



WEBER STATE
UNIVERSITY

Homeowners Manual

Table of Contents

Concrete

- 1 Concrete Flatwork
- 1 Foundation

Woods and Plastics

- 2 Rough Carpentry/Cabinets
- 3 Countertops/Trim
- 4 Attic Access

Thermal & Moisture Protection

- 4 Waterproofing/Siding
- 5 Gutters & Downspouts/ Roof
- 6 Caulking

Openings

- 7 Garage Overhead Door
- 10 Windows
- 11 Mirrors

Finishes

- 11 Carpet
- 12 Luxury Vinyl Plank
- 13 Drywall/Paint Touch Up

Other Specialties

- 14 Pest and Wildlife

Equipment

- 14 Appliances

Plumbing

- 26 Water Heater
- 27 Shower Doors and Tub Enclosures/Fixtures
- 28 Gas Shut Offs

HVAC

- 28 Mitsubishi Mini Split

Electrical

- 37 Breakers
- 40 Smoke Detectors/Solar Panel System
- 42 Island Battery

Earthwork

- 45 Grading & Drainage

Exterior Improvements

- 45 Landscaping

Utilities

- 49 Public Sewer System



Concrete Flatwork

Cleaning the Concrete

When cleaning your concrete, the recommended method would be to use a broom and sweep your concrete. Power washing or using a water hose also helps clean the concrete however, using these methods can also help water leak through any cracks that concrete may have and can also damage the surface to your concrete.

Cracks

If you are experiencing any cracks on your concrete, do not panic. This is something that most if not all homeowners will experience in their lifetime. Concrete will shrink in the winter and expand in the summer and keep this cycle until the end of time, because of this it would be important to seal the cracks on the concrete with a waterproof concrete caulk. You will be able to purchase these at a local hardware or home improvement store. By sealing the concrete, you will be able to prevent moisture to seep through the cracks and lift your concrete driveway or sidewalk in the future.

Ice, Snow

During the winter season you will have many days that your driveway will be filled with snow. It is best to remove the snow as soon as the snowstorm ends to prevent ice being created in your driveway and try to minimize the amount of de-icing products such as road salt as they can cause damage to the concrete by causing it to chip.

Foundation

BuildBlock ICF Foundation

The foundation for this home was made using concrete and Build Block ICF's which will be the foundation walls in the basement. This wall is made up foam and concrete, if you ever need to drill a hole or make a cut make sure to fill in the gaps with spray foam that you can buy from your local hardware store.



Rough Carpentry

SIP Wall Panels

This house was built using SIP Wall Panels which are two OSB sheets with foam insulation in between them. These panels were specifically designed for this house meaning they are unique in their own way. If you ever plan on remodeling this house and are wanting to cut into the sips consult with a design professional to see what your options are. Modifying the SIP's in any way can cause structural damage that could void its warranty.

Cabinets

Cleaning

When cleaning the cabinets be sure to use products that have lemon oil, polishes or that include a scratch cover and are recommended for cabinets. Clean the cabinets at least once between every 3-6 months to keep the cabinets looking like new. Avoid using waxes and washing the cabinets with water as this can damage the finish on it.

Hinges

If the hinges for the cabinets start to lose their smooth closing, or if they start making noises be sure to add silicone lubricant to fix the problem and to improve their performance.

Moisture

Appliances that produce moisture have the capability to do some damage to your cabinets. Always keep in this mind if you use an appliance such as a crockpot you might start to notice some damage to the cabinets.



Countertops

Countertops do not usually need maintenance unless they are used frequently. Below are some things to consider when using your countertop.

Cleaning

Avoid any abrasive cleaners as these can leave scratches on the surface of the countertop.

Cutting Boards

Using a cutting board when you are cutting fruits, vegetables, or any kind of foods should be considered as cutting on top of the countertop surface could leave scratches or chips.

Heat Damage

Be sure to avoid putting hot objects such as pans, pots, and any kind of object with a hot surface to avoid burn marks on the countertops.

Trim

As seasons change so do materials, especially during the Summer and Winter seasons. This causes materials to expand and contract which can cause cracking. Wood materials such as the trim around the house is susceptible to this environment. It is recommended that the house be kept at a mild temperature throughout the year to prevent cracking and nails popping out.

In case measurements are taken and the nails of the trim come out or the trim attached to the wall starts to crack it is recommended to caulk the cracks with the appropriate caulking and repair the affected area so that it may be touched up with paint.



Attic Access

Please note that the attic access in this house was not made for any storage or expansion purposes. The attic should not be accessed unless it is deemed necessary and even then, one should only walk between the trusses not the drywall. Failure to comply with this will result in serious injuries and possible death.

Waterproofing

Poly Wall Peel 'N Stick/ ICF Waterproofing Membrane

To prevent water from entering the home we have taken a precaution step to install the Peel 'N Stick Poly Wall system in your home. This system takes protecting your home from water squeezing through the concrete cracks to another level. Although most of the Poly Wall will be behind the concrete plastering of your home and below the ground there will be an area of it where it will be exposed to the weather. Maintaining this portion protected is important to keep the system fully functional. Please make sure to apply the Flex Seal Liquid Rubber Sealant Coating on the exposed Poly Wall in the window wells to protect it from UV radiation.



Siding

LP Hardy board and Shakes

This house has its siding made up of hardy board and hardy shakes. These are fiber cement-based products and because they will be heavily exposed to the sunlight every day, they will eventually be required to be repainted and will need to be caulked as well.

Gutters & Downspouts

Ladders

When leaning your ladder on the gutters use caution as they might dent and obstruct the flow of water.

Leaks

Any leaking between sections must be addressed. Caulk the inside joint using a gutter caulking compound found in hardware stores.

Snow & Ice

If your gutter has an overflow of snow, be sure to remove the snow as much as possible. Having more snow on the gutters than it can handle can cause damage to the gutters.

Gutter Maintenance

It is important to have clean gutters and downspouts in your home. Be sure to check the gutters all around your home every season preferably fall as leaves fall off trees and make their way to your gutters. Be mindful to check and make sure there are no bird nests as well and if there are bird nests to make sure to place them in another place responsibly if they are still occupied. By maintaining your gutters clean, water will be able to pass through and drain properly.

Roof

Leaks

If any leaks occur in your home be sure to determine where the location of the leak is. This will help identify the possibilities on why water is leaking through and will be able to help anyone that would need to fix the problem.



Walking on roof

Try to limit the amount and time you spend on your roof unless it is necessary. The weight of you standing on the roof can cause the roof material to come loose and there is a possibility of damaging your solar panels, especially if there is any rain, snow or even if there are windy conditions in your area.

Weather

If there any types of severe storms in your area be sure to check your roof as there may be some damage to it. If you do a visual inspection and see damages to your roof notify your insurance company.

Caulking

You will notice overtime that the caulk around the house will start to crack and fall off the areas it was meant to protect. The best thing to do would to be to remove the caulk from the area with a tool knife and then re-caulk the area with new latex caulking that can be found in a local hardware store. Be sure to follow the manufactures instructions for the best results.

Latex Caulking

For indoor use it is recommended that latex caulking would be used. This type of product is very beneficial as it can be painted over and can be applied to areas that have paint over them. Areas of use typically range from trim to windows to any other place inside the house.



Silicone Caulk

Any areas where water proofing will be a must, will require silicone caulk. Silicone caulk will be a clear color and will be able to apply better in areas where water exposure will occur. Places to apply this caulk will be areas where the toilet meets the tile or where the bathtub meets the tile. Be sure to follow the manufacturer's instructions for the best results.



Polyurethane Sealant

To receive the best results for any caulking that would be required outside the house would be the polyurethane sealant. These types of sealants have the best waterproofing and will have the best flexibility out of all the sealers to prevent it from cracking. Be sure to try to color match the color to whatever you are planning on applying it to as these types of sealants cannot be painted over.



Garage Overhead Door

Maintenance

Keeping your garage overhead door in the best condition it can be will be in your best interest to ensure it lasts as long as it possible. By following the recommendations below your garage door will be kept in a well condition.

Monthly Inspections

- Make sure to manually operate the overhead door once a month. If you notice that it is starting to become unbalanced or if it starts to bind, call a professional overhead door company to come and service the door.
- When opening the door for maintenance purposes make sure that the door opens and closes in its entirety.
- Make sure to do the safety reversal system test for this door. If this fails, call an overhead door company for inspection.

