



TIP SHEET

1. **Roach and Ant Control**

It is the tenant's responsibility to maintain proper roach and ant control within the property. Hawaii's climate is perfect for roaches and ants; therefore, you need to constantly work at controlling them. It is important that you not leave food or unwashed dishes on the counters or in the sinks. We have found the most effective products in roach control are the Combat Super Bait and for ant control Grant's Ant Control System which can be found at Long's Drugs and/or Home Depot. Try these products and you will be happy with the results.

2. **Grease**

Do not put grease down the drain. Store grease in covered container, then throw out with the rubbish.

3. **Clogged Drains**

As a reminder, per your Agreement spells out that it is your expense to have any plumbing drain blockage cleared. Before calling us for assistance, we suggest you use a plunger first and then try a chemical drain opener such as Liquid Plumber or Drano. **Do not use chemical drain opener in clogged kitchen drains with a garbage disposal.**

4. **Garbage Disposal**

The garbage disposal is not made for all waste. Seeds and fibrous material, like celery, mango peel, seeds, papaya, potato peel, and rice should not be put in the disposal as they will clog the drain. Materials such as these should be placed in the trash container.

Feed waste only while the disposal is running. **DO NOT** stuff the disposal while it is off as this will damage the disposal. **ALWAYS** run **cold water only** while the disposal is grinding waste as this will prevent grease from building up in the pipe line. Be sure to run enough water after grinding so that all the grinds will clear the pipes in your unit.

Hard objects such as stables and bones will jam or damage the disposal. If it hums, try to free the blades with an Allen wrench found under the disposal or use a broom handle inserted into the top of the disposal and moved in a stirring motion. If it does not hum, free blades as described above and then press red or gray reset button located under the disposal. **USE EXTREME CAUTION. DO NOT INSERT HAND INTO THE DISPOSAL!**

DO NOT USE ANY CHEMICAL DRAIN OPENER IN THE DISPOSAL. It will damage the metal and rubber parts of the disposal. Be sure to run the disposal at least once a week as lack of use will cause the rotors to freeze.

5. **Dishwasher**

Be sure to run the dishwasher at least once a week as lack of use will cause parts to freeze and stagnant water.

6. **Refrigerator**

The refrigerator coils should be vacuumed annually. The coils can be found either at the back or underneath the fridge. If the ice maker becomes stuck, remove any clumps of ice and be sure that the control arm moves freely and is in the "on" position (generally down is "on" position and "off" is horizontal)



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7. **Electrical and GFI Outlets**

If any outlets does not seem to be working (even ½ of an outlet) TRY THE WALL SWITCHES as they are often connected to the outlets.

Many newer properties have GFI (ground fault interrupters) which are generally located in bathrooms, kitchens, and laundry areas. Should these trip, you should first unplug the appliance in that outlet, then press the reset button.

Should a circuit breaker trip, you have an overload on that circuit. Unplug and/or turn off the appliance. Locate the circuit breaker box, and be sure all of the circuit breakers are in the “on” positions. Reset the tripped circuit breaker by turning it completely “off” and back to the “on” position.

8. **Miscellaneous**

Protect the counter tops by using a cutting board and trivets as necessary.

Bathroom tub enclosures and refinished tubs should be cleaned with **non-abrasive** cleaners only.

While running the air conditioner, be sure doors and windows are closed. The air conditioner vent should be in the “closed” position.

For safety reasons, halogen lamps are NOT permitted. Halogen lamps are over 450 degrees and extremely dangerous. Many dwelling fires have been attributed to them.

If your apartment or house has a **key-in** and **key-out** dead bolt, we suggest you leave the key in the lock when you are home in case you must quickly get out in an emergency.

9. **Yard Maintenance for Home** (if applicable)

Your Rental Agreement may include monthly yard maintenance service. If the yard is not being properly maintained by the vendor, you are to inform us immediately. Renting a home with a yard does require some effort on your part. It's really up to you to help maintain the appearance of your yard.