



**Dickson Development Corporation**  
A Tradition of Innovative Quality Construction

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## Building Success 101

*Q: What do we at Dickson Development need for success?*

A: The answer for us starts with clients. We and our trade partners and suppliers appreciate all of the opportunities we have had to serve our clients. As 2010 begins, our need is to have as many opportunities to meet with potential clients as possible to discuss their residential building needs. Whether the project is new home, an addition or renovation to an existing house or a remodeling of the kitchen or baths, as our previous clients know, we have the experience to deliver quality construction with a high level of

## Heating and Cooling System Care

A new home today is built to consume less energy than those of just a decade ago. Such a home is nearly airtight with controlled fresh-air ventilation for energy efficiency and improved indoor air quality. To heat and cool a home built for high performance, we at Dickson Development help our clients select top-quality heating and cooling equipment to ensure year-round comfort and energy savings.

We find when working with clients on planning an addition or renovation that many existing homes have outdated HVAC equipment. Today's energy efficient gas furnaces operate at between 92% and 95% efficiency as compared to older units that run at 60% to 80% efficiency. For air conditioners today the minimum Seer rating permitted in equipment in New Jersey is 13. Older units can be running with a SEER rating of from 7 to 10. This older equipment, though operating, wastes your money. In addition to the energy inefficiency of the equipment, older duct work can have a great deal of air leakage. Having the ducts professionally sealed to today's standards will also save energy and the system will work more efficiently delivering the conditioned air properly.

Regardless, if you want your equipment to perform as designed, whether old or new, you must maintain it. Fortunately, the proper maintenance of heating, ventilating, and air conditioning systems (commonly referred to as "HVAC") does not require homeowners to be mechanical contractors. A few easy steps for preventive care, conducted on schedule, are usually all it takes to keep those systems humming at peak performance.

The vast majority of residential HVAC systems are "forced air" configurations. The system consists of a centrally located condenser along with a furnace and blower units that push heated or cooled air through a network of large pipes (or ducts) into the rooms of the house through vent registers.

A forced air system relies on other ducts to suck in and return air to the system from registers near the ceiling. "Return" air is either recycled through the system or exhausted to the outside, keeping the inside air fresh and comfortable.

Maintaining this system starts at the blower, which circulates a high volume of air. The blower contains a removable filter to prevent small particles and allergens from contaminating the indoor air. For most HVAC systems, the filter should be replaced every three months. Some newer, high-performance systems may have filters that only need to be replaced semi-annually or even just once a year. Consult your owner's manual for

customer service.

If someone you know is considering a project at their home where we could be of assistance please ask them to call me. Of course, if we can assist you with additional work at your home we are always available.

I wish all of our readers a happy and healthy new year.

Richard Dickson

frequency of replacement as well as size of filter. Filters of all sizes are available at most home improvement and hardware stores and are easy to remove and reinsert into the blower.

The next component to maintain is the ductwork. It's a good idea, even in a new house, to have the ducts cleaned out at least every two years.

On the same every-other-year schedule, the entire HVAC system should be checked by a professional mechanical contractor. This check-up will ensure that the system is operating properly; bringing enough fresh air into the house, providing adequate ventilation and maximizing energy efficiency. Homeowners can do random spot checks by inspecting the outside of the equipment for any leaks, cracks, or other abnormalities and reporting those to their HVAC service contractor.

This type of simple and inexpensive maintenance program will help to keep the HVAC system running at optimum performance for many years.

If you have a home with HVAC equipment older than 10 years it may be time to replace it. Call us at Dickson Development for a consultation concerning upgrading the system.

Warm regards,

*Richard*

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