

Obstructions

Tenants are responsible for all drain, toilet and garbage disposal obstructions since only the tenants and/or their guests use them. Most can be easily cleared in a few minutes.

Drains:

Sink, Tub and Shower clogs: The most common cause of these is hair. In many cases, especially if you have not waited until the drain is completely clogged, a plunger will clear this. You will need to run a little water so that the plunger forms a seal, and then plunge up and down vigorously, Never use DRAIN-O or other chemical cleaners. They are ACID and can damage the pipes. In addition there have been several occasions when the plumber was burned by the acid when it did not clear the problem. Don't use them.

Another solution for this is called the "Turbo Snake" . You can get it in a hardware store, or any online retailer. You should be able to clear a bathroom sink or shower in less than 5 minutes with it. It takes no particular skill to use it. It comes with a storage hook and is small enough to easily store on the inside of a bathroom cabinet door. It can be reused for years and it costs a small fraction of what even one plumbing bill would be. **Just don't use it in the Garbage Disposal.**

Garbage Disposal

These units are made to dispose of leftover food in a sanitary way which will reduce the likelihood of insects and other pests. They were not made to dispose of bones, or other hard substances. You must use liberal amounts of water to flush the food down while using the garbage disposal. Loading the drain with food first and then turning on the water will frequently result in a clogged garbage disposal. **Never run the disposal without water.**

Tenants are responsible for all garbage disposal jams and clogs. Many however can be easily handled by the tenant without difficulty. **Rule 1: Do not put your hand in the garbage disposal.** The inside of a garbage disposal looks like an airplane propeller with very sharp blades.

Garbage disposal hums but does not turn: There is something stuck in-between the blade and the drain. DO NOT continue to run it. You may burn it out. On the bottom of the unit is a hex nut or an opening for an Allen wrench. This is an inexpensive tool, (maybe a few dollars), which can be purchased in any hardware store. It is a standard size. Just ask for a garbage disposal allen wrench. Insert the wrench into the opening on the bottom of the unit under the

sink. Move the wrench back and forth slightly several times. Turn on the water and flush the drain. Remove the Allen wrench before turning the unit back on. This may dislodge the object and free up the unit. It will not work if you have accidentally dropped a coin, a screw, a twist tie, broken glass, or other various foreign objects which may have inadvertently been dropped into the drain. This would require a maintenance request.

Garbage disposal has no power: Most units have a switch in them that automatically turns them off when they are jammed to prevent a burn out. There is a reset button on the unit. Just push it. Also check the circuit breaker.