

# Staying In The Know

## The Gold Standard of Property Maintenance.

Hey Boss Brigade!

Lee here! I've been going through our **"Stay Dry & Fly"** documents, and I've put together a fun, high-energy breakdown of all the golden nuggets found in our **Powerpoint and Maintenance Checklists Handouts!**

Here is our master plan for keeping every home in the Brigade in tip-top, bone-dry shape!

### ✧ The Boss Brigade Guide to a Happy, Dry Home ✧

#### 1. The "Water Heater Wonderland" (Keeping the Big Tank Happy)

- **The 8-12 Year Rule:** We're tracking the "Age of Expiration." If your heater is hitting double digits, it's time to plan a retirement party for it!
- **Spa Days for Heaters:** We recommend a yearly professional flush and an anode rod inspection to keep that pesky sediment away.
- **Safety Gear:** Every heater should have a reinforced drain pan and an automatic moisture-sensing shut-off valve. It's like a seatbelt for your plumbing!

#### 2. The Plumbing "Power-Ups"

- **The Quarter-Turn Revolution:** We are swapping out those old, cranky "gate" valves for modern ball valves. They are the true superstars of easy shut-offs!
- **Stainless Steel Chic:** Forget plastic or copper—we're going all-in on braided stainless steel supply lines for sinks, toilets, and laundry.
- **The 5-Year Refresh:** Even if they look beautiful, we swap those flexible hoses every 5 years to keep everything fresh and leak-proof.
- **Spotting the "Green Crust":** If you see white powder or green calcification on a valve, that's a "Red Flag" that it's ready to retire.

#### 3. The Ultimate 10-Point "Happy Home" Checklist

- **AC Adventures:** We keep the condensate lines clear (a little vinegar goes a long way!) and always test the float switch to make sure the AC knows when to take a break.
- **Balcony Bliss:** We clear out leaves and debris from balcony drains so the rain has a clear path away from your home.
- **Grout & Caulking Patrol:** We're hunting for "pinholes" or cracks in the shower and tub areas to keep water exactly where it belongs.
- **Electrical Excellence:** Don't forget the "Test/Reset" dance for GFCI outlets and checking the electrical panel for any signs of "sparky" behavior.

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### 4. Pro-Level Peace of Mind

- **The Licensed Lead:** We're utilizing Florida-licensed pros for our official plumbing walk-throughs to catch the things the naked eye might miss.
- **Annual HVAC Wellness:** Scheduling a "Clean and Check" once a year keeps the air cool and the drains clear.
- **The Alarm Squad:** We're placing Wi-Fi enabled leak detectors near the "high-splash" zones (water heaters and ACs) and testing those batteries annually!

### 5. Staying in the "Know"

- **The PM Log:** Every unit gets its own Maintenance Completion Log to track dates for valve exercises, hose replacements, and more.
  - **Team Effort:** By following these checklists, we aren't just protecting our own units—we're being "Brigade Heroes" for our neighbors too!
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Alright Boss Brigade, let's zoom in on **Point #5: Staying in the Know!** Keeping a community dry and thriving isn't just about fixing leaks when they happen; it's about a "Safety First" mindset. To keep our property in top-tier shape, we look toward industry standards - the same one's professional property managers and master plumbers use.

Here is an elaboration on the best practices and industry standards for maintaining your slice of paradise:

### The "Gold Standard" for Property Maintenance

#### 1. The "Lifecycle" Mindset (Industry Standard: Proactive vs. Reactive)

- **The Concept:** In the industry, we call this "Capital Planning." Every piece of equipment in your home has a shelf life.
- **Best Practice:** Don't wait for the water heater to flood your floor to know it's old. Industry standards suggest replacing tanked water heaters every **8–12 years**, regardless of how they look. Tracking "Installation Dates" in your Maintenance Log is the best way to avoid a midnight emergency.

#### 2. The "Quarterly Exercise" Rule

- **The Concept:** Mechanical parts like shut-off valves can "seize" or get stuck due to mineral buildup (that "green crust" we talk about).
- **Best Practice:** Once a quarter, go through your home and turn every valve off and back on. This keeps the internal seals lubricated and ensures that when you *need* to shut the water off in a hurry, the valve actually moves!

#### 3. "Point-of-Use" Defense (The Alarm Strategy)

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- **The Concept:** Industry experts recommend "layered" protection. You have the pipe (the primary), the pan (the secondary), and the alarm (the notification).
- **Best Practice:** Placing Wi-Fi or local "puck" sensors in high-risk zones—under the dishwasher, behind the fridge, and near the AC air handler—is now considered a modern maintenance standard. It turns a potential \$10,000 floor replacement into a 5-minute mop-up job.

### 4. The "Stainless Steel" Mandate

- **The Concept:** Standard rubber or plastic supply lines are the #1 cause of indoor flooding in condos.
- **Best Practice:** The industry standard is to upgrade all flexible connections to **braided stainless steel**. Even these high-quality lines have a "best-by" date. Replacing them every **5 years** is a pro-level move that prevents the "burst pipe" nightmare.

### 5. Professional "Wellness" Checks

- **The Concept:** Some things require a trained eye (and a license).
- **Best Practice:** Just like a car needs an oil change, your HVAC system needs an annual "Clean and Check." This includes clearing the condensate drain line with vinegar or a vacuum. A clogged AC drain is one of the most common—and preventable—causes of water damage in Florida condos.

### 6. The "Brigade" Communication Standard

- **The Concept:** In a multi-story building, your floor is someone else's ceiling.
- **Best Practice:** "Staying in the know" means keeping a maintenance folder or digital log. When you replace a water heater or a valve, log the date. This adds value to your property if you ever sell and gives you total peace of mind while you live there.

### 7. The "Away-Stay" Protocol

- **The Concept:** Most major floods happen when no one is home to hear the water running.
- **Best Practice:** If you are going to be away for more than **48 hours**, the standard recommendation is to shut off your main water valve. With our new owner-controlled exterior valves, this becomes a 5-second task that 100% eliminates the risk of a flood while you're on vacation!

By following these professional playbooks, we aren't just "owning" a home—we are **managing** an asset. Let's keep the Brigade informed and our floors dry! 🧰🔧