

Over the years we gathered information to help you take care of the items in your unit.

If your condo is vacant for a few months at a time,

- Shut off the water valve to the condo unit.
- Open all faucets and flush all toilets to drain water.
- Run your washing machine and dishwasher to flush the water out.
- Pour a splash of vinegar down all drains and toilet bowls.

Water Heater Maintenance

A water heater leak can cause significant damage to your condo and the surrounding condos. Taking proper care of your water heater can help you avoid costly repairs and replacements down the road.

Know the Warning Signs

Several warning signs indicate your water heater needs repair or replacement, such as strange noises coming from the unit, wet spots on the floor around the unit, or rust-colored water coming from the faucets.

If you spot any of these signs, your water heater could need repairing or replacing.

- Your hot water smells like rotten eggs
- Your water is discolored or brown
- Your water smells rusty
- Your water heater is leaking
- Water in the pan
- Don't ignore strange noises

Some of the most common noises you might hear include popping, banging, or hissing. These noises are usually caused by sediment build-up in the tank. When the water is heated, the sediment expands and can cause these types of noises. If you hear any strange noises coming from your unit, it's important to have it checked out by a professional as soon as possible.

Install a Water Alarm

A water alarm is a simple device that can detect leaks in your unit and shut the water off automatically to prevent further damage. This is a great way to protect your condo from water damage in the event of a leak. You can pick up a water alarm from most hardware stores. In most cases, all you'll need to do to install it is place it on the floor near your water heater.

Air Conditioner

Air handler (inside unit)

Flush the AC condensate line every 30 days.

Remove the drain line cap and pour around 1/4 cup of vinegar straight down the line. Let the vinegar sit undisturbed for at least 30 minutes. Then pour water straight into the drain line like you did with the vinegar and keep an eye on the water making sure it does not flow into the drain pan. You don't need to flush out the system for a long time, just long enough to ensure the line is clear.

Replace your AC filter

Regularly changing your filters will prolong the life of your AC, help ensure that it runs efficiently and keeps the air inside your home clean. Generally, experts recommend changing your air filters every 30 to 60 days in Florida. However, you might need to change them more frequently than that depending on certain factors, like:

- the type of filter you use.
- how frequently you use your AC.
- how many pets live in your home.
- if you or other members of your household have allergies

Air Compressor (on roof)

Have an AC company perform a maintenance check on your AC. Have them check to see:

- if there is foam covering the AC lines
- if the unit is anchored properly
- if the ground cable is attached
- if there are any exposed wires (these items are NOT usually a part of an AC companies maintenance program)

Water Valves

- Exercise water valves under your sinks and behind the refrigerator by closing and reopening.
- Exercise the main water shutoff valve by closing and reopening. Make sure there is no rust or water dripping.

Drains

- Throw out grease. Never rinse grease down the drain!
- Pour boiling water down the sink and shower drains once a week.
- Use baking soda and vinegar to clean drainpipes.
- Dump a teaspoon of salt into a drain, followed by ¼ cup of white vinegar.

Toilet Supply Lines

- Regularly inspect the water supply line for any signs of leaks or damage.
- Replace the water supply line if it shows signs of wear or corrosion.
- Avoid using harsh chemicals or cleaners that could damage the supply line.
- Keep the area around the supply line clean, and free from debris or obstructions.

Plastic vs. Metal Toilet Supply Lines

Metal toilet supply lines come in a couple of different types, mainly brass and copper. The metal supply lines are the ones we recommend for condos. They are resistant to corrosion and will not crack over time or become brittle like plastic ones. When the plastic ones break, expect a full-on flood.