

PROCEDURE FOR THE OPERATION OF HOT WATER SYSTEMS & ELECTRICAL APPLIANCES

NO POWER

Check to see if you have a safety switch and that it has not tripped. If it has tripped then reset it as per the manufacturer's instructions on the switch. If the safety switch trips again, remove all of the appliances with a plug on to of them from the power points and ensure all power points are switched off. Reset you safety switch trips again locating the faulty appliance.

If you do not have a safety switch then check with you neighbours to see if they have power, if not then contact your local power authority.

NO HOT WATER

If your hot water system seems to be running out of hot water rather quickly check to see if you system needs topping up. Please note that some hot water systems do not have this facility. To top up, locate the filler valve on the side of the hot water unit and lift the lever until the water flows from the overflow. This should be repeated every couple of months.

If your system is gas, check to see if the pilot light has gone out. If so then relight it as per the instructions on the hot water unit.

A leaking tap will cause a poor supply of hot water and your electricity / gas bills will be higher than usual.

FAULTY STOVE OR OVEN

ELECTRIC: If only some of the hotplates are not working, please contact our office to arrange a service.

If the oven is not heating, check to see if the indicator light is on. If not then the oven may have been switched onto automatic. Please refer to the instruction booklet to reset the oven to manual cooking. The light should then come on and the oven will work. If not then contact our office to arrange a service.

GAS STOVE: Please contact our office to arrange a service.

If you have no cooking facilities at all please contact your property manager at Position Property Real Estate as soon as possible.

N.B. Stainless Steel appliances and benches need to be cleaned by **3M Stainless Steel Cleaner** available at hardware stores. Please do not use scourers as they scratch the surfaces.

WASHING MACHINES

Please make sure before call our office that the machine is turned on at the power point and taps have also been turned on. If the machine is not pumping out check to see if the drain hose has been accidentally kinked.

CLOTHES DRYERS

Most brands of clothes dryers require the filter to be cleaned after each load. If you don't this will cause the dryer to take longer than usual to dry a load of clothing. Please also remember that your dryer requires sufficient ventilation to operate efficiently. Please **UNPLUG** dryer when not in use to avoid accidental fire.

GARBAGE DISPOSAL UNITS

If your garbage disposal unit is refusing to dispose of waste please check to see if it is jammed. To do this you will need to turn off the unit at the power point and remove the plug top. Remove the blockage and unjam with the key supplied. The reset button may have also tripped; this is located under the unit and is usually red in colour. Press the button in, refit the plug top and turn on and test.

Care And Use Of Your Garbage Disposal

Grind food waste with a strong flow of cold water. Don't use hot water while the disposal is in use.

Try not to turn off the unit before grinding has completed. Wait until you can only hear the water flowing.

Flush the unit with ice cubes and water once a month.

Don't put stone fruit, bones extremely fibrous materials like corn husks and artichokes etc down the disposal.

Feed the waste into the disposal slowly while cold water is running. Don't pack the unit with the waste.

Small amounts of citrus and other melon rinds are able to be grinded.

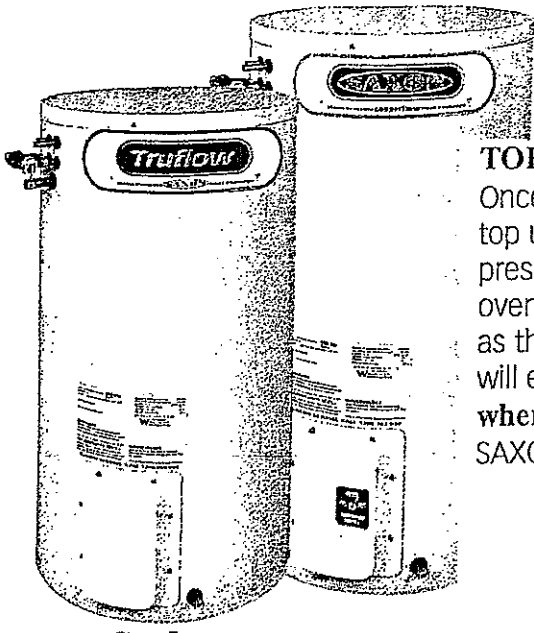
Small amounts of fats are also able to be grinded with a strong flow of water.

