



NAUTICA SOUNDVIEW CONDOMINIUMS

Homeowner's Maintenance Checklist November 14, 2024

- ☐ **Plumbing:** Owners are responsible for maintaining plumbing fixtures and appliances within their unit, including water heaters. Water heaters should be drained every 6 months to prevent the build-up of mineral deposits, but because it may be difficult to do that within a high-rise building, the Association requires them to be replaced every 10 years. Most water heaters have a life of around 10-12 years, but if not drained regularly the mineral deposits can rust out the bottom and damage the heater coils. Check the base of your water heater periodically for leaks. Any leakage to another unit is your responsibility to repair. Per City code, new water heaters must be installed with a drip pan under them. There are also inexpensive alarms that can be placed in the drip pan that will sound an audible alarm at the first signs of water.
- ☐ **Tub and sinks:** The caulking around the tub will dry out over time and may start to pull away from the wall or tub leaving cracks where water can leak behind the tub or onto the floor causing damage. Inspect caulking regularly, and plan on replacing it every couple of years.
- ☐ **Dryer Vents:** The HOA cleans the dryer vents from the outside every year, but it is recommended that homeowners check the dryer vents from the inside their unit by removing the vent hose from the back of the dryer and removing any lint build-up.
- ☐ **Wall Heater Units:** It is generally recommended that the Cadet-style wall heater units be cleaned twice a year to prevent the build-up of dust that can reduce efficiency and create a potential fire hazard. Turn off the breaker switch that controls the unit before cleaning. There are **YouTube** videos on the internet for how to clean Cadet wall heaters.
- ☐ **Window screens:** The Association cleans the outside of the windows once a year, but not the screens. The easiest way to clean them is to stand them up in the tub and turn the shower on. The screening can also be replaced using the fiberglass charcoal colored screening kits found at local hardware stores. You will need a roller spline tool.
- ☐ **Light fixtures:** The style of ceiling light fixtures that were original to the building can be difficult to remove when it's time to change a bulb. Use bulbs that are designed for a closed fixture. Having an electrician change the fixtures to a different style makes it easier to change bulbs.



Fixture Original to Building



Style with removal cap

- ☐ **Smoke Detectors:** Change the batteries in your smoke detectors every six months. Smoke detectors in units are not connected to the central alarm system but they are hard-wired to the unit electricity. Fixtures need to be replaced about every seven years. If the detector beeps even though batteries have been replaced, you may need to purchase a new 'wired' fixture.
- ☐ **Door Locks:** If your key is sticking in the door lock, lubricate with graphite. While WD40 will usually help, it will attract dust particles and eventually make the sticky lock worse.
- ☐ **Water supply valves:** The pull-out water supply valves that are installed on the sinks and toilets in our buildings are no longer per code and it is recommended they be replaced, especially before installing new dishwashers. The unit main valve may also need to be replaced.
- ☐ **Ventilation System:** There is a ventilation system control switch located in each laundry room. There are on/off pins in the back of the timer that may be adjusted. It is recommended that the ventilation run for 3 hours a day to help the unit breathe and reduce moisture levels inside.
- ☐ **Decks:** If your unit has a deck with a drain in it, you are responsible for keeping leaves from collecting in and around the drain. Owners are responsible for keeping their deck clean. The Association is responsible for updating the surface coatings.