



by Sara Sobota

## Property Maintenance Across Horry & Georgetown Counties

Property Management Companies across Horry & Georgetown rely on the local maintenance companies they align themselves with to be available when needed to provide prompt professional service in order to satisfy their renters or homeowners & maintain the integrity of their business. *Building Industry Synergy* reached out to six local companies that in total addressed nearly every aspect of property maintenance that is typically required.

With the hot summer season just around the corner, it's time to get those HVAC units prepped and ready for the hard work they'll



Sales Manager, Mike Chapman

be doing in coming months. With nearly three decades of experience and more than 40 technicians available

24/7, **Carolina Cool** is ready to assist in the process.

Mike Chapman, Carolina Cool sales manager, said many homeowners don't consider HVAC as part of property maintenance, but overlooking that key factor costs them.

"Maintenance becomes really important for a couple different reasons," said Chapman. "Of course, there are repair costs that result from not maintaining your system. But most people don't realize that if you don't keep your

system maintained, you can lose up to 5 percent of its BTU output per year. As that system gets older, it's working harder and harder as it loses that capacity to maintain temperature.



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That might lead to repairs, but it's definitely costing more money to run. It happens gradually, in higher electric bills, and some homeowners don't even notice it. They notice that big repair bill, but they miss that gradual electric bill creeping up year after year after year."

Maintenance packages include twice-yearly visits to change filters, clean and inspect coils, check temperature splits, and checking the amp rating to ensure the system is working efficiently.

Property managers and homeowners alike will want to take advantage of Carolina Cool's new Worry-Free program. When Carolina Cool installs a new system, the Worry-Free program is one price that covers parts, labor, and maintenance for 10 years.

"If anything happens in that 10-year period, it's covered, all for one price at time of install," said Chapman. The policy can also be transferred if the home changes owners in that period. Even the annual maintenance will be transferred to the new homeowner at no additional charge.

For property managers,

Chapman said, the Worry-Free program will translate to a great deal of savings in time and, well, worry.

"When they have renters and a repair is needed, sometimes the part is under

warranty, but there's still usually labor associated with that repair," said Chapman. "Now they have to track down the homeowner, tell them it's going to be a certain amount for the repair, then get ahold of us again and report that the homeowner approves the repair. With this



system, we don't need that approval from the homeowner. It's going to be covered. It will save us a great deal of time in getting that renter back up and running."

Chapman has high praise for Carolina Cool's service team.

"Just under 1/2 of our employees have been here 10+ years, and that says a lot about who Carolina Cool is. That shows you that it's a great place to work, and when you have a great team like that, it makes for a better customer experience."



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For **All American Management Group**, no job is too big, and no job is too small. Owner Patrick Reynolds, who relocated to the Grand Strand from Long Island, N.Y., after operating a successful business for 35 years, expanded this full-service residential contracting company in 2022 and business is booming.



Operations Director, Michael Altamuro

Operations director Michael Altamuro, who has worked in contracting since his high school days in the 1990s, said All American Management Group completes every home job from “hanging a picture to adding a room.”

“Everything your home needs, we do,” said Altamuro.

“We’re here for every client’s needs from curtain installation or picture hanging up to toilet or faucet replacement. We love the creative design behind kitchens and bathrooms, and we take the job from design and layout to completion of the project.

We also do interior painting, custom tile work, backsplashes, flooring, trim work -- you name



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it, we do it.”

Individualized client attention and interaction is also a hallmark of the company’s service.

“We focus on customer satisfaction,” said Altamuro.