Yearly Inspections

- Be sure to oil the door rollers, bearings, and hinges. The garage door opener does not require and lubrication and neither do the door tracks.
- Make sure to test the battery backup for the garage door and consider replacing the battery to make sure the battery will work during a power outage. More information about the test for the battery backup will be in the garage door user's manual.

Two Year Inspection

- The garage door opener rail will require you to remove the existing grease with a rag and place a new white layer of lithium grease to the top and the underside of the rail surface where the trolley slides.

Troubleshooting

Door Opener Beeping

If your garage door opener beeps there are a couple of reasons on why it could happen.

- It could be if you are using the Timer-to-Close feature or MyQ the garage is letting you know that it is preparing to close and to move away at a safe distance.
- The garage door opener could also be beeping because it has started to operate slowly on battery power.
- If the battery is low or if needs to be replaced.



Neighbors Remote Control Opens the Garage Door

If the garage door is opening by itself and you have verified that no one in your house is controlling this, then there is a chance your neighbor might be accidentally controlling your garage door without even noticing. If this happens be sure to erase the memory from your garage door opener by pressing the learn button until the button light goes out and make sure to reprogram the remote controls.

Garage Remote Does Not Activate the Garage Door

If the garage door does not open even if you have tried turning the operator and the remote on and off, then there is a chance that the lock feature might be activated. If this happens be sure to reprogram the remote control.

Garage Door Making Humming Sound

There is a possibility that the garage door might start making humming noises and there is no movement on the door itself. If this happens make sure to manually try to open and close the garage door. See if there might be an obstruction that could alter the movement of the door. If everything looks to be okay but the door is continually doing this, then the door is most likely binding and will have to be serviced by an overhead door company.

Garage Door Does Not Fully Open or Close

If you ever run into a problem where the garage door will not fully open or close it is recommended that you take these steps before calling an overhead door company.

- Try manually opening and closing the overhead door and see if there is any resistance or any type of obstruction when you are opening it.
- Examine the jams, tracks, rollers, and the specific area where the door is stopping.
- If you find an obstruction try to carefully remove it to test opening the door afterward.
- If the steps above have been taken and the door still does not move, then it is most likely binding and will need to be inspected by an overhead door company.

If you would like to see troubleshooting videos for the LiftMaster garage door opener, please use the website link provide below this text that will take you to LiftMaster's YouTube channel for demonstrations.

<https://www.youtube.com/playlist?list=PLS0YojCBXTXnL7uy8IiDoEtePW4SrNC1s>



For more information about your overhead door such as how to operate the door opener or to find more troubleshooting questions please visit the website provided below.

<file:///C:/Users/Junior/Documents/BDC%204600%20Final/Warranties/LiftMaster%20Garage%20Door%20Manual.pdf>

Windows

Glass Cleaning

It is important to keep the glass clean around the home. A formal way to do this would be to use warm water and cleaning with a sponge and squeegee. By doing this your window will be able to allow more sunlight to enter through your home.

Damage

Your glass is a low-e coated glass that helps maintain the temperature of your home consistent so no hot or cold air would escape during the seasons. Any damage to your glass whether it be a crack, hole, etc. must be taken care of responsibly. Contact a glazing company if any damage occurs.

Tinting

If you decide to tint your windows be warned that your windows will not be able to perform at their designed level. They will also be susceptible to damage due to the nature of it heating up more because of the tint.

Window Tracks

It is important to keep the window tracks in a home cleaned and lubricated. By cleaning the window tracks and lubricating them your windows will be able to open and close in the future without any resistance.



Mirrors

Using glass cleaner on your mirrors will provide the best results for a better-looking mirror. You can find these at any grocery or hardware store in your local area. Avoid using products that contain ammonia or vinegar as having them come in contact with the mirror frame can cause deterioration to the frame.

Carpet

Vacuuming

- It is important to vacuum your carpet frequently and moderately, specifically in areas of your home where a lot of traffic occurs to maintain the carpet looking in new like condition.
- Give about three vacuum passes for the areas that have light solid areas and about seven for the areas that would require heavy soiled areas.
- When you finish, vacuum in the direction of the pile to achieve a uniform finish.

Vacuum to use

- It is best to use vacuums with micro filter systems to ensure that the dust particles are removed and stay in a collection bag.
- Be sure to adjust the height of the beaters if fitted regularly to ensure the carpet is not damage by excessive beating.
- Make sure to empty your bag when it is half full, this way your vacuum's suction will always perform at its best.
- Be sure to change or empty collection bags regularly and to also replace filters per the manufacturer's instructions.

Steam Cleaning

It is recommended that you hire a carpet cleaner who is a member of a professional association every 12-18 months to clean your carpet. It is strongly recommended that you do not try to do this yourself as it can lead to staining or even damaging your carpet.

Spot Cleaning

Any hot liquids that spill on the carpet must be cleaned immediately. If neglected the stain will become more difficult to remove. Consideration toward spot cleaning products must be taken to avoid any chemicals from causing permanent staining, color loss, or distortion. Bleach products should not be used as they can discolor or even dissolve your carpet.

Protecting your carpet

In order to protect your carpet as much as possible it is recommended that you place door mats at entrances, use furniture coasters, use rugs in areas of high traffic, protect the carpets from discoloration from the sun by using window blinds or shutters.

Luxury Vinyl Plank Flooring (LVP)

Cleaning

Cleaning the LVP flooring will help prevent messy and possible slip hazards in the home. Even though there are many things to clean this floor with does not mean that it should be cleaned with any product. The following should not be used when cleaning your LVP floor: Wax of any kind, a vacuum with a rotating beater bar, soap-based detergents, and any type of bleach.

Dents or Scratches

Another unappealing look to a floor that has been well taken care of would be having furniture that could leave scratches or even dents on the floor itself. To prevent this one of the best things to do will be to add coasters to your furniture, this way the floor will not be scratched or dented. Furniture should always be carried to where it needs to go not dragged or pushed to prevent any damage.

Discoloration

It is recommended to not leave your LVP floor exposed to the sun so much as this can cause discoloration to the floor and can ultimately leave some areas a little more discolored than others. Closing the blinds or curtains to the exposed areas will provide protection from the sun's UV rays.



Drywall

Ceilings

Maintaining the ceilings in the home should be easy. As dust builds up you can use a duster to remove any dust or cobwebs from your ceiling.

Damage

Any damage to the drywall such as a tear or a hole should be patched. If you are unaware of how to do this, please contact a local drywall subcontractor to patch the damaged area.

Paint Touch Up

Interior Walls

If the walls in your home have been exposed to pencil, marker, crayons, or any kind of paints make sure to gently clean off the damaged surface area with some mild water and a sponge so that there is no additional damage to the walls.

Exterior Walls

The walls on the outside of the house will always be exposed to more harsh conditions on a daily basis so it is recommended that you give an annual inspection to the exterior walls or any time after there has been severe weather in your local area. If there has been damage to the paint, make sure to provide a touch up using a small brush. By doing this your houses paint will not chip faster and it will stay looking new.

Paint Colors

If for any reason you need to repaint your home the information in regard to the paint for this house will be provided below to have an exact match.

Interior Color: Benjamin Moore - Sea Haze 2137-50

Interior Color: Benjamin Moore – Glacier White OC-37

Exterior Color: Benjamin Moore - Wet Concrete 2114-40



Pests & Wildlife

To prevent insects and any wildlife from entering your home, check on the state wildlife page to find information to deter any pests from entering your home.

Appliances

Electric Range

Cleaning the Burner/Plate Ceramic Plate

- When cleaning the Burner/Plate always rinse it off with a clean cloth. Rinse out in clean water as residue can damage the ceramic glass surface the next time the hob is used.
- Never scratch of the crust with any serrated edge knife, steel wool or anything that could be considered abrasive.
- Any calcium stains or yellow stains can be removed with Durgol, vinegar or lemon juice.
- Do not allow any vinegar, coffee, milk, saltwater, lemon, or tomato juice to remain in contact with the enamel parts
- And foods that are sugar based should be immediately scraped off or else the burner/plate may be permanently damaged.

Cleaning the Control Panel

The control panel should always be cleaned with a damp cloth and then they should also be wiped dry. The knobs should also be cleaned the same way.

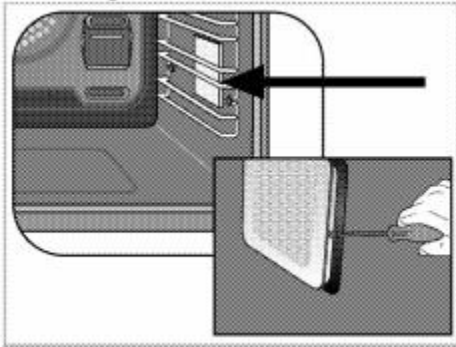
Replacing the Oven Lamp

If the light in the oven goes out it means it is time for a replacement. Below are the step by step instructions on how to fix this.

