



East Coast Home Care's

October 2011 Newsletter

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Summer Recap

If you have not already done so, please remember to contact us in advance of your return so we may prepare your property.

We have received quite a bit of rain over the past week. Ponds have been significantly replenished.

Part-time Florida residents often ask “What risk is my home exposed to when I am not in residence?” The best way to answer this question is to summarize this summer’s activity. East Coast Home Care currently manages 104 properties -- see how we protected them:

Summer 2011 Recap

Roof Leaks

- 6 Roof leaks were detected & repaired. All leaks were detected early. In most cases interior damage was remedied with paint

Ground Water

- 1 House experienced water damage from ground water. The damage was repaired relatively inexpensively

This type of water damage can be difficult to detect early, especially if the room is carpeted or the floor is cluttered as in an exterior closet wall.

If properties are close together and large roof areas are not guttered with drainage designed to move water away from the house, there is a potential for damage. Please also know that this type of damage would require flood insurance to be covered.

Plumbing Leaks

- 1 Drain leak was detected and repaired without damage
- 5 Supply line leaks were detected & repaired without damage
- 1 Main line was damaged by a hedge cutter. This was also detected & repaired without damage

Contact us for all your "Handy Man" needs.

We have licensed & insured professionals ready to address all your projects.

A/C Systems

- 6 A/C failures were detected and repaired or replaced
- 3 Air handlers located above finished areas were "sweating". Low coolant and/or dirty filters were the culprit. All damage was minimal and repaired with paint.
- 5 Drain line back-ups were detected and repaired
- 1 Newly installed horizontal air handler is holding water & leaking. This has resulted in multiple call backs without a resolution to date

Your AC runs every day from May - November. All units should have preventative maintenance performed at least 1 time per year. We typically perform this in late winter. This service not only heads off many common problems but it eliminates additional future up-charges for "off hour" service calls.

Refrigerators

- 2 Refrigerators failed. Both were cleaned out and repaired

Pools

- 2 Pool leaks were detected & repaired
- 5 Motors were replaced
- 1 Control box was struck by lightning and replaced

Effective March 31, 2012 (date is a moving target) single speed motors 1hp or greater will no longer be available when replacing a pool/spa motor. There will be a variety of options, but motors will need to be 2 speed or variable speed. They will be more expensive depending on options selected, but they do promise to cut energy costs significantly.