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 nine common rental repairs landlords face, and a few helpful tips.

**SMOKE DETECTORS**

- Test batteries monthly
- Replace batteries every year
- Inspect and replace broken units

**WATER LEAKS**

- 900 billion gallons ($900 billion) of water wasted by household leaks annually
- Tips for pipe maintenance:
  - Keep indoor temperature set to 65°-70°F to prevent frozen pipes
  - Perform annual maintenance
  - Inspect or replace broken units

**WATER HEATERS**

- $1,000–$3,000 is the average cost to replace a new water heater.
- Always call a professional to...
  - Have it inspected and tuned annually
  - Clear the area around outdoor units
  - Call a professional at the first sign of a problem

**HVAC SYSTEMS**

- 15–25 years is the average lifespan of a maintained HVAC system.
- Tips for a longer HVAC life:
  - Set indoor temperature to 65°-70°F
  - Avoid running appliances when HVAC is off

**GARBAGE DISPOSALS**

- 7 items that can break garbage disposals:
  - Bones
  - Coffee grounds
  - Grits
  - Garbage

**TOILETS**

- 4 things that shouldn’t be flushed:
  - Baby wipes
  - Food products
  - Cleaning pads
  - Cotton balls

**ELECTRICITY**

- $1.3 billion worth of property damage caused by electrical fires annually.
- Common signs of electrical issues:
  - Sparkling appliances
  - Flickering lights
  - Warm wall outlets
  - Blown fuses

**PESTS**

- $5 billion worth of damage is caused by termites annually.
- 33 kinds of bacteria known to be spread by cockroaches.
- 30% estimated percentage of American homeowners that have had a rodent problem in their home.

**DRYWALL**

- 8 inches is the maximum size hole most drywall kits can patch.
- Larger holes must be repaired with new drywall.

Learn more about how to protect your rental properties with Travelers’ Landlord Insurance.
Visit travelers.com/homesecurity