1. Make sure to turn off the power supply. You can either unplug the oven from the wall or turn it off using the circuit breaker.
2. Remove the wire racks. If you are unaware on how to do this, then please refer to the electrical range user manual provided for you below of the dishwasher section.
3. Remove the protective glass cover with a screwdriver.
4. Pull out the oven light and place the new one in.



5. Reinstall the glass cover and then the wire racks.



Self-Cleaning Option

The oven comes with a self-cleaning mode and it should be used every time you use the oven a total of 10 times. The oven will have three levels that can be selected according to the level or dirtiness. Low which will take 3 hours to clean, Mid which will take 4 hours to clean or High which will take 5 hours to clean.

1. Before the self-cleaning cycle begins be sure to remove the dirt from the exterior surfaces and the interior of the oven with a damp cloth.
2. Keep the function knob pressed and turn it clockwise to the desired level of clean you want the oven to self-perform. Be aware once this option is selected it cannot be changed.
3. If a fire occurs during the self-clean make sure to turn the fire off immediately and wait for the fire to go out. **DO NOT OPEN THE OVEN AS THIS CAN ACTUALLY LEAD TO A BURST OF FLAMES IF OPENED.**

Troubleshooting

Below are some things you might run into when using your oven.

Steam Is Coming Out of The Oven When in Use

Do not be alarmed as this is a common thing that will happen.

Metals Noise Are Occurring When Using and After Using the Oven

If you hear noises that resemble a screeching noise, or a metallic noise do not be alarmed. This will happen because the metals are expanding due to the large amount of heat they are absorbing.

The Oven Is Not Operating

1. The main fuse is defective or has tripped. Check the circuit breakers and check to see if it has tripped.
2. The oven may have accidentally been plugged out. Check to see if the oven is plugged into the wall.
3. The buttons, knobs, or keys on the control panel are not functioning. The keylock may be enabled please make sure to disable it.

The Oven Is Not Heating

1. Check to see if a temperature has been set for the oven. If it has not, then set the oven to the desired temperature.
2. The timer is not adjusted. Make sure to adjust the time.
3. There might not be any power due to a circuit breaker tripping or a power outage. Make sure to check the breakers and if they are on but nothing else is on then it is most likely that there is a power outage.

If you would like to see troubleshooting videos for the Beko electric range oven, please use the website link provide below this text that will take you to Beko's YouTube channel for demonstrations.

<https://www.youtube.com/playlist?list=PL4NKwLre-dl8V8BJbM8w5VMsWrQlpWcdI>

For more information about your Beko electric range oven such as how to operate the oven or to find more troubleshooting questions please visit the website provided below that will take you to the user manual.

https://www.bekoappliances.com/media/documents/manuals/cooking/SLER30530SS_USER_MANUAL_en_US.pdf



Beko Refrigerator

Cleaning and Maintenance

To maintain a refrigerator that looks and smells clean please be sure to follow the instructions below

1. Always clean the refrigerator using water mixed with baking soda every 15 days. Never clean the refrigerator with detergents or soap.
2. Make sure to always keep the food in closed containers. Microorganisms thrive and spread out when the food is not properly covered causing unpleasant odors.
3. Never keep foods that have expired their “Best before” dates or any spoiled food in the refrigerator.

Protecting Plastic Surfaces

Never put liquid oils or any meals that have used oil in them in your refrigerator unless they are in a sealed container. If you do not put them in sealed containers, they may cause damage to the plastic surfaces of the refrigerator. If oil ever spills within the refrigerator be sure to clean and rinse the plastic surface with warm water immediately.

Troubleshooting

Below are some of the things you may run into during the lifetime of your Beko refrigerator and how to properly take care of the situation.

Condensation Occurring

There are a couple of reasons on why condensation may be occurring, please see below on how to prevent condensation from occurring.

1. Try to not open the refrigerator door unless you really need to.
2. Keeping foods with liquids in closed containers will help prevent condensation from occurring in the fridge.
3. Set the thermostat to the appropriate temperature.



Compressor is Not Working

1. Make sure that the appropriate temperature is selected, if not make sure to select the appropriate temperature.
2. Make sure the power cord is plugged in as this is the power source to the compressor.
3. The defrost is active meaning if products are being defrosted the compressor will not turn on until the defrost is off.
4. Sometimes a power failure will occur and the gas pressure in the product is not balanced which will trigger a safeguard. If you do not see this restarting throughout the day get in contact with an appliance company or Beko at 888-352-2356.

Refrigerator is Running Often or Too Long

1. The temperature in the room might be too high cause the refrigerator to run longer to cool the products.
2. If you are storing food in the refrigerator there is a chance that the refrigerator will keep running if the product is warm and needs to be kept cool.
3. Make sure that the refrigerator doors are closed all the way. If they are not, they will be letting all the cool air escape and allowing the hot air in.
4. The refrigerator temperature might be set too low that the fridge will consistently have to stay on in order to keep the current temperature inside it.
5. Opening and closing the doors consistently allow the cool temperature in the fridge to escape meaning it needs to stay on to produce more cool temperature.

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<https://www.youtube.com/playlist?list=PL4NKwLre-dl98eWkRdkvzJxIZuXwjuKNu>

For more information about your Beko refrigerator such as how to operate the refrigerator or to find more troubleshooting questions please visit the website provided below that will take you to the user manual.

https://www.bekoappliances.com/media/documents/manuals/refrigerators/BFFD3622SS_USE_R_MANUAL_en_US.pdf



Beko Dishwasher

Cleaning the Control Panel/Colored Doors

When cleaning the control panel or the colored doors it is recommended that you do this with a soft cloth that is lightly dampened with mild detergent and clean water.

Cleaning the Stainless-Steel Doors

When cleaning the stainless-steel doors, it is recommended that you clean it with a soft cloth designed for cleaning stainless steel. Use the stainless-steel cleaner and apply it to the soft cloth to wipe the door in the direction of the grain.

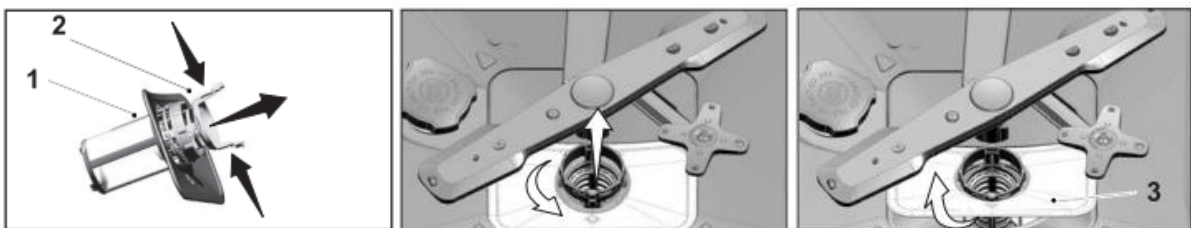
Cleaning the Door Gasket

Make sure to regularly clean the door gasket with a damp cloth to remove food particle and any other debris.

Cleaning the Filters

It is important to clean the dishwasher filters at least once a week in order for the dishwasher to perform at its best. To clean the filters please follow the steps mentioned below.

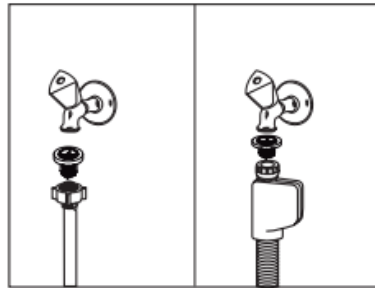
1. Turn the micro filter (1) and coarse filter (2) counterclockwise and pull it out.
2. Pull out the metal/plastic filter from the seating.
3. Press the two tabs on the coarse filter inwards and separate the coarse filter from the assembly.
4. Clean all three filters with tap water and using a brush.
5. Replace the metal/plastic filter.
6. Place the coarse filter into the microfilter. Make sure that it is properly seated then turn the coarse filter clockwise until you hear a click noise.



Cleaning the Hose Filter

To properly clean the hose filter be sure to follow the guided steps below.

