



Pro Tip from Sven – Maintenance of the Asset – Heaters, Coolers and or AC units. Seasonal changeovers.

by Jeff Zank, ARM®, Realtor®, President Rancho Property Works LLC, Property Manager, and Instructor

Residential Rental Property maintenance is important. Not just repairing things that break or replacing components end of their useful life, but also being proactive on other components of the asset. Some of these items are expensive to replace so their

proactive maintenance can prolong their useful life. Nothing lasts forever says Sven, see your CPA for asset component depreciation schedules.

Some of the more expensive components include heaters, coolers and or ac units in homes and or apartments. These items can range anywhere from 3k to 5k for a new cooler, 10k to 15k for a heat/AC combo system. Coolers are more of a standalone system and can last 10-15 years if maintained well. I have seen standalone heaters last for 40+ years. Heating and cooling combo systems can last from 10-15 years. Sven adds that these time frames can vary depending on conditions and maintenance.

I always have professional HVAC techs perform annual maintenance and or seasonal changeovers. Some property managers ask residents do to this. Why I'm not sure. I don't want an untrained person maintaining the HVAC system as it's risky to them as well as to the property and or property manager. These are also some of the most expensive components of the property. Stated another way the HVAC system could depreciate in its useful life faster without the right skilled person doing maintenance. Never ask or let your tenant work on HVAC systems! This is a best practice says Sven.

Can you believe that there still companies that schedule and do seasonal HVAC changeovers (e.g. heaters to coolers and or coolers to heaters) all at the same time regardless of the resident's readiness for the changeover! Clearly, they don't care about residents' wellbeing and want to save money and or time. Some residents like their houses cool, some hot, no way to please them all by doing change overs all at the same time. Best practice is having residents call and schedule seasonal change overs when they are ready. This facilitates a good resident property manager relationship and would not affect expenses on homes and or apartments generally. At the same time have your HVAC tech clean the heater and check it for Carbon Monoxide to ensure its safe operation. I also them make sure there is a working Carbon Monoxide tester near the heater for safety.

No reason why residents can't schedule their seasonal changeovers as needed. Property managers should make sure your owner knows how you are maintaining their asset – HVAC systems.

If you need a great property manager that has a great handy guy like Sven, call me.