“I spend a lot of time with our clients, walking them through the process. I sit down with whomever

the project’s for & listen to the needs of everybody involved. You may want one thing and someone else might want something else, whether it’s the kitchen, bathroom, or the living room. I take those ideas and find a way to bridge the gap between them to make sure everybody has their needs met. I also help with final selections, whether that’s

tile choices, lighting and faucets or even cabinet pulls. A lot of times with contractors, they give the client the design and say, ‘Go find the fixtures you want, and we’ll install them.’ A lot of clients have that vision. But others do not, and they need the extra help. That’s what



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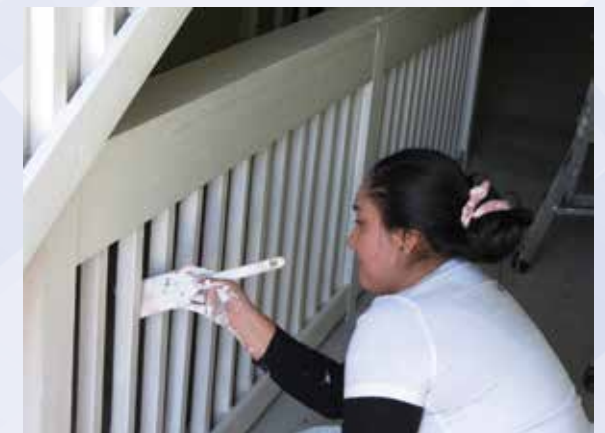
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sets All American apart from the majority of the competition.”

All American Management Group also focuses on thoroughness and efficiency.

“Patrick has a New York state of mind, and he implements that into the company,” said Altamuro. “Monday at 8 means Monday at 8. Our teams stay on the job from start to finish,



we try to make the process as simple and painless as possible.”

All American Management Group offers free estimates and is licensed and insured. They are members of the Horry Georgetown, SC and National Home Builders Associations, as well as the Coastal Carolinas Association of Realtors.

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Jeff House and his team at **Trusted Home Services** bring more than 25 years of industry experience. Offering full service in four trades: electrical, HVAC, plumbing, and security, Trusted Home Services has become the Grand Strand's go-to partner for services, installations, and overall property maintenance.



Jeff House inside the Trusted Home Services showroom located @ 2130 Hwy. 905 in Conway.

There is no doubt that South Carolina summers are tough on homes. Thankfully, Trusted Home Services has a broad array of maintenance packages to make sure your home is

prepared.

“You definitely want to make sure your home is ready for the summertime,” said House. “With the extreme temperatures we experience during summer, it is vital to ensure that your heating and air conditioning system is completely cleaned, thoroughly checked, and operating properly. Optimal system performance saves you money on overall energy costs, ultimately reducing your utility bill. The same goes for your electrical

system: we make sure everything is good and tight. Something as simple as a loose connection could

cause your power bill to be more expensive. We offer multiple maintenance plans



allowing you to mix and match trades or include all trades with our total home plan. Once you're a member, you get a discount on all repairs, priority services calls, and more incentives.

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Services also installs water filtration systems, and House said they've quickly become a popular item.

“Water filtration is highly recommended on the plumbing side,” said House. “They have to put so many chemicals at high concentrations in our water to free it from any bacteria, viruses, etc. But these chemicals have harsh effects on our body, inside and out. Everybody that we have installed one for, really likes the outcome. It makes their skin and hair feel better – it's truly amazing what a

water filtration system can do.”

Trusted Home Services recently began offering wi-fi operated recirculating pumps, which have also become popular.

“For people who have outside gas water heaters, it can take a while for the hot water to reach areas around the home,” said House. “In the past, you would buy a recirculating pump, but recently, a wifi recirculating pump has become available. You can easily pull it up on your phone and turn that pump on and off depending on when



you want to use it.” Trusted Home Services is currently offering a special on wifi recirculating pumps: \$200 off through May 31.



House said Trusted Home Service's family-style approach distinguishes it from competitors.

“Our work environment is like a family environment,” said House, “and I think that filters down to how we treat our customers. The customer service we have is stellar; we do a great job of explaining things and making sure customers understand. We treat each other like we're family, and we treat our customers like family too.”

