

Maintenance Tips and Tricks

Gas Fireplace	<ul style="list-style-type: none"> • Double check the emergency gas valve is turned on. • Confirm the pilot light is lit. If not, this video can help. https://www.youtube.com/watch?v=yeCB15rB69g&feature=emb_title
Mold and Mildew	<ul style="list-style-type: none"> • Visit treatitlikedirt.com for information on treating common mold and mildew inside your home.
Window Moisture	<ul style="list-style-type: none"> • Condensation is caused by high humidity in your home. • Always run the bathroom fan while showering, and continue to run it for a least 15 minutes afterwards. • Use the vent fan in the kitchen when cooking. • Consider using a dehumidifier in your home.
Clogged Toilet	<ul style="list-style-type: none"> • Never flush these down the toilet: Floss, Grease, Oil & Fat, Band-Aids, Medications, Disposable Wipes, Paper Towels, Feminine Hygiene Products, Cat Litter, Condoms or Hair. Check YouTube.com for dozens of great tips to unclog a toilet.
Toilet Water Shutoff	<ul style="list-style-type: none"> • Look for the valve located behind your toilet on the LEFT. • Turn the knob to the RIGHT (clockwise) to close the valve and stop water flow. https://www.youtube.com/watch?time_continue=1&v=iWjn3E7HiuM&feature=emb_title
Sink Water Shutoff	<ul style="list-style-type: none"> • Locate the water lines leading to the water valve under the sink. • Turn the water valves to the RIGHT (clockwise) to stop the water flow. https://www.youtube.com/watch?v=WCpHFewA3Ew&feature=emb_title
Fixing your Airconditioner	<ul style="list-style-type: none"> • Check and replace your filter if needed. 95% of all service calls are simply dirty air filters. Change the filter every three months. • Check the thermostat settings. The fan should be set to “auto” and the system set to “cool.” • Check the furnace. If it is not making noise, check to see that it's plugged in. • Check the circuit breaker. The furnace and A/C will have their own dedicated breakers. • Make sure the drain line is not clogged. • Check the fan unit outside. Is it spinning and clear of leaves and branches?
Change A/C and Furnace Filters	<ul style="list-style-type: none"> • Locate the air-intake grill that holds the filters. These are normally found on an interior wall or ceiling, and there is often more than one. • Open the grill and remove the old filter. • Replace with the same sized filter. Important: the air flow arrow on the filter should point towards the direction air is being sucked into. • Check your filter monthly. A good habit is when you pay rent each month. • A clean filter will keep your utility costs down. https://www.youtube.com/watch?v=PLpsZplJx8M&feature=emb_title https://www.youtube.com/watch?time_continue=31&v=SGYrVgFSzV4&feature=emb_logo
Fixing a Garbage Disposal	<ul style="list-style-type: none"> • Before anything, make sure the power is off. It can be unplugged and/or you can flip the breaker switch. • Press the reset button located at the bottom of the disposal. • If that doesn't fix the problem, use your hand or cooking utensil to reach down the drain and turn the drums back and forth to break loose any jammed items. • Retrieve or remove objects causing a jam. • Press the reset button again. Turn the power back on. https://www.youtube.com/watch?time_continue=63&v=lhyNhgHlhrs&feature=emb_logo
Cleaning Grout Stains	<ul style="list-style-type: none"> • Toilet bowl cleaner is a great way to clean grout lines. Be sure to use gloves to protect your skin. • Apply a thin line along the grout line and let it sit for a few minutes. • Wipe away with a damp cloth. https://www.youtube.com/watch?v=gg5J_qCE5tE&feature=emb_title
Circuit Breakers & GFCI Outlets	<ul style="list-style-type: none"> • Some outlets are special GFCLs located near areas of water (kitchen and bathrooms). • If they are overloaded with power, they will “trip” and stop providing electricity. • Press the red reset button on the plate. • If that does not work, check all the GFCL outlets in the home and reset, as they are sometimes tied together. • If there is still no power to the outlet, check for flipped switches at the circuit breaker panel. https://www.youtube.com/watch?time_continue=34&v=trLeLJdMWWI&feature=emb_title
Refrigerator water dispenser	<ul style="list-style-type: none"> • The filter for your fridge water dispenser should be changed every six months. • Each fridge will have it's own unique filters and sysemnts, check online for your fridge make and model. • If the water is slow, you probably need to change the filter. Manufacturers will have tutorial videos online.
Gas Range / Stove	<ul style="list-style-type: none"> • If your gas stovetop is “clicking and won't start, it's usually cause by wet burners. • If they appear wet, turn your oven on to 350 degrees for 30 minutes. https://www.youtube.com/watch?v=-vG9QQDiFCw&feature=emb_title
Smoke Detectors	<ul style="list-style-type: none"> • If you hear a “chirping”, disconnect the smoke detector by twisting counter-clockwise. • Replace the battery. • If it is still chirping, remove the batter and hold down the test button for 15 seconds to remove any remaining charge. • Insert the battery again and reattach to the wall/ceiling. https://www.youtube.com/watch?v=iiZKa6dlp7k&feature=emb_title