

CLIMATE CONTROL

Indoor Climate Control and Air Quality are vital to the health of your condo occupiers, the observation of energy efficiency, as well as the upkeep of your finishes and some of your furnishings. As a responsible homeowner, it is important to observe diligence in climate control. Be mindful that any damage resulting to improper maintenance will not be covered by warranty.

These are the 3 Climate Control devices in your condo unit:

1 | THERMOSTAT

The thermostat is a wall-mounted electronic device that senses, measures and regulates the temperature of the room.

- Functionality
 1. Programmable/Wi-Fi connectivity
 2. Different modes – the “Auto” function is the best to use
 3. Actual temperature of your home vs set temperature may differ
 4. Running the fan all the time may result in higher costs
- Winter – don’t leave your windows or doors open as your pipes can freeze and your fan coil can burst

2 | FAN COIL UNIT (FCU) VS. ENERGY RECOVERY VENTILATOR (ERV)

- A fan coil unit (FCU) is a device that uses a coil and a fan to heat or cool a room without connecting to ductwork. Indoor air moves over the coil, which heats or cools the air before pushing it back out into the room.
- An Energy Recovery Ventilator (ERV) provides fresh air from outside into your home, while exhausting stale air from inside your home.

3 | FILTERS: FAN COIL FILTER & ERV FILTER

- Importance of regularly changing your filters
- Fan coil should be changed at least every 3 months - homes with smokers, pets, or residents with environmental sensitivities may need their filters changed more frequently and with a heavy-duty type of filter
- Property management schedules regular maintenance for your community at least once a year