With 30 years of industry experience, **Security Vision** offers a full range of products for total home security and automation, ranging from smart home security, to video cameras and surveillance, to lighting control, to home theatre and systems. For single-family homes, neighborhoods, or any kind of property, Security Vision delivers peace of mind to residents, owners, and property managers.

Security Vision has upped its game recently by expanding its offerings in outdoor living. In



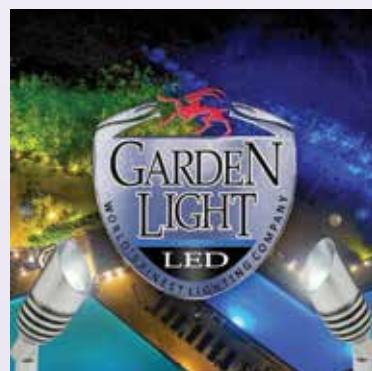
addition to landscape speakers, Security Vision also installs and services landscape lighting.

“Landscape lighting brings a form of safety, because you’re lighting up an area,” said Michele Weissman, owner of Security Vision. “But more than

just typical landscape lighting, we take it to the next level: we’re doing architectural lighting. That means putting lights in place to accent architecture of certain buildings: you want to accent the the roof pitches, or you might

showcase your palm trees. You can direct the light so it gives interesting shadows. It gives an architectural look as well as light to buildings or surroundings.”

Security Vision carries and installs Garden Light LED lighting products. Garden



Michele Weissman in front of her office located @ 3650 Claypond Rd in Myrtle Beach

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property managers know who’s coming or going. We can assist with adding, deleting, or pausing cards. We help, teach, and manage the software for all these systems.”

Weissman noted that Security Vision has never attempted to offer the lowest prices, but the highest quality, most durable products at a fair price.

“I’m out there to put in products that are going to last, and to build that relationship with the customer for the term of their lights and time at their house, clubhouse, or

community,” said Weissman. “Maintenance should mean coming out to adjust for landscape growth rather than changing out lights.”

Light LED is an American manufacturer with products that offer a 20-year guarantee all the way up to a lifetime guarantee. Its products offer quality and cost savings as well as artistic flair.

“Using LED lights optimizes the low voltage, which means much lower operational costs to the end user,” said Weissman. “LED also has the capability of doing colored lights as well as a full spectrum on white lights.”

Security Vision has also rolled out new products and services in other areas of outdoor living, whether it’s for a home, a

clubhouse, or a pool area.

“We’re doing outdoor kitchens, grills, fire pits and heaters, and misters,” said Weissman.

Security Vision continues to provide property management products and services such as access control, cameras, and gates.

“In gated communities, we protect the area and also help



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At the heart of **Grand Strand Garage Door's** success lies its dual focus on both residential and commercial garage door services. Whether it's installing a state-of-the-art garage door for a suburban home or conducting intricate repairs for a high-traffic commercial property, Grand Strand Garage Door brings a wealth of experience to every project.



Moreover, their commitment to using high-quality materials ensures long-lasting durability, providing

homeowners with peace of mind for years to come.

In the realm of commercial services, Grand Strand Garage Door shines as a trusted partner for businesses across various sectors. Whether it's a retail outlet requiring swift repairs to minimize downtime or a warehouse seeking to upgrade to more energy-

efficient doors, Grand Strand Garage Door's commercial solutions are tailored to meet specific client needs. Their ability to work within tight deadlines and adhere to stringent quality standards has earned them accolades from a diverse clientele.



What truly sets Grand Strand Garage Door apart, however, is its unwavering dedication to customer service. Beyond technical expertise, the company places immense value on building lasting relationships with clients. From the moment a customer reaches out for a consultation to the completion of a project and beyond, Grand

Their team of skilled technicians undergoes rigorous training to stay abreast of the latest industry trends and technological advancements, ensuring that clients receive nothing short of the best.

For residential clients, Grand Strand Garage Door offers a range of services designed to enhance both functionality and aesthetic appeal. From garage door installations that seamlessly blend with the architecture of the home to routine maintenance checks that keep systems running smoothly, homeowners trust Grand Strand Garage Door for reliability and expertise.



