tenant will be billed for the cost of cleaning the system, extracting any water from the property, and the cost of repairing any water damage to the home. These costs are very expensive. So, change your HVAC filters every 30 days! This will prevent dirty coils and clogged drain lines while keeping your energy consumption low. If you notice moisture in/around the HVAC closet, contact us IMMEDIATELY.

All central heat & air conditioning systems have filters. If you cannot locate yours please call our maintenance department. They will be happy to assist you. If the filter is a washable type, clean and reinstall it monthly. If it is disposable, replace it with a new one every month. Whichever type it is, ensure that it fits snugly on all sides and stays down securely. Contact us immediately if the filter that is in place when you move in is dirty, not the right size, missing, damaged, or installed incorrectly.