

General

Shut off water when you are going to be away for more than a day or two. Damage from a leak, burst water heater or boost pump can be substantial. Get water alarms – under \$10 and put near water heater, pump and other areas, especially those that are out of sight that could have water leakage

Water Heaters

Water heater should be set to no more than 120-125 degrees max;
Test water temperature at kitchen faucet with meat thermometer, should be 119-122deg
Check around water heater (top) flue for white residue or soot; If you have either, get it checked right away
Water heater should be flushed twice a year – no less than once a year
Attach hose to outlet at bottom of tank and run hose to basement sink or drain or out a cellar window. Open outlet and let run 10-15 minutes then shut off.
Anodizing rod should be changed every 2-3 years.
Allen's will come and do a free inspection of your unit and show you how to flush it.
Allen's will flush your system for \$30

Heating-Air Conditioning

HVAC - A/C season change filter every 30 days - use inexpensive non-pleated type for A/C season. You want maximum flow when cooling.
During heating season use pleated and change every 60 days
Wash outside condenser unit with water low pressure and Simple Green - to clean 'fins'. Do not power wash – can damage fins.
Covering A/C in winter – doesn't seem to be a clear consensus on whether or not to cover when it is not in use. Need to keep leaves and yard debris out of the unit.

Boost Pumps – do not bother to try to adjust/repair existing Davey units
A Y McDonald Duramac provided a 35 psi delta and are very quiet \$1200-\$1500 installed. Check them out at
<http://www.aymcdonald.com/en-US/DuraMAC-Booster-Pump-Residential.html>

Gas Fireplaces – do not shut off pilot light; can result in corrosion that will cause unit not to operate – gas savings is minimal

Appliance Service - All Star Appliance – Waterbury – recommended by Allen's

Allen's Plumbing Supply is the retail outlet at 145 Bank St Seymour 203-888-5105 www.allensplumbingsupply.com

Seymour Energy Services(same location) 203-888-1700 is an affiliated service and installation provider www.seymourenergy.com