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For more ways to save money as a homeowner or find an energy efficient home, please call me today.

The average American homeowner spends $2,000 a year on energy bills. Half of that is for heating and cooling costs they can reduce with this maintenance checklist:

**For your AC unit**

* Clear the area within two feet of the unit of grass and debris.
* Replace or clean washable air filters every month.
* Check the refrigerant – having too much or too little refrigerant will reduce the efficiency and life of the unit.
* Call a pro to tighten and lubricate all of the unit’s moving parts – electrical connections, components and all.
* Clean the dust off the evaporator and yard debris from your air conditioning coils.

**For your home**

* Install a programmable thermostat or an energy-efficient HVAC system and adjust to make it as efficient as possible.
* Look into blower door testing and weathering work to check that your home is keeping cool air inside. It’s a waste to let that expensive air escape to the great outdoors.
* Ceiling fans are a quick fix and whole house fans can ramp up cooling without reaching for expensive AC.
* Use natural lighting during the day when you can. Replace incandescent light bulbs with compact fluorescent (CFL) bulbs, which use 75% less electricity.