

Unit Maintenance

A Unit Owner's Guide to Unit Maintenance and Replacement Timelines

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- Every item in a home has a lifespan. As an owner, planning and preparing to replace your appliances and other household items at the appropriate times is an effective way to prevent damage to your property or the property of others in your building.
 - If you aren't sure of the last time something in your unit was replaced, it may be time to start planning to replace it.
- Working from home? Using items throughout the day and night will likely result in these items need to be maintained or replaced more frequently.
- Loss statistics for insurance claims within community associations:
 - **70% of claims filed are related to water damage.**
 - **Of those, 90% of the claims are caused by activity inside of units.**

Household Item	Approximate Lifespan
Garbage disposal	8-15 years depending on usage (watch for clogs)
HVAC filters	90 days
Toilets and valves	10-15 years overall, but less with higher usage (valves, levers, and flappers fittings last 4-5 years)
Smoke and carbon monoxide detectors	7-10 years
Dryer vents	Inspected and cleaned at least annually depending on usage
Caulking/grout	5 years depending on material type and application process
Water hoses (dishwasher, washing machine, icemaker)	3-5 years
Water heaters	10-15 years depending on tank

From Vern Newcomb
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