

# HOMEOWNER RECURRING PREVENTIVE MAINTENANCE

## AIR CONDITIONERS/HEATING UNITS

A common maintenance failure in condominium unit HVAC systems is the back-up and clogging of the condensate drain line that inevitably results in water leaks. When this occurs in an upper floor unit, the units below and common elements can experience water damage.

### Preventative Maintenance to be performed by a licensed A/C Vendor:

Clean or change furnace filter as recommended by the filter manufacturer.  
(At a minimum of every 3 months)

Keep area around HVAC system clear of clutter.

Clean/Flush the condensate drain hose/line and drain twice a year with one cup of vinegar.

There are several heating and cooling companies that will do this for you twice a year on a contract basis.

## CLOTHES DRYERS

A common maintenance failure in clothes dryers is clog-causing lint in filters and dryer vent exhaust hoses. Dryer lint is flammable, and it blocks the adequate flow of air, causes excessive heat build-up and can eventually cause a fire.

### Preventive maintenance:

Clean lint trap/filter after each dryer load.

Clean lint trap/filter with soap/water to remove build-up fabric softener annually.

Disconnect the exhaust duct and clean out accumulated lint annually.

## **THERMOSTATS & SMOKE DETECTORS**

Batteries should be changed annually in your thermostats.

A thermostat that defaults to a factory setting of 85 degrees will promote “mold growth” in the unit!!!! Residents who leave for the summer should be on alert.

When you hear chirping, batteries in the smoke detectors have to be changed. Replace them with a 9-volt battery.

### **Preventive maintenance:**

Change batteries in the thermostats in the fall when you change the clocks back or in the spring when you set clocks ahead. This is a good reminder when this should be done.

When changing batteries in smoke detectors you may want to consider 9-volt lithium batteries which have a life expectancy of 10 years.

**Courtesy of Bel Mare Maintenance Committee**