

Simple Solutions: Maintenance Trouble Shooting

Valley Investment Properties, Inc. hopes that this list of common maintenance problems and solutions may be of help resolving maintenance issues.

Problem	Solution
Garbage disposal will not run	<ul style="list-style-type: none"> - Make sure the disposal is plugged in. - Push the reset button at the bottom of the disposal, (under the sink).
Disposal makes a loud noise when running	<ul style="list-style-type: none"> - Unplug disposal then check for foreign objects inside. - Note: (nuts, shells, eggshells, bones, potato peels, bottle caps, etc. should NOT be in disposal.)
Disposal turns on, but just makes a humming noise.	<ul style="list-style-type: none"> - Blades are jammed. Turn disposal off and free blades using a wooden spoon, stick or broom handle. - Put the stick on the inside edge of the blades, push until they turn freely.
Toilet over-flowing from the bowl	<ul style="list-style-type: none"> - Remove the tank lid and make sure the rubber flapper is down over the drain opening, after the water stops running you can plunge the toilet.
Toilet over-flowing from the tank	<ul style="list-style-type: none"> - Turn off the water to the toilet. (Shut-off is on the wall behind the toilet. - Call VIP and request maintenance.
Toilet is backing up	<ul style="list-style-type: none"> - Plunge toilet
Bathroom sink or tub drains slow	<ul style="list-style-type: none"> - Remove drain stopper. Using a wire, or coat hanger with a small hook bent in the end, insert in the drain and pull out to remove hair that may be blocking drainage.
Sink faucet drips under/ inside.	<ul style="list-style-type: none"> - If the drip is minor and you must use the sink, put a bowl under the drip until it is repaired. - For fast leaks, shut-off the water to the faucet, (valve is under the sink on the wall). Leave the cabinet doors open to dry the area, and call VIP.
Bathroom outlet isn't working	<ul style="list-style-type: none"> - Push the "reset" or GFI, (ground fault interpreter) button, located on the outlet itself, or the breaker box.
Oven won't work after self-clean	<ul style="list-style-type: none"> - Make sure the small oven clock knob is turned back to <i>Manual</i>. (Note: Self-cleaning ovens cannot be opened until they have cooled.)
Heat/ AC won't come on	<ul style="list-style-type: none"> - Check the electrical breakers are <i>completely</i> in the ON positions. If not, turn off, and turn back on. - Make sure the fan is ON or AUTO
Gas heater/ Gas H2O heater not working	<ul style="list-style-type: none"> - Check to make sure that the pilot light is lit. If not, NW Natural Gas will come and light it for you, for free! # (541) 342-3661.

* (Regarding plumbing, please remember that the property you live at may be on an older system, or not on a city septic. Don't flush items down toilet if unnecessary.)

* (Tenants will be charged for any maintenance requested that could be remedied with the solutions above; or if the tenant has caused the maintenance problem.)