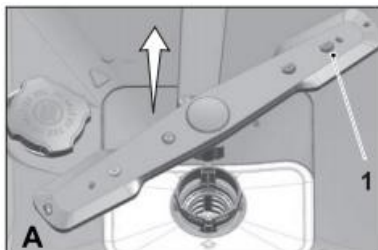
1. Turn off the tap and remove the hose.
2. Take the filter out and clean it under running tap water.
3. Place the filter back to its seat in the hose.
4. Reinstall the hose back to the tap.



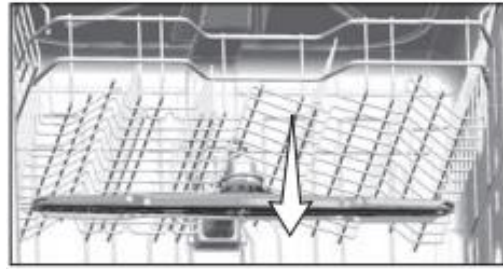
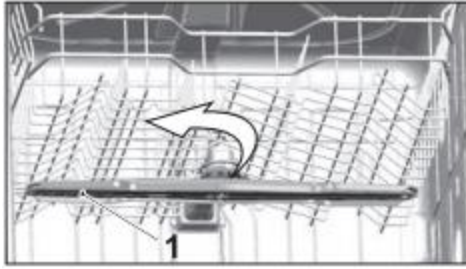
Cleaning the Wash Arms

Make sure to clean the wash arms at least once a week to ensure the machine operates efficiently.

Check to see if the holes on the lower wash arms are clogged. If they are, remove and clean the impeller. To remove it you need to pull the lower wash arms upward.



Check to see if the holes on the upper impeller are clogged. If they are, then remove and clean the wash arms. To remove the upper wash arms, turn its nut to the left.



If you would like to see troubleshooting videos for the Beko dishwasher please use the website link provide below this text that will take you to Beko's YouTube channel for demonstrations.

<https://www.youtube.com/playlist?list=PL4NKwLre-dl-gMv3CuL7AUawkbkdIYjpg>

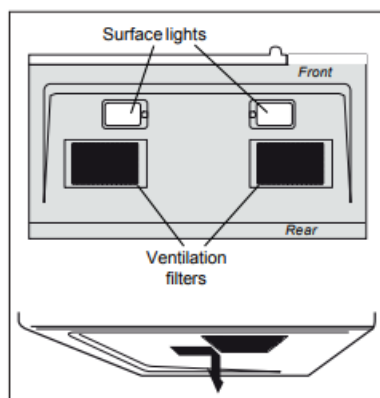
For more information about your Beko dishwasher such as how to operate the dishwasher or to find more troubleshooting questions please visit the website provided below that will take you to the user manual.

https://www.bekoappliances.com/media/documents/manuals/dishwashers/DIT39432_USER_MANUAL_en_US.pdf

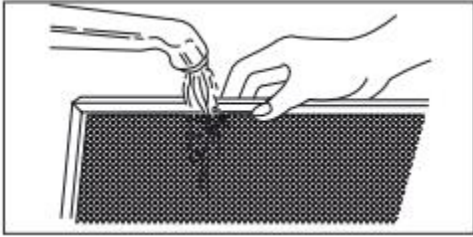
Microwave Oven

Cleaning the Exhaust Filters

The microwave oven comes with exhaust filters. These filters should be removed and cleaned at least once a month. To properly clean the exhaust filter be sure to follow the guided steps below.



1. Slide the exhaust filter to the rear. Then pull the filter downward and push it to the other side. The filter should drop out. Do the same to the second filter.



2. Soak the exhaust filters in hot water using a mild detergent. Rinse it well or put it in a dishwasher for it to be cleaned. **DO NOT** use ammonia as this can cause the aluminum on the filter to corrode and darken.



3. To reinstall the exhaust filter, slide it into the side slot then push up and towards the oven to lock. Do the same process for the second filter

Cleaning the Inside of the Microwave

To maintain the best performance from your microwave it is important to clean the inner door panel and oven front frame free from food and grease build up. Make sure to never clean with abrasive powders or towels. Always wipe the microwave oven with a soft cloth and mild detergent. Wipe any splatters immediately with a wet paper towel, especially after cooking greasy foods. To clean the interior of the microwave oven appropriately be sure to follow the following instructions.

1. To loosen baked foods heat 2 cups of water in a 4-cup measuring glass at high power for 5 minutes or until the water is boiling.
2. When cleaning make sure to remove the glass turntable tray from the oven. To prevent the glass from breaking do not wash glass immediately after cooking as this can cause the glass to crack or break.
3. Never use a commercial oven cleaner on any part of the microwave.

Cleaning the Outside of the Microwave

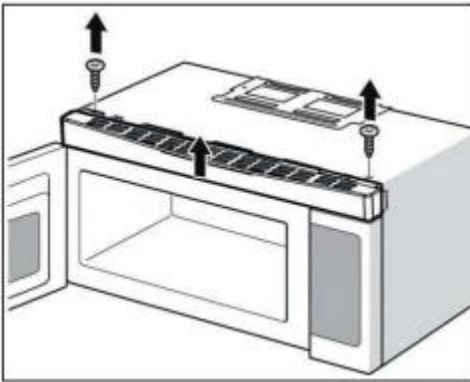
1. When cleaning the case of the microwave it is important to clean it with a sudsy cloth. Rinse the microwave with a clean damp cloth.
2. The control panel and door should be cleaned with a damp cloth. Do not use cleaning sprays, abrasives, or any type of sharp objects on the panel as they can cause damage. Be wary of paper towels as some can cause scratches as well.

3. If the power cord becomes greasy dusty make sure you disconnect the power cord before, then you can clean it using a damp cloth. For hard to remove spots use sudsy water and rinse using a damp cloth. Make sure to also dry the power cord before plugging it back into the outlet
4. Cleaning the door surface only requires mild non-abrasive detergents to be applied with a sponge or soft cloth. Afterwards rinse it with a damp cloth.

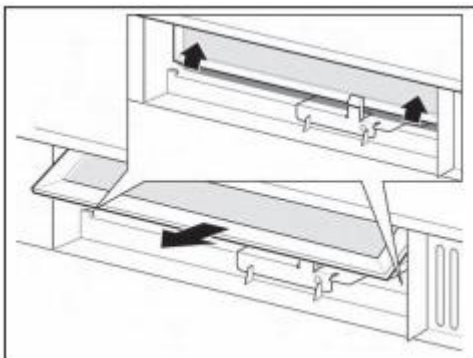
Charcoal Filter Replacement

Depending on how frequently you use the microwave oven will determine how often you should change the charcoal filter. Below are the manufactures instructions on how to replace the filter.

1. Disconnect the power to the microwave oven by unplugging the power cord.
2. Remove the vent grill mounting screws
3. Pull the vent grill away from the unit.

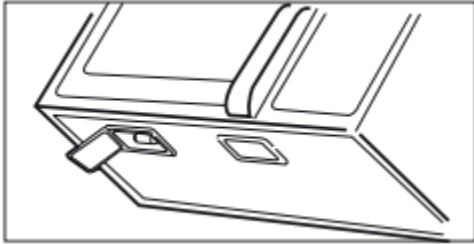


4. Remove the charcoal filter by pushing it inwards, then turn and pull it away from the unit.



Surface Light Replacement

1. Unplug the microwave oven.
2. Remove the bulb cover mounting screws at both light positions under the microwave.

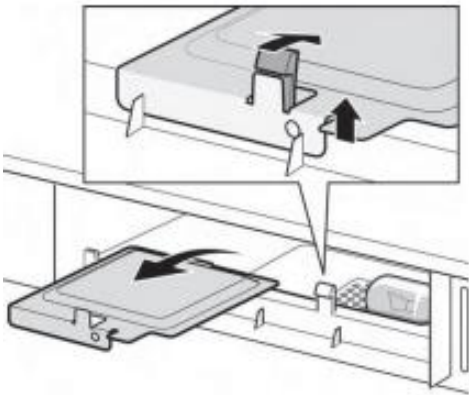


3. Replace the bulb with a 30-watt appliance bulb.
4. Reinstall the bulb cover and mounting screw.
5. Plug the microwave power cord back into the outlet.

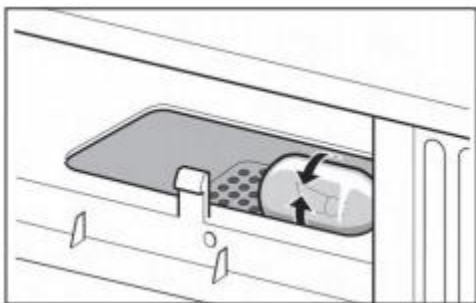
Oven Light Replacement

Before you can begin replacing the oven light make sure to do steps 1-4 under the Charcoal Filter Replacement. After you have taken those steps proceed to the following.

