

Ocean Sands Condo Maintenance Tip Sheet

Items that could result in damage to your unit and your neighbors

Corrosive salt air, minerals in our water and dry indoor air accelerate the aging of metals, plastics and rubber. This tip sheet has been compiled based on root cause analysis of historical events.

Note: It is good practice to shut off water main (valve in the utility closet) and turn off the electric to the hot water heater (breaker in electric panel), when the condo is unoccupied.

Item	Periodic Check, at least annually
Incoming main water valve	Absence of corrosion. Turns freely and completely (ie, water can be shut off completely). Ball valves are the preferred replacement. <i>Pressure reducing valve</i> , if present in units on floors 3-7, is free of corrosion and dry.
Toilets	
Flapper	Tight seal. Absence of color in the bowl, after adding a drop of food coloring to the tank, will reveal the integrity of the seal. Proactively replace: 3 years
Wax ring	Absence of water at base of toilet
Air Conditioner	
Filter	Replace with use per mfr recommendation (30-day, 90-day)
Condensate tray and drain	Remove slimy mold that collects in the condensate drip tray and in the drain. Flush with water and then vinegar (or bleach) to kill remaining mold. A safety switch will shut off the AC when condensate is not draining away from the unit. A turkey baster and a bottle brush are handy tools.
Hot Water Heater	Absence of water in the drip pan Proactively replace: 10 years
Water supply (to sinks, toilet, ice maker, clothes washer)	
Incoming water valves	Absence of drips Proactively replace: 10 years
Clothes Washer	
Incoming water line hoses	Absence of signs of aging (brittleness, cracks, etc) Absence of kinks Proactively replace rubber hose every 5 years. Recommend braided stainless-steel or 'auto shut-off' hose
Clothes Dryer	
Exhaust vent hose	Absence of kinks, blockages and excess lint. Inspect every 6 months. Clean annually with use. Proactively replace thin flexible vent hoses every 5 years