



by Sara Sobota

Property Maintenance Companies Across The Grand Strand Understand The Concept That 'Time Is Money'

Horry & Georgetown Counties are blessed with a thriving tourism industry & a large component to handling rentals, especially in the spring & summer months, is aligning your company or individual property with a professional reliable property maintenance company that understands that 'Time is Money'. A knowledgeable company that has a quick turnaround around time is always paramount in satisfying a paying rental customer & securing a five star review, as well as securing possible return business in the future. *Building Industry Synergy* reached out to five local companies to learn what they have to offer in terms of addressing most any maintenance need a property management company or individual property owner may encounter.

With the busy summer season coming up quickly, it's time to make sure your HVAC equipment at home, work, and rental properties

owner Verlon Wulf. "We do so and are good at it for many reasons. First, it's our quick response. They like knowing that when they make a call to us, we will absolutely go and take care of the work, that we'll do it in a timely fashion. So they can rely on us that way."

Another reason property managers turn to Carolina Cool is that their technicians are on hand 24 hours, 7 days a week with dependable service.

"A lot of property management companies here on the beach have big transitions on Saturdays with a lot of people coming

and going, and when the new visitors come in, lots of times there

is in good working order. Not only does this kind of property maintenance save time and money, but it also ensures better air quality. With the reliable professionals at **Carolina Cool**, maintaining efficient, quality air systems is simple and convenient.

Property managers know that time is money when it comes to HVAC issues, and they know that Carolina Cool is dependable and thorough when responding to calls.

"We take care of a lot of property management type companies," said Carolina Cool



Carolina Cool owner, Verlon Wulf

are issues," said Wulf. "We are of course prepared to respond over the weekend; we have guys ready to go and get the work done. We're responsive 24 hours a day."

Once the technicians analyze the problem and identify the solution, communication becomes key, and Carolina Cool makes sure to keep all parties informed before moving forward.

"We make sure everyone's on the same page before we go ahead and do the work and spend too much of anybody's money," said Wulf. "Let's face it: Property managers



Carolina Cool's technicians are on hand 24 hours a day, 7 days a week with dependable service.

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are getting pulled from the customer's direction, the owner of the house, and then pulled to not spend too much money. We can help with a lot of that."

Carolina Cool is also a full-service company, handling plumbing and electrical jobs in addition to HVAC, making them a one-stop shop for multiple property maintenance needs.

The Covid era also made many homeowners, business owners, and

property managers more aware of air quality, Wulf said. Carolina Cool has improved air quality in a variety of businesses around the area, including doctor and dentist offices. The air handling issues in one commercial client's building were causing both high energy bills and an uncomfortable

working atmosphere for employees, leading to potential employee turnover. Carolina Cool was able to diagnose problems with condensation, air handling, and electrical problems.

"We were able to come in with a solution to cure all the problems," said Wulf. "It dropped their energy usage

for heating and cooling by about half; we made the place more comfortable, and it's healthy now, too. So where we had a sick building, now we have a healthy building."

For fast, quality, reliable service — as well as a healthier air atmosphere -- contact Carolina Cool for all your HVAC, electrical, and plumbing needs.



(Continued on page 12)

Business owners, property managers, and home owners alike want the peace of mind that comes with knowing their property is protected. At the same time, they want the convenience and ease of use available through state-of-the-

Security Vision, both commercial and residential clients can have their unique needs fulfilled.

Security Vision is a locally-owned security and automation company that offers the latest in smart security, access control, and video cameras and surveillance featuring integrated systems controlled with a tap on the phone. President Michele Weissman said automation and technology in the field continues to reach new heights, which means added convenience and expanded information for clients.



The Elan platform allows restaurants and bars to easily and centrally control their entertainment system, which translates to saved time and labor.

It offers simple automation in setting television channels, music levels, and projection screens.

"The app features a one touch button that says, 'When I come in, I want these TVs to come on these channels, these to come on to this channel, and the music to come on at this volume,'" said Weissman. Security Vision has installed Elan at numerous area restaurants including Clearwater Oyster Bar and the Ole Irish Pub.

