

TROUBLESHOOTING TIPS

ELECTRICAL

If a complete power outage occurs, your home includes a main electrical breaker in a panel box on the exterior of your home and an electrical sub panel on the interior of your home. The sub panel stores all of your individual circuit breakers. Determine if your neighbors have electrical power. If the power is off throughout your neighborhood, call the electric company and report the outage. If the outage is limited to your home, follow the steps below:

Inspect all circuit breakers, including the main breaker. If a breaker appears damaged, leave it off and call your electric company or Brighton.

If the breakers are not damaged, turn them all off and back on again. If power does not resume, call Brighton.

IMPORTANT NOTE: If your main circuit breaker trips or is turned off, shut off all sub circuits (usually located in a sub panel inside your home) and wait 2-3 minutes before turning it back on. Then restore power to the other circuits one by one. This avoids overloading the system.

If you notice sparks or smell burning:

Find the location of the odor or sparks. If coming from an electrical outlet shut off the appropriate breaker switch. Unplug the appliance then check the appliance for a short in the cord or other problem. If the outlet is the problem, shut off the problem circuit and call Brighton.

IMPORTANT NOTE: Do not hesitate to call the Fire Department if there is any possibility of fire.

If there is no power in a bathroom, kitchen or outside receptacle:

These receptacles may be connected to a Ground Fault Interrupt Device (GFI Outlet). Locate the nearest GFI. If the reset button has tripped, press it in to restore power. If power is not restored, determine if the circuit is being overloaded. Hair dryers or other appliances being used on one circuit could cause the breaker to trip. We urge you to avoid the use of power tools and appliances in GFI outlets. Never plug a refrigerator, freezer or timing device into a GFI outlet.

If there is no power to an electrical outlet:

Make sure that the outlet is not controlled by a wall switch that may be turned off. If this is not the case, inspect the circuit breakers and reset any that are in the off (mid) position. To test, first push the breaker to the OFF position and then to the ON position.

If a hanging light fixture does not work:

Make sure the bulbs are properly installed and in good condition. Some fixtures have on/off switches located on the fixture. Make sure the switch is on. If your fixture does not have a switch, reset any tripped circuit breakers.

If a fluorescent light fixture does not work:

Make sure all fluorescent bulbs are installed properly. Adjust any tubes that are flickering or buzzing. Check wall switches and circuit breakers.

HEATING AND AIR CONDITIONING

If your air conditioning unit shuts down or will not start:

Make sure the thermostat is set to a temperature that is cooler than the room air and the fan is set to AUTO. Then turn the air conditioner off at the thermostat and inspect the circuit breaker. If the breaker is tripped, reset it and restore power to the unit. If it does not restart, arrange for service.

If the furnace is not working properly:

Make sure the thermostat is set to a temperature higher than the room air and that the thermostat is set on HEAT and the fan is set on AUTO. Before calling service

Check lower door of furnace — must be securely in place.

Check fuse at switch on furnace (if applicable)

Check switch on furnace to ensure it is in the ON position.

Check circuit breakers

Check to see that the gas valve is in the ON position

If warm air does not circulate, call Brighton to arrange for service.

Remember: Your furnace may not have a pilot light.

PLUMBING

Sewer Back-up

Correcting blockage of plumbing fixtures and sewage lines are warranted only for a 30- day period after Closing, provided that the blockage was not caused by misuse. Blockages after 30 days will be warranted if positive proof is provided that the blockage is due to construction debris.

Warning: The most popular method of clearing blockage in sewer pipes is a Rooter service. These systems, if used improperly, can cause serious damage to the PVC sewer lines. Seller is not responsible for damage caused by these systems. Using an experienced service is advisable. Don't be afraid to ask about their experience.

If the water temperature is not hot enough:

Adjust the temperature at the water heater by following the manufacturer's instruction printed on the tank. If you have small children, do not set the temperature so high that the children might accidentally burn themselves.

If you notice a leak under a sink or toilet:

Turn off the water at the fixture by using the shut-off valves located under or behind the unit. If a leak still exists, place a bucket or pan under the fixture to catch the water. Arrange for service. Many of the drainage pipes under sinks may be tightened by hand.

If a toilet becomes clogged:

Turn off the water to the fixture. Obstructed toilets are only warranted if they are caused by construction debris and reported within the first 30 days of occupancy. See the One-Year Warranty Plan documents for more details. If not addressed by the One-Year Warranty Plan, refer to the Maintenance section of this manual under Toilets for more information.

If you suspect a leak in the tub or shower:

To prevent water damage, do not use the shower or tub until service can be provided. Call Brighton Homes to report a water leak.

If the water line to your home breaks, or a major plumbing leak develops:

Turn off the main water valve. It is located near the entry sidewalk, outside the garage, in a ground-level box near the street or in your basement. Call the Brighton Homes emergency number to arrange for service.

If there is a water leak in the water heater:

Use the shut-off valve on top of the water heater to turn off the water. Turn off the gas valve, the pilot light and drain the water heater. Call Brighton Homes to arrange for service.

If you notice water spots (darkened areas) on your wall or ceiling:

You may have a water leak. Determine the source of water, if possible, and take steps to prevent further damage. If the leak can be traced to one location (one toilet, sink, or tub), turn off the water to that fixture. Contact Brighton Homes for service, if the leak cannot be isolated, turn off the main water service to the house. Call Brighton Homes to report a plumbing emergency.

If there is a gas leak:

Turn off the gas at the gas meter. Call the gas company to report the leakage.

The preceding information, in the Maintenance Tips and in the Troubleshooting Tips, has been provided as a service to our customers. It should not be considered a complete summary of responsibilities and information on any given topic. The information is a brief summary. Additional information is available in your homeowner documents and from other sources in your community. The information herein is deemed accurate at publication. Updated information may be obtained from manufacturers or suppliers. Seller does not guarantee that this information is a complete summary of what you may need to know about a given product or item. It is your responsibility to become familiar with all products and items in your home.