

Owner Preventative Maintenance Suggestions

The following is a list of preventative maintenance items that will not only save you money, but may also keep a neighbor from having a problem. It is recommended that, at the very minimum, the following items be assessed regularly:

- Washing machine water hoses should be replaced at least every five years (Stainless steel braided hoses are recommended)
- A/C Units should have complete service performed annually, checking Freon levels and filters. Filters should be changed a minimum of every three months, and condensate lines are a major source of interior water damage and should be checked before the beginning of each A/C season.
- Water connections, such as sinks and commode tanks should be examined for possible corrosion.
- Flapper valves in commode tanks should be checked for leakage and correct seal.
- Heat in unoccupied units should be maintained at a minimum setting of 55 degrees to prevent freezing. A/C should be maintained at a minimum of 78 degrees to avoid humidity build up.
- Water should be turned off in the unit, and breakers to the water heater turned off if the unit is unoccupied for long periods of time. Check the top and bottom of the water heater for signs of corrosion. Each unit has an individual shut off located by the hot water heater.
- Commodes should be checked to make sure they seat firmly to the floor. A loose or wobbly commode may cause the seal to leak.
- Check all lighting.
- Check doors and windows for operation and locking.
- Smoke Detectors: All residential rental units within the Hilton Head Island Fire District protection must have a smoke detector. It is the responsibility of the owner or the rental agent to provide and maintain mandated smoke detectors in all buildings, which have no fire protection system in place.