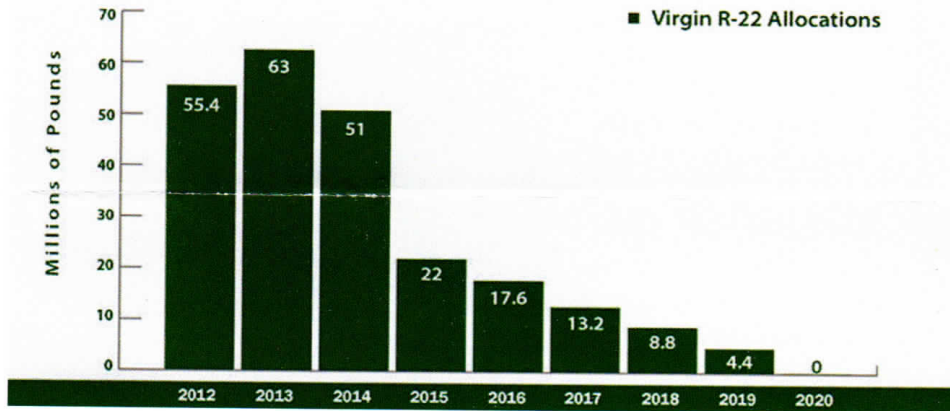


Comfort @ Line

Spring/Summer 2017

Your Comfort is Our Business

HCFC-22 Allocation Rule



Update on Phaseout of R-22 (Freon)

R-22, more commonly known as Freon, has been the standard refrigerant used in air conditioning equipment for most of the last 50 years. The majority of the air conditioning equipment in this country still uses R-22, a hydrochlorofluorocarbon (HCFC) compound containing a chlorine molecule. Scientific research has shown that the chlorine in HCFCs contributes to the depletion of the ozone layer. At the Montréal Protocol, 197 developing and developed countries met and agreed to phase out the use of HCFCs.

The Phaseout

This phaseout has been in progress for many years. In 2010, the U.S. Environmental Protection Agency (EPA) banned the manufacture of all air conditioning systems designed specifically for R-22. In October 2014, the EPA finalized its plans for phasing out the production of R-22 by the year 2020. This phaseout gradually reduces the amount of R-22 which can be produced each year from 51 million pounds in 2014 to 4 million pounds in 2019. After 2019, all new or imported R-22 will be banned in the U.S. market.

The primary refrigerant used in air conditioning equipment manufactured after 2010 is R-410A. R-410A is a hydrofluorocarbon (HFC) which does not contain a chlorine molecule. R410A equipment is highly efficient and better for the environment.

Does my air conditioner need to be replaced?

The EPA is not mandating the replacement of any air conditioning systems that use R-22. Hart & Iliff should be able to continue to service and repair them for quite some time. The problem is, as R-22 production is phased out, it has become more and more scarce and much more expensive. (R-22 currently costs six times more than R-410A.) By 2020, R-22 may be unavailable. At that point, if you need additional refrigerant, the only option (other than replacing your system) may be to recover all the R-22 and replace it with an R-22 replacement refrigerant such as R-427A. While your unit will run on R-427A, it will inevitably result in some decrease in efficiency. The bottom line is, if your existing unit needs any type of major repair, you should seriously consider replacing it with an R-410A unit rather than investing in what has become obsolete equipment.

Government Funds Still Available to Pay for Cleanup of Leaking Underground Storage Tanks

Between 2005 and 2011, the New Jersey Underground Storage Tank Remediation Upgrade and Closure Fund (UST Fund) offered grants to cover the cost of removing an underground tank and replacing it with an aboveground tank. Many of our customers took advantage of this program. In 2011, the program ran low on funds, and grants for removing and replacing an underground tank were discontinued. However, what many people don't know, is that if you remove an underground tank and discover the tank is leaking, funding is still available to cover the cost of the cleanup. The only downside is that the demand is so great, there is a wait of approximately four years for a cleanup grant to be approved.

If you still have an underground tank and plan on staying in your home for some time, it makes sense to consider replacing it now. If the tank is removed and it's not leaking, no problem. If it is leaking, you can wait to do the cleanup until your grant is approved. There are income and net worth requirements in order to qualify for a grant. These requirements are as follows:

1. Your taxable income as shown on your form 1040, must be less than \$250,000 per year.

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Hart & Iliff

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Time To Tune-Up Your Central Air Conditioner

Air conditioning manufacturers recommend that your central air conditioning system be checked by a professional on an annual basis. Our Air Conditioning Seasonal Check-Up and Maintenance Program is similar to an annual tune-up of your heating system. It costs only



\$139 plus tax and will save you money by ensuring that your air conditioner is operating at peak efficiency all summer long. Our Air Conditioning Seasonal Check-Up and Maintenance Program includes cleaning, inspection, testing and lubrication of your system's parts and functions. Call us at 973-383-1421 to set up your appointment today.

Government Funds... from page 1

2. Your net worth, excluding equity in your principal residence and any pension or retirement plan funds, must be less than \$500,000.
3. Your annual expenses must be at least 51% of your annual taxable income. In other words, you must show that you are saving less than 49% of your income.

Grant applications for leaking underground tanks are available on the New Jersey DEP website at www.nj.gov/dep. We are always glad to help our customers complete these forms and submit them properly. These applications are not filed until after the underground tank has been removed and is shown to be leaking. Hart & Iliff can install a new tank for you and arrange for the removal of your underground tank.

If you have questions about the UST Fund or want pricing to replace your tank, call us at 973-383-1421.

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