1. Open the light cover behind the filter mounting by carefully pulling up on the front edge.



2. Remove the old light bulb and replace with an equivalent 30-watt bulb available from the parts distributor or local hardware stores.



3. Replace the microwave oven light cover by carefully pushing it into place and replace the vent grill mounting screws.

Troubleshooting

Arcing or Sparking

One of the possible reasons you might see arcing or sparking occurring in the microwave is because the cookware is not appropriate. Never put any kind of aluminum, plastic or paper bags, travel mugs, Styrofoam, or any kind of metallic cookware.

Putting the microwave in operation while nothing is inside heating can also cause arcing or sparking. If you accidentally turn on the microwave be sure to hit the cancel button.

Sometimes spilled food can also become a cause for arcing and sparking, especially if the food is around the cavity of the microwave. Be sure to clean any spilled food around that area.

Unevenly Cooked Foods

If your food is not cooked evenly it could be because the food was not completely defrosted before it was placed in the microwave oven meaning the defrosted areas would have cooked faster than the frosted areas.

The cooking time on the microwave oven might not have been sufficient to cook the food all the way. This means either the temperature should be increased or the time set to cook the food should be increased.

Food sometimes needs to be stirred or turned in order the heat to reach to it. Make sure that if the food is not cooked evenly to turn or stir the food to get the food cooked thoroughly.

For more information about your Beko microwave oven such as how to operate the microwave or to find more troubleshooting questions please visit the website provided below.

https://www.bekoappliances.com/media/documents/manuals/cooking/MWOTR30200CSS_USER_MANUAL_en_US.pdf

Plumbing

The information provided on this manual is based on the information provided by the manufacturer. For more information please see the Rheem electric water Heater Manual.

Water Heater – WiFi Setup



1. Press and hold the “WiFi” button and then release it after 5 seconds.
2. The WiFi LED will start blinking when the WiFi is ready to start its setup.
3. The WiFi signal will start to broadcast for 30 minutes giving you enough time to open the EcoNet App to set up the WiFi on your phone.
4. Once the 30-minute broadcast is over you should be done with the EcoNet App setup, if not you will have to start from step one again.
5. Once the setup is complete and correctly connected the LED light will turn blue.

Water Heater - EcoNet App Setup

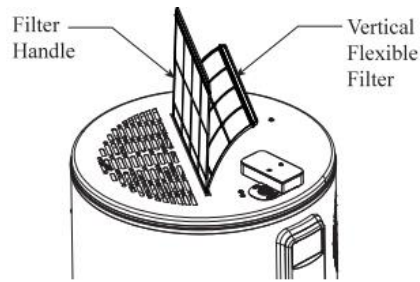
1. Go ahead and open the EcoNet App on your phone and select the “Add Product” option
2. Add your location by selecting the “Use my current location” option or entering your zip code, then tap the “Next” button.
3. Make sure to set up the water heater in the WiFi setup and then press the “continue” button.
4. Select the water heater WiFi modules mac address from the network list that can be found in the water heater WiFi menu.
5. Once the mac address has been found return to the EcoNet App and a screen should appear with the text “Available Networks”
6. Select your router and enter your password and press “Connect” afterwards.
7. The EcoNet App will attempt to connect and will display this on your screen.
8. Once the connection is secure the home screen will be displayed for your use.



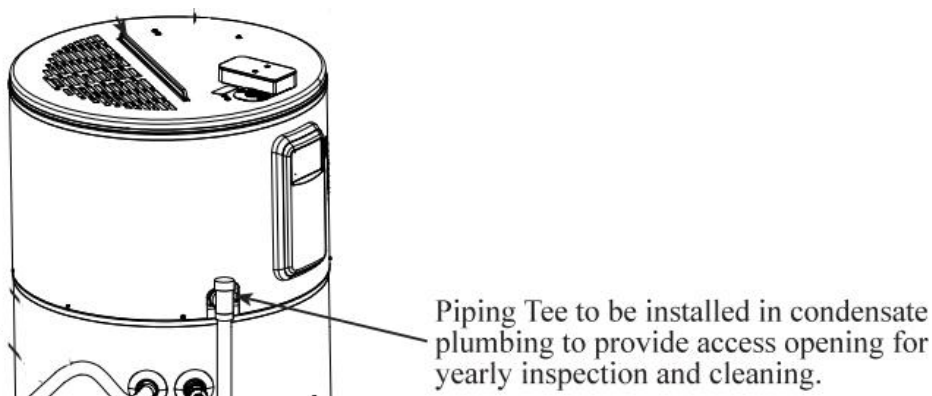
Water Heater – Maintenance

It is recommended that you lift and release the lever handle at least once a year to make sure the valves are operating freely. Make sure to allow several gallons to discharge through the line to an open drain.

Your electric water heater also comes with a filter that should be cleaned every time the “Clean filter reminder” appears. It should be cleaned by washing the filter with mild detergent and water. Replacing the filter will also have to take place annually to ensure the water heater has a clean filter. See instructions on your electric heater manual to see the procedures to replace the water heater filter.



Set a day to pour a cup of bleach in the access opening of the condensate drain to kill any algae, mold, or even mildew that may have collected and formed in the pipe. If the condensate pipe seems clogged be sure to unclog the pipe before adding the bleach.



If your family ever decides to go on a vacation be sure to turn off your water heater and to drain the water in the tank if you are leaving during freezing temperatures. By doing this you will conserve money in your energy bill, prevent any buildup of hydrogen gas that is dangerous and prevent your pipes from freezing.

Water Heater -Troubleshooting

Before it is time you call in a professional for help see below for some troubleshooting guidelines that might help you fix the problem the water heater may have.

Rumbling Noises

If you start to hear rumbling noises from your water heater it is possible that there is a buildup of scale or mineral deposits in the water heater. To fix this, try adding a few quarts of water to run from the drain valve to remove any sediment that has settled.

Relief Valve Popping noise or Draining

If you notice any popping noise or water starting to drain this may be because of the pressure buildup in a closed system. This must be taken care of immediately and it is recommended that you contact your water supplier or plumbing contractor on how to fix this issue. **DO NOT** try to plug the relief valve outlet.

Water Heating Issues

There may be a point where you turn on your shower or sink and there may not be any hot water coming out. There is a possibility that someone may have used all the hot water. In this situation it is recommended that you wait for the water heater to recover.

If you have waited and no hot water is still running, then it is possible that a fuse could be blown or that a circuit breaker tripped. If this has happened it is recommended to fix this issue by either replacing the fuse or resetting the circuit breaker.

If your water is not coming out at a decent temperature, it is more than likely that the water is not being heated. It is best to confirm this with the water heater's thermostat and if it needs to be hotter adjust the water temperature accordingly.

During the winter seasons you might experience your heater to take a little longer to heat the water. This is normal as water inlet temperature during the winter season will be colder than any other season.

There might be a situation where there is a shortage of water and hot water at the same time. It may be that there might be another faucet in use. Be sure you check all the faucets and turn them off if they are on.

The water inside your house may be too hot. If this does happen check the thermostat temperature to see if the temperature was changed and if it is higher than 125 degrees Fahrenheit it would be recommended to lower the thermostat temperature as this can cause burns.



If you would like to see troubleshooting videos for the Rheem electric water heater, please use the website link provide below this text that will take you to Rheem's YouTube channel for demonstrations.

<https://www.youtube.com/playlist?list=PLtBnvAU6QLy-Y-6r2qySqqF4Ud0WNzwpC>

For more information about your Rheem electric water heater such as how to operate the water heater or to find more troubleshooting questions please visit the website provided below.

<https://s3.amazonaws.com/WebPartners/ProductDocuments/301ABEDB-8F05-4DDF-AC39-48B104F2E74C.pdf>

Shower Doors and Tub Enclosures

Cleaning

It is important to never use any abrasive cleaners such as scouring powders, any pads, steel wool, scrappers, sandpaper, and anything that could scratch or dull the surface of this tub. Always clean with warm water, liquid detergents, and non-abrasive cleaners.

Waxing

If you would like to keep your bathtub or shower looking in a new like condition add wax paste or polish on the tub of the walls of the shower and tub to keep them looking new.