A discolouration of the grinding plate may occur, but will not effect the performance or life of the disposal unit.

IF YOU HAVE ANY FURTHER PROBLEMS WITH ANY OF THE ABOVE PLEASE CONTACT YOUR PROPERTY MANAGER AT POSITION PROPERTY ON 3368 2300.

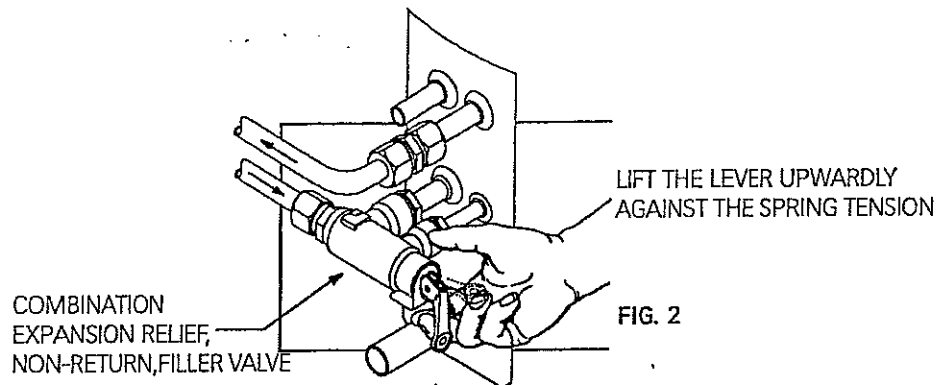


MAINS PRESSURE ELECTRIC WATER HEATER INDOOR/OUTDOOR MODEL.



TOPPING UP

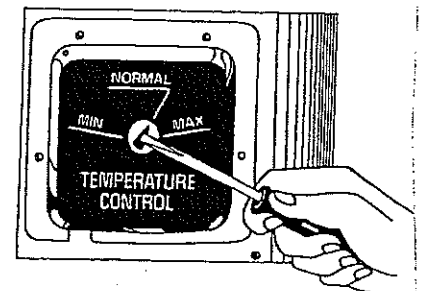
Once every six months the pressure relief valve must be checked by the owner. To top up the tank and check the valve, lift the valve lever against the spring pressure until water flows from the overflow pipe. When water flows from the overflow, restore the lever to its original position. (Do not let the lever snap back as this may damage the valve seat). As cold water is introduced into the tank, it will expand and continue to flow for some time. **It is good idea to do this check whenever you receive your electricity bill.** If water does not flow freely call the SAXON Service Number or the local SAXON accredited Service Agent.



EXTERNAL TEMPERATURE CONTROL Copperflow Model Only with the Adjustable Panel on the front of the Junction Box. (See FIG 3)

A Patented External Control is provided for easy adjustment. A unique safety aspect is that adjustment, by screwdriver, means children cannot easily tamper with the control. The thermostat is set before leaving the factory at 80°C which has been found to be suitable for most conditions. Turning the adjusting slot clockwise will increase the setting and anti-clockwise will decrease.

Movement equivalent to one hour on the clock will adjust up or down 5°C. See below. Except in exceptional circumstances, it is not recommended setting above 'NORMAL' for long periods, as this increases the risk of scalding and excessive steam.



SAFETY SWITCHES

This information is issued to avoid unnecessary expense to both the tenant and landlord

Safety switches are very sensitive and can and do trip for no apparent reason. (An electrical spike through the power lines from the energy company)

If the safety switch trips, reset it and be observant

If it trips again after resetting proceed as follows:

1. Unplug (Unplug not just turn off) all appliances and electrical leads
2. Reset safety switch
3. Plug in a radio and turn the volume up
4. Proceed though the residence and plug in each appliances / electrical leads separately
5. If the safety switch trips (the radio will turn off) you will have isolated the faulty appliance electrical lead
6. Recheck by repeating step 5
7. Disconnect the faulty appliance / electrical lead and have it repaired by an licensed electrician or have it replaced

Please note that if an electrician is called out to check on a trip out of the safety switch and it is found to be faulty appliance / electrical lead not owned by the landlord the tenant will be changed for service

SOME TYPES OF SAFETY SWITCHES

