

IS MY EVAPORATIVE AIR CONDITIONER WORKING PROPERLY

Stairway Real Estate — Property Management

Here's a practical guide for checking if your evaporative cooler is working properly:

Supplied air temperature test

Check the BOM weather data for your area and note the outdoor temperature and dew point. (Search for "WBGT and Apparent Temperature for Western Australia" on the BOM website. Find the current Perth Dew Point.) Using a basic thermometer measure the temperature of air coming from your vents and compare it to the outside air temperature and dew point.

- Dew point below 10°C: Expect 15-20°C temperature drop (excellent cooling)
- Dew point 10-15°C: Expect 10-15°C temperature drop (good cooling)
- Dew point 15-20°C: Expect 5-10°C temperature drop (moderate cooling)
- Dew point above 20°C: Expect less than 5°C drop (poor cooling - evaporative cooling struggles in these conditions)

The supplied air temperature should end up somewhere between the dew point and about 5-8°C above it.

Drain output observation

During startup, you should see water draining from the bleed-off outlet for the first 5-10 minutes as the system fills. After this initial fill, a properly working system will have a small but steady trickle of water draining continuously while operating - this "bleed" prevents mineral buildup.

If there's no drain flow at all, your water supply might be blocked or the float valve could be stuck. If water is gushing out excessively, you may have a stuck bleed valve or overflow issue.

Visual and sensory checks

Walk around to each vent and check that airflow feels strong and consistent. Listen for unusual grinding, squealing, or rattling noises from the unit itself. Musty or mouldy smells indicate the pads need cleaning or replacement. The air should smell fresh and slightly humid.