



A Higher Standard in  
Jacksonville Property Management

July 2017

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### Our Services Include

- Customized Management Plans
- Proactive Vacancy Marketing
- Comprehensive Tenant Screening
- Attorney Prepared Leases
- Move-In / Move-Out Videos
- Property Management Ready Kit

### Serving You

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The temperatures here in Jacksonville have been soaring for some time now and show no sign of letting up. In fact, it will likely stay in the 80 - 100+ degree range through September, starting to level off in October. This also coincides with Hurricane Season so there is an abundance of conditions that could create some challenges this summer!

Let's look at the HVAC situation. Here are some things to mentally prepare for as it relates to your investment property:

- Your resident is likely to have at least one service call over the summer because something is perceived to be wrong-the older the system, the higher the likelihood. We have educated your resident about preventative maintenance within their control; however if the troubleshooting doesn't work they *will* request maintenance.
- There is no way to accurately predict what the causes will be since it is highly situational but here are some examples of the type of causes we've seen in past: thermostats, motors, blower wheels, fuses, connections, etc. Basically when the system is pushed to its maximum capacity of performance and depending on the age, components may fail. Florida is among the states that force HVAC systems to work the hardest and longest throughout the year!
- A service call charge will range from \$79-\$100, depending on the vendor and the circumstances. Major components, if available, can come close to the cost of system replacement so be prepared to take into account how old the system is when making decisions about investing in, say, just the air handler.
- A system replacement will range anywhere from \$2800 and up, depending on tonnage and seer (appropriate to cool your size property). Most systems now come with a 10 year warranty on parts, 1 year on installation (labor).
- Replacing the system is inevitable at some point due in some part to how hard they have to work. Some owners get lucky and get 20+ years out of a system but most of our vendors will recommend replacement on a system over 15+ years of age due to (lack of) availability and cost of parts. If they can procure parts and it's potentially worth repairing, they will always give us all options to present to you.

Please bear in mind that as you deliberate, the resident may be without cooling entirely. Our vendors work extra hard to do what's necessary, when feasible, to keep them cooling via any kind of short term "fix" to buy you time to make a decision (usually "repair" vs. "replace") but sometimes there is no alternative. If you have not lived in Florida in the summer without cooling, we will be the

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## Our Associations



first to tell you it is misery personified.

**FPM Properties** works closely with our vendors and we have more than half a dozen reputable resources who understand the urgency of servicing our residents and being expeditious about options and solutions. Rest assured we will do everything in our power to keep your resident(s) comfortable and you informed!

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