At the Ole Irish Pub, "We tied in the jukebox music and the band, so if the band is outside and they want this other music to play



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Security Vision President, Michele Weissman

art home and business automation systems. Finally, they want reliable, knowledgeable service and support, so that security and automation are a seamless part of their daily life. With one call to

inside, it's just an easy one-touch button," said Weissman.

Televisions can be specially programmed as well, even as a webcam.

"We do menu boards with them, so if they've got specials running, or they want to run series of images, they can specialize up to three different TVs. One TV shows a famous bar in Ireland; you can see people coming in and out, so that adds to the atmosphere of the place."

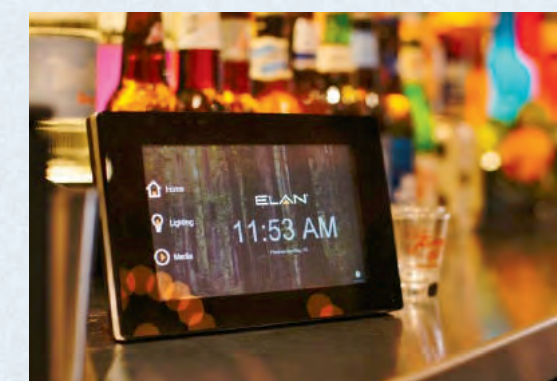
Residentially, Weissman said the home security and automation industry is getting continually smarter, and Security Vision helps



clients select the features that fit their lifestyle and their budget.

"I'd say nine out of ten clients do cameras in their home," said Weissman. "They want video notifications when someone is on their driveway or in their backyard. They want better search by facial recognition and color of car or clothes, which makes color at night cameras more popular. You don't have to do the whole house that way; you can pick and choose which cameras are more important, and we can build it to fit someone's budget."

Do-it-yourself home security products are always out there, Weissman said, but clients should keep service and consistency in mind. "It's the support that matters," said Weissman. "What's going to happen when it stops running? You bought a battery-operated system, but what happens when the battery dies or you lose the signal?"



That's why smart business- and homeowners contact Weissman at Security Vision for their security and automation needs.

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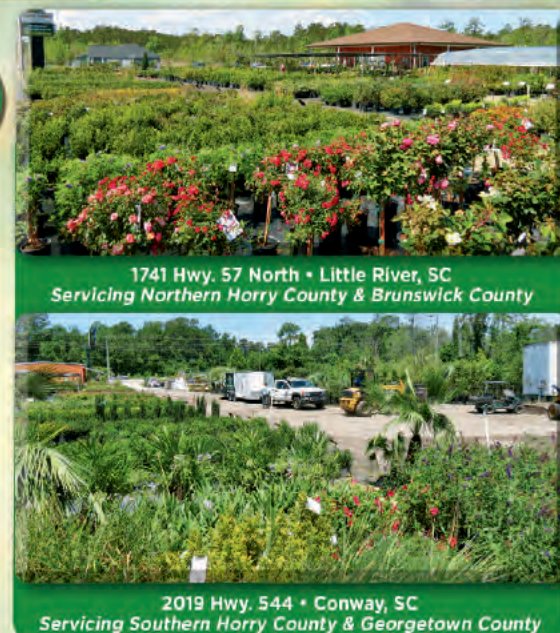
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Springtime means it's time to head outdoors, and for pool owners, heading outdoors means it's time to get the pool ready for a season of entertainment and leisure. **Sunco Pools & Spas**, with 40+ years of experience, is ready and waiting to

checking all the equipment to make sure it's in good working order. From there, Sunco Pools & Spas offers pool cleaning maintenance on a weekly or bi-weekly basis, "whatever the client prefers," Elliott said.

For those who prefer to maintain their own pool, Sunco Pools & Spas offers free water testing in their showroom, complete with guidance from Sunco Pools & Spas professionals.

"We show them step by step how to balance their pool & how much chemical they need to use," said Elliott.

