



9 COMMON RENTAL PROPERTY REPAIRS FOR LANDLORDS

Landlords are responsible for handling regular building maintenance and quickly fixing problems when they arise — which means it's critical you stay prepared. To ensure you're always ready, here are 9 common rental property repairs landlords face, and a few helpful tips.

SMOKE DETECTORS

1.3 million+ fires¹ happened in the U.S. in 2017 alone.

How to keep smoke detectors functioning:



Test batteries monthly



Replace batteries every year



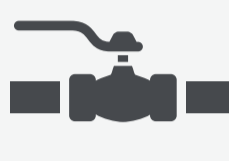
Replace alarms every ten years

WATER LEAKS

900 billion gallons of water wasted by household leaks² annually.

Ask tenants to call you immediately if they notice signs of a leak.

What to do when a leak occurs:



Turn off the water



Identify the source



Call a plumber immediately

Tips for pipe maintenance:

Keep indoor temperature set to 55°F+ to prevent frozen pipes.

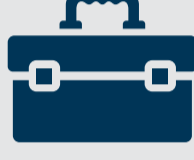
WATER HEATERS

\$1,000 - \$3,000 is the average cost to replace a new water heater.

Always call a professional to...



Perform annual maintenance



Inspect and repair or replace broken units

HVAC SYSTEMS

15 - 25 years is the average lifespan of a maintained HVAC system.

Tips for a longer HVAC life:



Have it inspected and tuned annually



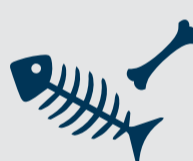
Clear the area around outdoor units



Call a professional at the first sign of a problem

GARBAGE DISPOSALS

7 items that can break garbage disposals:



Bones



Coffee grounds



Grease



Eggshells



Fruit pits



Celery



Potato peels

TOILETS

4 things that shouldn't be flushed:



Baby wipes



Feminine products



Cleaning pads

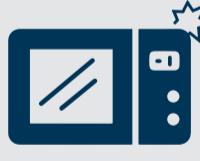


Cotton balls

ELECTRICITY

\$1.3 billion³ worth of property damage caused by electrical fires annually.

Common signs of electrical issues:



Sparking appliances



Flickering lights




Warm wall outlets




Blown fuses

PESTS

\$5 billion⁴ worth of damage is caused by termites annually.

 **33** kinds of bacteria known to be spread by cockroaches⁵

30% Estimated percentage of American homeowners that have had a rodent problem in their home⁶ 

Tip: Schedule regular pest control services to prevent infestations, and spell out any rules regarding tenant living conditions to safeguard against pest troubles.

DRYWALL

8 inches is the maximum size hole most drywall kits can patch.

Larger holes must be repaired with new drywall.

Allow 24-48 hours for water-damaged areas in your rental property to dry, to prevent mold growth.



EPA suggests: If a moldy area in your rental property is less than 10 square feet, in most cases you may be able to handle the job yourself. Research mold cleanup tips on the EPA website.⁷

Learn more about how to protect your rental properties with Traveler's Landlord Insurance.

Visit travelers.com/Home Central

¹<https://www.usfa.fema.gov/data/statistics/>
²<https://www.epa.gov/watersense/statistics-and-facts>
³<https://www.esfi.org/resource/home-electrical-fires-184>
⁴<https://npmapestworld.org/newsroom/industry-fact-sheet/>
⁵<https://npmapestworld.org/newsroom/industry-fact-sheet/>
⁶<https://npmapestworld.org/newsroom/industry-fact-sheet/>
⁷<https://www.epa.gov/mold/mold-cleanup-your-home>

