

## **Maintenance and/or Replacement: Items of Concern for Unit Owners**

Presented by Dick Bertrand at Owners' Meeting, March 26, 2009

1. Sliding doors: Clean tracks and spray with WD40. If paint was dropped in the track, sand it down. The wheels that these doors travel on are rather small and fragile.
2. Bathroom exhaust fans: These collect dust and may still hold construction debris. Remove the cover of the large fan in the master bath and clean out the dust accumulating inside to increase efficiency. Fans in other bathrooms may need cleaning but not as often.
3. Garbage disposal: Before leaving for an extended period of time, pour ½ cup of vegetable oil down the disposal.
4. Air conditioner/ furnace: We are nearing the average lifespan for air conditioner units (10-15 years). This year a few owners have had to replace units on the roof and/or in their utility rooms.
5. Floor drains in utility rooms: Pour a small amount of bleach and water down the drain to prevent odor and drying out. Also put a small amount of bleach in the condensate line to prevent clogging.
6. The utility (HVAC) room should be cleaned and washed because this room is part of the return air chase for the furnace/ air conditioner.
7. Washer hoses: Rubber hoses should be replaced with stainless steel hoses.
8. Refrigerator/ freezer: Remove all food from freezer and refrigerator before leaving at the end of the season. Fill both with containers of water. The less open space in the refrigerator/freezer the less electric power that is used.
9. Dryer vent: Lint builds up inside and can be a fire hazard. Clean out the hose.
10. Water heater: The water heaters are nearing the end of their expected life cycle. Look for signs of rust around the bottom.
11. Small electrical appliances: Unplug everything (TV, clock radio, VCR, DVD, etc.) before leaving.

If you have any questions, feel free to contact Dick Bertrand (Unit 1803).