

Maintenance Tips

Water Supply	<ul style="list-style-type: none"> ▪ Periodically check water supply lines for leaks and turn-off valves to be sure they operate properly (main supply, toilets, sinks, dishwasher, refrigerator). ▪ Water shut-off valve(s) should be replaced if they become corroded or frozen. ▪ If you have a leak, turn off the water supply until a repair can be made. Water leaks can cause damage in other units. ▪ To mitigate water damage, turn off the main water supply if you will be away longer than 24 hours. ▪ Turn off the power to the hot water heater when water supply is turned off.
Hot Water Heater	<ul style="list-style-type: none"> ▪ Do not block/cover the floor drain to the hot water heater spill pan or floor drain.
Air Conditioner	<ul style="list-style-type: none"> ▪ Have roof-top compressor serviced at least once per year. Ensure the unit is securely strapped down so it does not cause damage in a wind storm. ▪ Inside your unit, prevent mold/algae build up from blocking the condensate drain line by cleaning monthly with bleach, vinegar or algae tablet as advised by your service technician.
Windows	<ul style="list-style-type: none"> ▪ Prevent water damage by making sure weep holes are clear. ▪ To ensure windows open easily, keep tracks clean and lubricated.
Sliding Glass Doors	<ul style="list-style-type: none"> ▪ Keep tracks clean and clear of dirt and salt deposits. ▪ Lubricate tracks regularly to keep the doors sliding smoothly. ▪ Corroded/damaged door tracks can create water leaks or damage the concrete below. Unit owners are liable for this damage. Damaged tracks must be repaired immediately. Marine grade stainless fasteners and proper sealant must be used.
Shutters	<ul style="list-style-type: none"> ▪ Shutter life is extended if shutters tracks are cleaned and lubricated as advised by your service technician and shutters are operated regularly.
Balcony	<ul style="list-style-type: none"> ▪ Sweep/vacuum/clean balcony floor regularly to prevent rust particles from causing stains. ▪ Rust stains can be cleaned using White Ox Rust stain remover. ▪ Highly specialized paint is used on the balcony surfaces. Unit owners wishing to re-paint balconies must source paint through the association by contacting the contract management company.
Clothes Washer	<ul style="list-style-type: none"> ▪ Use stainless steel flexible hoses and ensure they are securely fastened ▪ Check periodically for leaks and replace hoses and valves as needed
Clothes Dryer	<ul style="list-style-type: none"> ▪ To prevent fires and moisture damage keep the lint trap and vent to the outside clear.
Toilets	<ul style="list-style-type: none"> ▪ If the toilet runs the internal parts need repair or replacement. ▪ Turn off water supply to the toilet until repairs can be made.