

Illinois Homeowner AC Maintenance Checklist



Keep your air conditioning running efficiently through Illinois heat and humidity. A little seasonal maintenance can help lower energy costs, improve cooling performance, reduce the chance of mid-summer breakdowns, and extend the life of your air conditioning system.

QUICK HOMEOWNER TIP

1. Keep the air filter clean
2. Keep the outdoor condenser clear of debris

These two simple steps often make the biggest difference during hot, humid Illinois summer stretches.

MONTHLY DURING COOLING SEASON

- Check the air filter and replace if dirty (typically every 1–3 months)
- Make sure supply and return vents are open and unobstructed
- Listen for unusual sounds such as rattling, buzzing, or clicking

SPRING START-UP CHECKLIST

- Remove leaves, grass clippings, cottonwood, and debris around the outdoor unit
- Keep at least 2 feet of open space around the condenser
- Turn off power and gently rinse outdoor condenser coils with a garden hose
- Check refrigerant line insulation and replace if cracked or missing
- Test the thermostat in cooling mode before the first hot day

DURING HUMID ILLINOIS SUMMER WEATHER

- Confirm the home is cooling evenly from room to room
- Inspect the condensate drain line for clogs or standing water
- Watch for longer run times, weak airflow, warm air from vents, or unexpected increases in electric bills

ONCE EACH YEAR

- Schedule a professional HVAC tune-up before peak summer temperatures
- Thinking about buying or selling a home? Seasonal maintenance protects comfort today and helps preserve home value over time.



DAVID SEGATTI

630-290-7691 | david@davidsegatti.com
Broker | REALTOR® | www.davidsegatti.com
450 E 22nd St, #176, Lombard, IL 60148

