

Home Owners Guide

Appliances:

Disposal – is controlled by the switch on the wall by the sink. If there is a problem, notify your plumber.

Dishwasher – there is a switch on the wall that controls the dishwasher. Make sure it is on.

Microwave/range – if a problem exists between these, check main power at the service panel.

Brown Out: (Loss of all or half of your electric)

A brown out is usually caused from a problem with the incoming service. Sometimes this is a problem with the power company, other times it is a problem with the underground wiring.

You need to first notify the utility company, regardless of the problem. After the problem has been identified, call your builder's service department to schedule a repair.

Furnace/Air Conditioner:

If you are experiencing problems with your furnace or air conditioner, notify your HVAC Contractor, even if the breakers in the electrical panel are tripping.

Service Panel:

Your service panel is installed with circuit breakers. These breakers will shut the circuit off in the event of short circuits and overloads. At this time the breaker will be in the tripped position. To reset, you must turn the breakers off and then back on again. If the breaker does not come on, call your electrician.

Bedrooms:

ARL Fault Protection – Starting in January 2002, ARL Fault protection will be required in all bedrooms. If you lose power to the bedroom, go to your circuit panel and reset the breaker.

Ground Fault Circuit Interrupter:

The GFCI is an outlet installed in areas that could be potentially hazardous. These areas include: kitchens, baths, basements, garages and outside outlets. One GFCI outlet can protect other outlets down line, which is why there may be one or none in these areas.

Typically GFCI outlets are installed as follows: two in the kitchen, one in the bedroom (which protects the bathrooms), one in the garage (which protects the outlet in the basement) and one in the front and the back of the house.

If one of these outlets is not working, check to see if the GFCI outlet has been tripped. To reset and check a GFCI outlet, you must first push the test button. The reset button should pop out; then push the test button. If the reset button does not go back in, make sure that there is nothing plugged into the outlet and the outlets it feeds down line.

Light Fixtures:

Recess Lights – These fixtures are supplied and installed by KEP Electric. The standard open trims and eyeball trims are supplied by a 65 watt par 30 flood bulb. The shower trim is supplied by a 40 watt bulb maximum.

If you notice flickering in your shower trim, check wattage, maximum is 40 watt.

Decorative Fixtures – These fixtures and post lights are supplied by a lighting company. If you experience a problem, call your service technician. If it goes on and off repeatedly, the photo cell needs to be replaced. Call your service technician.

Note: most fixtures have a maximum 60 watt light bulb.

Phone and Cable:

Your phone and cable are installed according to your builders drawings. All lines are stubbed outside. A service call to your phone and cable company is necessary for hook up of all the lines. The phone company charges extra for multiple lines. This is your responsibility. If you have a problem with a specific line, consult the phone company. We are then able to come out and fix that line.

Smoke Detectors:

The smoke detectors in your home are installed according to local building code. They are interconnected between each other. If one goes off, they all go off. Your smoke detector is wired with house power (120 volt) and has a 9 volt battery back-up. When you hear a "chirp" coming from your detector this is an indicator that the battery needs to be replaced.

Nuisance alarms can occur from smoke in the kitchen, a candle, or smoke from a cigarette or cigar. To reset, make sure the smoke is away from the detector. To test the detector, push the test button. You should hear an alarm within a few seconds. In a mutli-family home, the detector by the front door is connected to the smoke detectors in the other units.

Switch Outlets:

In various rooms of your home, certain outlets are controlled by the switch entering the room. The top or the bottom outlet will work off of the switch. These rooms are generally bedrooms, living rooms and great rooms.