At the same time, pool owners can learn about the latest equipment, including filters and

pumps that can enhance efficiency and convenience in pool operation. Sunco Pools & Spas offers the latest products from top lines such as Pentair, Hayward and Maytronics Dolphin. They are a certified warranty station for Hayward & Maytronics Dolphin & their expert staff stays current on all available new options.

"So many different products are coming out every year," said Elliott, "and we stay on top of all the new products; we'll try them out to see how we like them first before offering them to our customers. We get as knowledgeable as we can about that product."

Lately, pool systems and operation are all



Sunco Pools & Spas General Manager, Paula Elliott (left) and Service Manager, Terry Hafner (right)

share their expertise, services, and products with any pool owner. Whether you're a commercial or residential pool owner, whether you prefer full service or to do it yourself, Sunco Pools & Spas should be at the top of your spring property maintenance to-do list.

Paula Elliott, general manager of Sunco Pools & Spas, said a typical client pool opening service involves removing the cover, cleaning the pool, balancing the water, and

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about automation, which can make life easier, but might take some getting used to.

"Automation is out there, and it gets more advanced every year," said Elliott. "A lot of the automation is Wi-Fi – you work it through your

phone. Sometimes it's hard for the client to grasp how to work those. We do a show and tell, explaining step by step how to access and operate the automated system, and of course, we're here if they ever have a problem or run into a snag."

For commercial clients, Sunco Pools & Spas offers regular chlorine delivery with their bleach delivery truck as well as equipment delivery. If an unexpected problem arises, Sunco Pools provides fast and reliable service.

"Our service technicians go out on commercial properties, and we get to them as fast as we can; the turnaround is pretty quick. We don't want our commercial properties hanging too long with a down pump or anything like that," said Elliott.

Service manager Terry Hafner, who has been with Sunco Pools & Spas for 23 years, oversees all

service operations.

"Terry's very knowledgeable and very personable. He gets the situation solved so everyone is satisfied," said Elliott.



Whether your need is for summer, whether it's full opening service and weekly cleaning or just some advice and guidance, Sunco Pools & Spas is ready to make your pool season fun and convenient.

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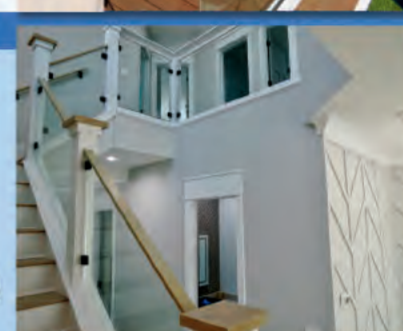
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Looking for a reliable, comprehensive, high-quality company that can service all your property maintenance & contracting needs? Seek out the company that had a vision, made a plan, and implemented that plan piece by

operator of Trusted Home Services, said the company has been in business since 2017, slowly building its brand, department by department, through an office and a warehouse.

"We started with just an electrical department and introduced HVAC six months later. We concentrated on those two categories for two and a half years," said House. "Then we brought in plumbing, and we established our security branch in 2021."

Developing each division consecutively allowed House to ensure that each had a good, solid

each area.

"This will be it. This is our wheelhouse, so we're going to stay right here," said House. "I have licensed contractors that head each department, so we have professionals in every individual area."

The new showroom that opened in November 2021 allows Trusted Home Services to expand its business with property managers and homeowners even further.

"Our plan is to focus more on the service side of our business and work with property managers and homeowners. The

showroom will make it easier for the consumer to have one place to go," said House.

House noted that many



foundation before moving to the next area of focus. Now, the company has achieved its initial operational vision with skilled managers overseeing



Trusted Home Services Mission Statement
The mission of Trusted Home Services is our dedication to our customers, to provide honest, professional, high quality services and jobs at a time.

Trusted Home Services co-owner and operator, Jeff House

piece. With all branches of the company operational, and a brand new showroom displaying beautiful products and services, **Trusted Home Services** is now serving homeowners, property managers, as well as building contractors. Services provided by the company include HVAC, electrical, plumbing, lighting, security, home automation, motorized window coverings, generators, appliances, and more!