Owner's Budd & Celeste Trammell

Strand Garage Door prioritizes open communication, transparency, and responsiveness. Their team goes above and beyond to address client concerns, educate them about maintenance best practices, and ensure that every interaction is a positive experience.



*Grand Strand Garage Doors is also a leader in the garage screen market throughout Horry & Georgetown Counties.*

This commitment to exceptional customer service has not gone unnoticed, earning Grand Strand Garage Door a stellar reputation within the community.

Positive word-of-mouth endorsements and repeat business are a testament to the company's ethos of prioritizing customer satisfaction above all else.

Grand Strand Garage Door's blend of technical expertise, diverse service offerings, and unwavering commitment to customer service make it a standout player in the competitive landscape of garage door services and property maintenance. Whether you're a homeowner looking to upgrade your garage door or a business owner seeking reliable commercial solutions, Grand Strand Garage Door is poised to exceed your expectations and elevate your experience.



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For more than 40 years, **Carolina Temperature Control (CTC)** has been a family-owned business serving Horry and Georgetown counties with HVAC design, installation, and service.



From installing HVAC systems for custom new construction or light commercial buildings to improving indoor air quality and regular preventative maintenance, CTC works with contractors, property managers and homebuilders to maximize comfort and energy efficiency.

In the new construction market, CTC focuses on custom

homes.

“Our specialty is designing HVAC systems that maximize home comfort, temperature/humidity control, and energy savings, said owner Christian Adams. “We overemphasize the planning and design phase, and only use high quality materials that hold up for the long-term and do not put pollutants or contaminants into the air that the homeowners breathe.”

Indoor air quality has become an increasingly important factor as today’s “tighter” homes provide improved comfort and energy efficiency, but trap contaminated air inside.

“As homes get tighter, if you bring a contaminant into your home, there’s not as much fresh air coming in from natural

ventilation. The air change rate is a lot lower than it was 20-40 years ago,” said Adams. “A study done by the Department of Energy found that the average American spends approximately 90 percent of their time inside, and indoor air quality is 2-5+ times more polluted than outdoor air. It’s important to understand that research



CTC owner, Christian Adams has long linked asthma and other respiratory diseases with exposure to air pollution, so this is something that we all need to consider when trying to improve

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our health and quality of life.”

Christian Adams took the reins of Carolina Temperature Control last year in a seamless, mutually beneficial partnership



with longtime owner Jim Cabanaw, who remains involved in the business. Adams is a third-generation contractor and former CCU basketball

player who brings the team mentality to his work.

“The most exciting part for me since joining CTC has been the culture and quality of the team. We’ve got a great group of employees that are committed to doing the right thing for our customers, and striving to build a better company every day, and that makes it fun to come to work, because everyone is working together.” CTC also offers one of the most comprehensive HVAC maintenance packages in the area.

“We emphasize the importance of preventive



maintenance and taking care of your HVAC equipment to extend its life, cut down on emergency service calls, and improve energy efficiency,” said Adams. “We come out twice a year to provide a comprehensive tune-up and cleaning of the

*continued on next page*



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“It surprised me, but residential dryers cause over 15,000 fires a year in the U.S.,” said Adams. “They’re one of the most common causes of house fires.”

Water heaters are another item of household HVAC equipment that’s often overlooked. “For our annual traditional tank or tankless water

heater maintenance, we flush the water heater, clean filters, check water pressure, check water safety components, and verify proper operation. Flushing the water heater annually removes particulate and sediment build-up, which improves the water heater’s capacity and equipment life.”



Doing business with CTC has been a long term relationship for over 25 years. I feel strongly about their technicians & ownership. Confidence & loyalty in their advice & recommendations is another factor. The office staff is also a confidence builder with me,” says homeowner Rick Hudson ( left ).

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