

PROBLEM	REMEDY
ELECTRICAL	
No Power to exterior plugs	The GFCI receptacle may of tripped. The reset button is located on the receptacle itself. Check breaker on main electrical panel.
No Power to bathrooms	Reset GFCI located on receptacles. Generally found in Powder rm. Check breaker on main electrical panel.
No Power to Whirlpool Tub	Check breaker on main electrical panel.
Light fixture not working	If light is on a 3 way switch, try both switches. Replace light bulb. Check breaker on main electrical panel.
Switch to living rm. does not work	This switch is intended to power one receptacle for a lamp. Switch operates either the top or bottom section of the electrical outlet.
Kitchen Backsplash plugs are difficult to plug into.	This is normal due to the nature of the 20 amp. 125V receptacle installed.
Plug and switches do not work	Inspect breaker(s) on main electrical panel.
Complete Power Loss	Check with your property manager.
PLUMBING	
Hammer sound occurs when shutting off faucet.	This is common on single lever faucets when the main control valve is depressed very quickly. Turn faucet off in a more gentle motion.
Toilet appears not to flush properly	In order to preserve water consumption, the industry is required to install low flush toilets. A good tip is to hold down the lever for a few extra moments when flushing.
Toilet runs on	Lift tank lid and inspect that the chain or cord to the valve flapper has not come loose.
Ticking sounds coming from walls.	This is created from copper water pipes, drain pipes or heating/cooling ducts which expand and contract when heating up or cooling down. This is a common occurrence.
Leak in Plumbing Water Lines. (Copper Pipes)	Only toilets are equipped with shut-off valves as standard equipment. Contact property management immediatley.

Chart Continued on next page

Trouble Shooting continued

PROBLEM	REMEDY
PLUMBING continued	
Leak in Plumbing Water Lines (Plastic Pipes)	All sinks and toilets have shut-off valves. Turn off water valve where necessary and if this is not effective follow the recommended procedure. Shut off main valve and call property manager.
Leak in Plumbing Drain Lines	Discontinue use of that particular fixture until repaired. Call property manager.
HEATING	
Unit does not heat properly	Contact property manager.
Air Conditioner does not cool properly	Check for dirty or clogged filters. Contact property manager.
INTERIOR	
Condensation on windows	This is a common occurrence. Check relative humidity level. If moisture is excessive, review the following, 1) Ensure the dryer vent is fastened properly to exterior vent. 2) Use principal exhaust fan to remove moist air. 3) It might be necessary during the first few years to use a dehumidifier. 4) Lower or turn off Humidifier, if one in use. 5) Run the rangehood and bathroom fans. 6) Ensure that the flow of air to windows is not obstructed by heavy drapes, California shutters, or blinds. 7) Do not install weatherstripping on front entry door.
Hardwood floor creaks	Humidity is too low, adjust humidifier according to outside temperature. See chart on unit for recommended settings.