Jeff House, co-owner and



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homeowners and property managers typically have to contact numerous companies to complete a project

generators. You'll find these items showcased in our showroom. It's what I do for a lot of our customers

anyway, so I thought, why not have a showroom that's open to the public where people can go and pick out light fixtures or appliances?"

In addition, the showroom allows customers to consult with professionals at every step along the way. Depending on preference,

customers can make



The new Trusted Home Services showroom is located @ 1516 East Hwy. 501 in suite 105. Services provided by the company include HVAC, electrical, plumbing, lighting, security, home automation, motorized window coverings, generators, appliances, and more...

from start to finish, but Trusted Home Services makes this process more efficient and convenient.

"Many companies are not set up like us, especially on the electrical side of the house," said House. "We not only design and sell the products, but we complete the installation as well. I wanted to bring in lighting fixtures and appliances in addition to home automation and

an appointment or simply walk in.

"For example, let's say a property manager or homeowner came in and needed lighting," said House. "I've



got a manager whose specialty is lighting and appliances, so you could talk about lighting design; He will be the one to facilitate it. You can call and set up an appointment with our showroom manager, or just walk right in the door. If you are in the



showroom and realize that you also may want to consider a generator, home automation, or a security system, he will direct you to the manager of the particular department, ensuring that any questions are answered right away."

Trusted Home Services also provides necessary preventative maintenance for homeowners and property managers throughout the year. It is vital to maintain your HVAC, electrical, and plumbing systems. They want to ensure that your equipment (even generators) is performing optimally at all times.

(Continued on page 18)

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Zeb Hill (left) and Darryl Hill (right)

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Spann Roofing Vice President, Jimbo Spann

Jimbo Spann, VP of Spann Roofing, says that annual roof maintenance is essential to any commercial or residential property, and his company offers the assurance that a roof of any age will perform to its intended capacity.

"Roofing systems need proper routine maintenance or else the likelihood of premature failure increases significantly," said Spann. "We have been performing routine preventative maintenance for

several years, and we've found that when owners commit to some type of roof maintenance program, they are able to extend the life of their roof. Without routine proper maintenance inspections being performed, you are going to experience roof issues sooner than later. That's what we are here to help prevent. Maintenance is an upfront investment, and often there may not be a problem, but it's going to cost a lot more to fix the unforeseen problem if you don't implement a routine roof maintenance plan."

Roof maintenance is particularly important for low-slope, or flat, roof systems; however, roof maintenance applies to all roof types.

"It's important to keep your roof



"Roofing systems need proper routine maintenance or else the likelihood of premature failure increases significantly," said Spann Roofing VP, Jimbo Spann.

maintained: keep your gutters cleaned out, roof valleys clear of debris, and other minor repairs that could result in larger issues if not



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properly addressed," said Spann.

Spann Roofing offers various maintenance options for commercial buildings or residential homeowners. "Our roof maintenance plans are customizable depending on what your roofing needs are. We develop a plan that fits your budget," said Spann.

Spann Roofing also offers free roof surveys in which a Project Manager will inspect the roof, note deficiencies, and provide the property owner/manager with a detailed written report upon

completion.

Spann Roofing, established in 1957 as a heating and cooling company, was for decades located in the heart of Myrtle Beach before moving to its current location, across from Coastal Carolina University in Conway, in the early 2000's "to better serve the growing needs of its customers," said Spann.

Spann said the company continues to take the highest pride in its work to ensure customer satisfaction.

"Customer service and the customer's experience is our top priority,"

said Spann. "Our customers have made us who we are. It's why we have been in business for as long as we have. The number of repeat customers that we work with is amazing, but not surprising. We provide good customer service, an experienced and knowledgeable staff, as well as professional



and quality workmanship – therefore, we are the best."

For commercial and/or residential property owners who want to extend the life of their roof and want to rest assured the job will be done correctly, Spann Roofing is the optimal choice whether they are looking for a full roof replacement, free roof surveys, roof leak repairs or routine roof maintenance. ■