NOTE: NEVER WAX THE SHOWER OR BATHTUB FLOOR AS THIS CAN CAUSE EVEN MORE GREATER CHANCES OF SLIPPING AND INJURIES.

Fixtures

The fixtures in the home are either brushed nickel or stainless steel. When cleaning these fixtures, it is important to avoid cleaning these fixtures with any abrasive products as they can cause scratches to the surface. It is recommended that the fixtures be cleaned with a soft damp cloth to get the best results.



Gas Shut – Offs

Gas Leak

If at any point you smell a bad smelling odor like rotting eggs it is urgent that you and your family leave the house immediately and that you call the gas company to detect any possible leakage.

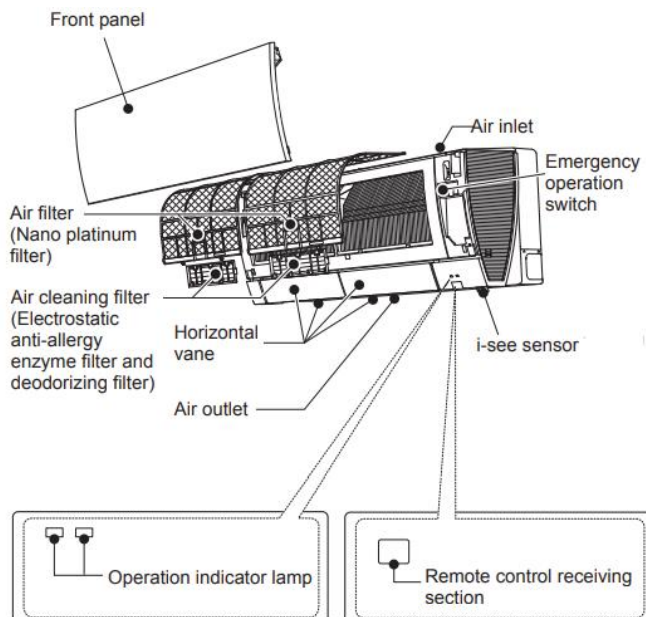
Dominion Energy Gas Leak Number (24-hour service) 1-800-767-1689

Or call 911

HVAC (Heating Ventilation and Air Conditioning)

Mitsubishi – Mini Split System

This house comes with a Mitsubishi mini split system that allows the user to choose the temperature setting around their home. You will notice these wall mounted systems all around in rooms allowing you to control the temperature for that specific room. Below are some maintenance guides that will provide you with a better understanding about this system as well as the components that make up this system.



Cleaning

It is recommended that before you clean your mini split system that you turn off the power to the mini split or you switch off the breaker. Make sure to not touch any metal components with your hands. Do not use benzine, thinner, polishing powder or insecticide to clean this system. Use only diluted mild detergents. Make sure you do not expose any parts in direct sunlight, heat, or fire to dry. Do not use water hotter than 122 degrees Fahrenheit.

Remote Control

One of the cool things about the mini split system in this house is the remote control it comes with. To get a better understanding on how this remote works please visit the website provided the end of the HVAC section.

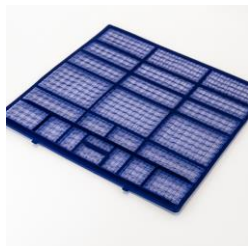
Traveling

If the unit will not be used for a while it is recommended that you set your thermostat to the highest temperature in manual cool mode and operate it for 3 to 4 hours. By doing this the inside of the unit will become drier and moisture in the air will prevent fungi and mold from growing.

Once you return, clean the air filter first then check that the air inlet and outlet of both indoor and outdoor units have not been blocked. Make sure that the ground wire is connected correctly and then use the "PREPARATION BEFORE OPERATION" on page 3 of your mini split manual and follow the instructions.

Air Filter (Nano platinum filter)

The nano platinum filter should be cleaned every 2 weeks by the use of a vacuum cleaner, or by rinsing the filter with water. Once it is washed place a filter in a dry shaded area as the sun can cause damage to the filter.



Blue Air Cleaning Filter (Electrostatic anti-allergy enzyme filter)

This filter should be cleaned every 3 months by using a vacuum cleaner to remove the dirt. If there is still dirt that cannot be removed by vacuuming, then it is recommended that the filter should be soaked in lukewarm water before it is rinsed. After the filter has been rinsed place the filter in a dry shaded area as the sun can cause damage to the filter. This filter should also be replaced yearly. Please visit the website at the bottom of the HVAC section with information about ordering the parts.



Black Deodorizing Filter

It is recommended that this filter should be cleaned about every 3 months by either using a vacuum or by soaking the filter in hot water for about 15 minutes and then carefully rinse the filter. After the filter has been rinsed place the filter in a dry shaded area to avoid any sun damage. If it appears that the filter is still dirty it will have to be replaced. Please visit the website at the bottom of the HVAC section with information about ordering the part.



Troubleshooting

There might be times where you will find that the mini split is not working for some odd reason. Checking these items off before calling a professional might save you the trouble.

Remote Control Troubleshooting

There will be a point where the remote control to the mini split system will seem to appear dim or maybe not appear at all maybe the remote might not even respond to the command buttons you pressed. If you run into this try these steps before getting a professional involved.

- Check the batteries to make sure they are not dead.
- Look at the position of the batteries to make sure they are placed correctly.
- Interference might occur if others are using electrical remote controls as well.

If you have tried these steps and none of them have worked, it might be time to replace the remote control.

The Unit Is Not Operating

If you find that it does not appear that the unit is in function, try checking that the breaker is turned on. If it is on go ahead and check the power plug and make sure that it is not disconnected. If both previous steps checked out then check and see if the unit was set to a timer.

The Horizontal Vane Does Not Move

If the vane is unable to move, try checking to see if it looks like it was installed correctly. Then check to see if there is any type of deformation on the fan guard or the vane itself. If everything checks out, then the best option would be to restart the breaker.

Restarting the Unit

If you restart the unit take in mind that you will have to give the unit at a minimum of 3 minutes before it is ready to be used.



Mist

If you see mist coming out of the outlet do not be alarmed this happens because of the cool air that is being produced comes in contact with the moisture in the room creating mist.

Heating and Cooling Problems

A problem that can potentially occur could be that there is no heating or cooling going on in your home so here are a couple of things to troubleshoot before calling a professional.

- Check the temperature of your house and see if it is appropriate.
- Is the fan speed appropriate? Make sure that it is set to high or super high.
- Inspect the filters and see if they are clean, if not they will either need to be cleaned or replaced.
- Check and see if the fan or the heat exchanger is cleaned if it is not it will have to be cleaned.
- If there are obstacles in the way make sure to remove them.
- There might be a window or door open. If you find any be sure to close them so that there is no air escaping the house.
- The bigger the room the more time it may take to heat or cool it down.

Cracking Sounds

Take precaution if you hear this sound. As the temperature changes during the seasons the materials will start to expand and contract, in this unit the front panel might expand and contract that can cause cracking noises to occur.

Bubbling Sounds

You might experience bubbling sounds when the outdoor air is absorbed from the drain hose due to the range hood or ventilation fan being on, making the water flowing in the drain hose to spout out. Another reason why you might hear this is when the outdoor air is blown into the drain hose in case the outdoor wind is strong.

Mechanical Sounds

A mechanical sound will be heard when the fan or the compressor is turned on or off.



Water Flowing Sounds

Water will be flowing through the mini split unit whether it be refrigerant or condensed so you might hear some water noises from your mini split, but it should not be anything to worry about.

Hissing Sounds

If you ever hear a hissing noise be aware that it is probably just the flow of refrigerant inside the unit.

When to Reach Out a Dealer

There are occasions where you might have to reach out to your dealer to receive consultation regarding the mini split system. Below are some of the reasons why you should reach out to them.

- If you see water leaking from the mini split whether it be leaks or drips.
- When the operation indicator lamp blinks unless the lamp blinks while the unit is on standby.
- When the breaker trips frequently.
- If the control is not receiving signals in a room with a fluorescent lamp.
- If there are sounds other than the one mentioned in this manual.
- When any refrigerant leak is found.

For more information about your Mitsubishi Mini Split System such as how to operate the system or to find more troubleshooting questions please visit the website provided below.

[http://cms.mitsubishipro.com/files/press_release_pdfs/M_MSZ_FH_NA\(2\)_OPERATION_JG79A806H04_2016-01.pdf](http://cms.mitsubishipro.com/files/press_release_pdfs/M_MSZ_FH_NA(2)_OPERATION_JG79A806H04_2016-01.pdf)



Electrical

Breakers

Every home will come with circuit breakers, if this is your first home please note that there is a panelboard inside this home with circuit breakers. These breakers are essentially switches and will have an on, off, and tripped position that they can go into.



Breakers Tripping

If the power to a location in the house goes out but the house is still running on power, it is recommended that you check your panelboard and see if there have been any tripped circuit breakers. If you notice that the circuit breaker is tripped switch it to the off mode and then switch it to the on. Switching the breaker from tripped to on will not provide power to the location.

If the same circuit keeps on tripping, then this means you need to unplug all the items that are receiving power from it and switch the breaker to off, then on. This tends to happen when there are too many items plugged in causing an overwhelming amount of voltage load that the home was not meant to support. Other reasons that could cause this would be an item may be defective, if an electric motor is being started for the first time or the cord to an item may not be in a stable condition anymore and will need to be fixed.

You will need to call an electrician to check the circuit if it keeps on tripping, but nothing is connected to it.

Electric Fixture Upgrades

If you plan on relocating your fixtures or adding more fixtures, contact an electric company so that they may come to the home and evaluate what might need to be done before commencing construction.

Light Bulbs

Eventually your light bulbs will not work anymore, and it will be time for some replacements. The lights bulbs provided for this house are LED light bulbs which are energy efficient and can be bought in a grocery store or any hardware store.

Child Safety

If you have a child living with you or stay with you be sure to educate them to never play with outlets as this is extremely dangerous and could cause death. If they are too young to understand make sure to install safety plugs to prevent any danger from happening.

GFCI Outlets (Ground Fault Circuit Interrupt)

GFCI's receptacles have a built-in component that senses unusual activity such as anything connected to the outlet that comes in contact with water. This causes a disruption and makes the circuit breaker trip providing safety for people that try to use the outlet. You can find these in bathrooms, kitchens, outside around the house and the garage. It is recommended that you never plug a refrigerator or freezer in a GFCI outlet as this can cause damage to the appliance and could void their warranty.



You will notice that each GFCI has a test and a reset button. It is recommended that you at least test these outlets once a month by pushing the test button. This will cause the circuit to trip meaning it is working properly. In order to reuse the GFCI outlet press on the reset button that will turn the power back on.

Underground Utilities

There is a possibility that there are underground utilities in your house that provide services for many other people around your area. If you ever plan on digging in your yard please make sure to call Blue Stakes of Utah to come and mark down if there are any existing utilities in your yard a few business days before you actually start digging. Below is there contact information for you to reach out to them.

Blue Stakes of Utah

Phone number: 811

Website to submit a request: <https://www.bluestakes.org/>

Troubleshooting

No power in a room or outlet

There might be a time where you will notice that a room or outlet(s) may not have any power, but the rest of the house does. Be sure to take these steps before calling a licensed electrician to inspect the house.

- Make sure the main breaker and all the other breakers are in the on position.
- Check to see if the GFCI is set.
- Look and make sure the item you are using is plugged in if it has a cord.
- If the item is plugged but is not working plug it into an outlet that is working to see if it works on that outlet. If it does not but other items do there is a chance something is wrong with the item or its cord itself.
- Having a light that no longer works might mean it just needs the lightbulb to be replaced if everything else works.

No power in the house

You might get a power outage every now and then depending on the situation and what is happening. Before you decide to call Rocky Mountain Power try checking these few things out first.

- See if there is no electricity running from a single room outlet, an entire room, or the whole house. If you notice the neighborhood affected by this, then contact Rocky



Mountain Power to let them know about a power outage. There may be a chance that someone has already reported it.

- Check the main breaker and the individual ones as well and make sure that they are on.

Smoke Detectors

Battery

At some point you will hear a chirping like noise in the house. Although it could be a bird it will more than likely be your smoke detector letting you know that it is time to install a new battery. Be sure to follow the manufactures instructions for a successful installation of the new battery.

Cleaning

Cleaning any dust build up or cobwebs is recommended frequently to ensure the smoke detector always works properly. Leaving dust build up can block smoke from coming into your smoke detector reducing the chance of an emergency alert.

Locations

The smoke detectors for this home were installed according to the building code. It is strongly recommended that you keep your smoke detector in place and that it not be moved or tampered with for your safety.

Solar Panel System

Your solar panel system relies on sunlight to produce the energy it needs to power this house. Below are some of the things you should be aware of in regards to the solar panel system.

Cleaning

Over time your solar panels will start to accumulate dust and dirt on top of the panels. This might cause the panels to not produce as much energy as they should. Cleaning the solar panels



during clear sunny conditions with a bucket of warm water with mild detergent soap and a squeegee will clear the solar panels allowing more sunlight to be converted into energy.

Damage

Be aware that even though solar panels have proven that they are very durable and hard to break it is not impossible for these to get damaged or even break. Never stand or sit on top of a solar panel as the cells might crack causing the panels to not work efficiently. Bad weather can also be a problem for the panels as large enough size hail or flying debris could land on the panels and either chip them or crack them. If you do experience these issues please be sure to reach out to ES Solar or any solar panel company that can come out and fix this problem before it worsens.

Power Outages

One of the things to be aware of is if there is a power outage in the neighborhood even with solar panels you will still experience a power outage. Even if you do have solar power that produces enough energy to power your house it will also feed the grid which can be deadly if there are workers outside trying to fix the problem in the neighborhood.

Snow

During the winter season snowstorms will occur and can accumulate several inches of snow per storm on top of the solar panel. The panels have been installed at an angle so that when the snow melts the melting snow will slide off the panels. If you would like to remove the snow manually then it is recommended that you use a snow broom with a telescoping pole to have the snow removed.

Weather

This state has all four seasons indicating that there will be days where snow will be covering the panels blocking the sunlight. There will also be days where there will be cloudy weather. Taking this in mind please note that the solar panels were made for situations like this and that they can go without the sunlight's energy for about two days after that, your electricity will start coming from the electric company.



Island Battery



Using the Goal Zero Yeti

Setting up the Goal Zero Yeti

To start using the Yeti follow these instructions to set it up.

1. Press the power button above the port or ports you are wanting to use. When you are done using the ports make sure to power them off to save energy.
2. Once the port is turned on an LED Light should appear. If it does not try doing step one again.
3. Once the port is on connect the devices you want to connect to the ports will be available to charge.

Strategy Usage

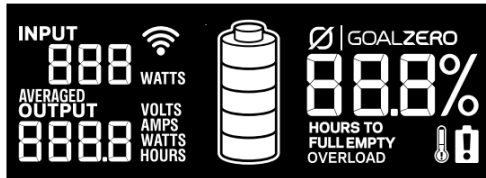
Before you start charging or powering items through the Yeti it is best to see what devices you will be using. The things to notice are that large devices such as refrigerators or vehicles will drain the battery power faster due to the high demand of power and may not last as long. Please see the specs to see the capacity of loads the ports can handle.

Cold Weather Usage

We live in an area that can get cold and could affect the Yeti's battery capacity. Make sure to keep the Yeti in an insulated area where weather and temperature will not be a factor.

LCD Display

This Yeti model comes with an LCD screen that will display five important things. Please see the summary below about these important items.



1. **Input:** This will show the number of watts going into the Yeti while it is charging. If you are charging using solar you will notice the watts change as panels are repositioned into or out of the sunlight.
2. **Output:** This will show the number of watts your devices are using while they are plugged into the Yeti.
3. **Time to Empty/Full:** This will show the amount of time before the Yeti is completely charged or empty.
4. **Battery Level:** This shows 5 segments ranging in 20% increments that indicate where your battery level for the Yeti is. When charging the Yeti, you will notice that the battery icon is blinking indicating that it is charging, once it is fully charged the battery icon will remain solid.
5. **WiFi Symbol:** If you see this icon in a solid state this means that the WiFi setting has been turned on. If you see it flashing this means the Yeti is ready to connect to a device.

Front Buttons

Light Button: This button will turn the display backlight on and off.

Unit Button: This button will scroll through different output and power consumption settings.

Info Button: This button alternates the screen between showing the detailed battery state of charge percentage and the Time to Empty/Full screen.

Buttons Under Lid

WiFi Button: This button will activate the Yeti's WiFi connection to a device.

Reset Button: This button will reset the Watt Hour output counter.

Storage and Downtime Maintenance

If you are not planning on using your Yeti charger frequently it is recommended that you store it in a cool dry place and charge it at least once every 3 months. Failure to do this can result in battery damage.

Troubleshooting

Devices Are Not Charging

If you run into a situation where the devices you have are not charging, follow these steps to see if this can be fixed.

- Make sure that the Output Port has been turned on. The green LED light on the power button should be on. If any of the lights have turned red, it means that there was a trip. Push the button again to reset it and the light should turn green.
- Look at the battery display icon on the screen. If that icon indicates that the power is 20% or less this means you must charge the Goal Zero Yeti.
- Check the LCD Display screen for the temperature warning icon meaning that you need to let the Yeti cool off before using it.
- Check the LCD Display screen for the battery icon with the exclamation point. This means the battery requires attention and you will need to contact the customer support line at 1-888-794-6250
- Make sure that the devices you are going to charge are suitable for the use of the Yeti. Be sure to check the Yeti Specs to verify this.

If you have tried everything in this list and are still not able to charge any of your devices please call the Customer Solutions Center at 1-888-794-6250 or email them at support@goalzero.com

WiFi Connection Problems

If you are experiencing WiFi connection issues with the Yeti, it is recommended that you take these steps to see if it can be solved.

1. Press and hold the WiFi button for about 3 seconds to force the Yeti into a connection mode.
2. Once the WiFi symbol flashes reconnect to the Yeti following the instructions on the Goal Zero Yeti App.



If these steps do not work, try checking the WiFi connection around your home and see if the rest of the devices are connected to the WiFi. If they are not you might need to look at your router.

If all the other devices are connected in your home call the Customer Solutions Center at 1-888-794-6250.

For more information about your Yeti island battery such as how to operate the battery or to find more troubleshooting questions please visit the website provided below.

<https://www.goalzero.com/media/files/yeti-1400-lithium-user-guide-112219-133-9cb5.pdf>

Grading & Drainage

Drainage

If you plan of turning your yard into a garden in the future note that this house was designed to prevent as much water from penetrating through the foundation by sloping the terrain away from the house. It is important to keep a slope away from the home to prevent water from direct contact with your foundation. Any future landscape work should have a plan to keep the slope on the house the same as it is right now to prevent water damage.

Landscaping

Sod

When it comes to watering your grass, it is recommended that you water your lawn in the mornings between 6 A.M. and 10 A.M. during the summer. Watering during the afternoon will not be very effective as the water will evaporate and it will not be as effective during the night. To allow you grass roots to be stronger and longer do not water your lawn every day and be mindful of the weather to avoid watering your lawn while it is raining.

Aeration



It is important to do aeration twice a year, once in the spring and another in the fall. By poking holes in the lawn, it improves air circulation and will allow water and any nutrients to move in the roots of the grass.

Fertilization

When the temperature outside starts to reach between the high 50's and the mid 60's in the spring, it is important to fertilize your lawn about every 6-8 weeks during the spring and through the fall season. By doing this it reduces the chances of having dead grass in the lawn.

Lawn Mowing

When mowing your lawn, the rule of thumb is to have your grass at least 3 inches tall. By having taller grass there is more shade created which would help retain more moisture in the soil. It is recommended to help your grass to stay green by leaving the grass clippings on the lawn instead of disposing it, that way all the nutrients go back into the lawn. Also be mindful and keep your lawn mower blades sharpened as dull blades will tear the grass not cut them giving the grass a yellow look.

Pet Urine

If you have a pet and notice that certain spots of the lawn are turning brown or yellowish it is more than likely that your pet's urine is the probable cause. To avoid this, water the specific area to dilute the acidity in the grass.

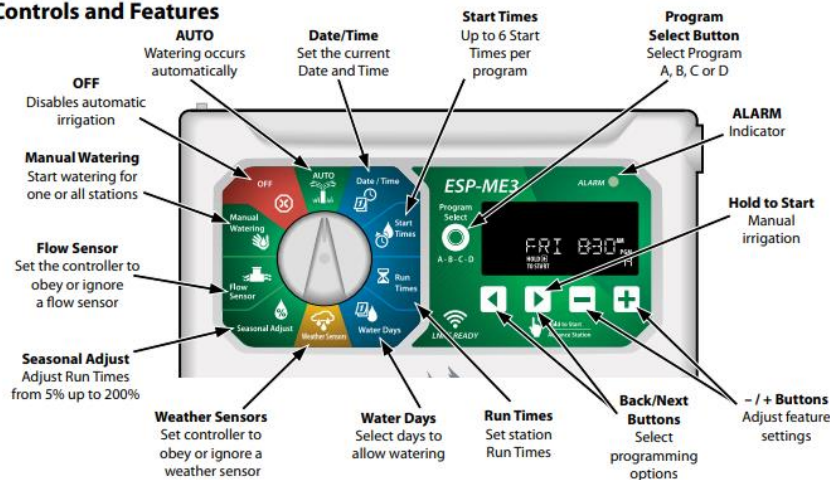
Sprinkler System (Rain Bird ESP-ME3)

The sprinkler system for this house comes with the option to have remote access through the LNK app. You can download this using your Apple or Android phone. The operating manual for this sprinkler system will be provided at the end of the landscape section.



Normal Operation

Controls and Features



Troubleshooting

Display System is Running but Nothing is Working

If the display screen is on indicating that and system is active, but you notice that nothing is being watered try these steps provided below.

- Check to see if there is no disruption to the main water line and that the water supply lines are open and working properly.
- Verify that the wiring that is between the master valve and the controller are connected securely on both ends.
- Inspect the field wiring to make sure that it is not corroded or damaged. If it is then the wiring will need to be replace. Provide watertight splice connectors if needed to the wiring.
- Check to see if the circuit breaker tripped or if there is a power outage. If a battery is installed the display screen will remain on but the system will not work.

No AC Message on Display

If you notice that there is no AC message on the display screen, try checking the power cord and verify that it is connected to an outlet. If there is a connection check the circuit breaker to see if it tripped. You might also want to check and see if the outlet is wired to a GFCI outlet.

Programmed Schedule Does Not Start

If you notice that the sprinklers do not turn on when they are supposed to there could be a couple of things you might want to try. The rain sensor could be on or wet meaning it rained during the time the sprinkler was supposed to operate or water got in contact with the sensor. Turn the sensor off and see if the sprinkler system turns back on. If the rain sensor is turned off and this is still occurring, it could be that the jumper wire connecting the two SENS terminals on the terminal strip may be missing or damaged. To fix this move the dial position to Weather Sensors and turn it off.

Too Much Irrigation

If you notice the sprinkler system watering more than you planned there may be some possible causes for this. Please be aware that each valve does not need its own start time they only need one start time.

Check to see and make sure that multiple programs are not running at the same time. See what the seasonal adjust is set at it should be 100% if not make sure it is.

A valve could also be a problem, especially if the ALARM light on the controller is lit solid. Make sure to replace the valve or hire a landscaper to come and do it.

Display/Controller Problems

If you notice that the display screen is blank or even frozen and the controller does not accept any programming or is operating abnormally try verifying that the main power cable is connected and working properly.

Sometimes the controller might just need to be reset in order to work properly. Press on the reset button screen by inserting a small paper clip on the reset button on the back of the controller and hold it for a couple of seconds before the controller resets.

A power outage might have occurred, the best thing to do would be to unplug the power cord for about two minutes and then plug it back in. If no permanent damage has occurred the controller will operate again.



LED Flashing but There Is No Message

If you see the LED light flashing or if it's in a solid state turn the dial to the AUTO RUN position, then push the reset button or power cycle the controller.

For more information about your Rain Bird sprinkler system such as how to operate the controller or to find more troubleshooting questions please visit the website provided below.

https://www.rainbird.com/sites/default/files/media/documents/2020-03/D41274_15JA20_ESP-ME3%20user%20manual%20advanced%20DOM_en-EN.pdf

Public Sewer System

What to Avoid Disposing

Avoid disposing any paper products such as diapers, sanitary towels, paper towels, napkins at all cost. Toilet paper should be okay to throw away but be sure to check that your toilet paper is septic tank friendly.

Avoid disposing food, if there is too much food in the sewer drain it becomes much more difficult to for it to be effective since the sewer drain could be clogged.

Avoid disposing any chemicals such as paints, oils, acid, solvents etc.

Avoid using any commercial drain cleaners. They can kill the bacteria that is working to break down the solid waste in the sewer.

Property Boundaries

If in the future, you would like to do some construction projects around your home we strongly recommend that you reach out to a professional surveyor in the local area. By doing this you will prevent building in your neighbors or city's property.

