

HOME REMEDIES

FAMILY PROMISE MONTCO PA

HOME REMEDIES



THE MOST COMMON RENTAL PROPERTY REPAIRS



PREVENTING MAINTENANCE PROBLEMS



REPORTING A MAINTENANCE PROBLEM

THE MOST COMMON RENTAL PROPERTY REPAIRS

1. CLOGGED TOILETS AND SINKS



How to Unclog a Toilet with a Plunger (<https://www.youtube.com/watch?v=4YUOdeDls4k>)

[How to Unclog a Kitchen Sink with a Plunger](#)

HOW TO PREVENT PROBLEMS

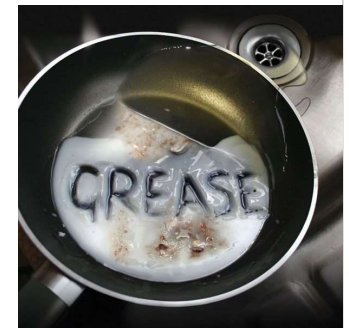
1. CLOGGED TOILETS AND SINKS

To prevent a clogged toilet, and to avoid potentially costly repair expenses, follow these simple tips:

- [Only flush toilet paper and human waste](#). That's all. So, no paper towels, diapers, cleaning and facial wipes or feminine hygiene products.
- Put a waste bin in the bathroom and preferably close to the toilet to encourage everyone to dispose of other items properly.
- Make sure your children and guests know that only toilet paper and human waste are to be flushed.

To prevent a clogged sink, these should never go down the drain:

- Fat, grease and oil
- Grounded coffee and tea leaves
- Pasta, rice, starchy, jelly and fibrous foods, potato, orange, banana, or any other fruit peels
- Eggshells
- Bones, the only exception is fish bones



THE MOST COMMON RENTAL PROPERTY REPAIRS

2. GARBAGE DISPOSAL



<https://www.ahs.com/home-matters/quick-tips/what-to-put-in-garbage-disposal/>

HOW TO PREVENT PROBLEMS

2. GARBAGE DISPOSAL

What Not To Put In A Garbage Disposal:

- Coffee grounds.
- Meat.
- Starchy foods.
- Shells, nuts, and vegetable peels.
- Grease, oil, or cooking fat.
- Non-food items.
- Caustic cleaning chemicals.

What Can You Put Down a Garbage Disposal?

- Soft or liquid foods. A general rule to keep in mind is that if you can feed it to your baby, you can put it down your garbage disposal.
- Ice.
- Citrus fruits. Keep a bag of orange, lemon, or other citrus peels in the freezer and toss some in when you need to freshen up your garbage disposal.

THE MOST COMMON RENTAL PROPERTY REPAIRS

3. PESTS



HOW TO PREVENT PROBLEMS

3. PESTS

If rodents don't have food, they certainly have no reason to want to invade your home.

- Practice cleanliness in and around your home
- Don't leave food sitting out in and around your home.
- Store food in airtight containers and dispose of garbage regularly.



THE MOST COMMON RENTAL PROPERTY REPAIRS

4. APPLIANCES



HOW TO PREVENT PROBLEMS

4. APPLIANCES

Dishwasher

- Ensure your dishes aren't touching and have enough space between each other for water and soap to pass through.
- **Don't over-stack your dishwasher.**
- Pour a cup of lemon juice into a dishwasher-safe container and place it inside your dishwasher. The acidity of the citric juice will help keep the dishwasher smelling fresh.
- Run an occasional hot wash in an empty dishwasher to clean out food debris from the nooks and crannies.

Refrigerator/Freezer

Keep both the refrigerator and freezer at the right temperatures. For the refrigerator, proper temperatures range between 37 – 40 degrees. The freezer should remain at 0.

Don't Overload Your Freezer

When you overload your freezer with food, an excess buildup of ice can occur.

Stove

Keep stove top and oven clean

THE MOST COMMON RENTAL PROPERTY REPAIRS

5. LEAKING SINKS

Know Where Your Shut-Off Valves Are

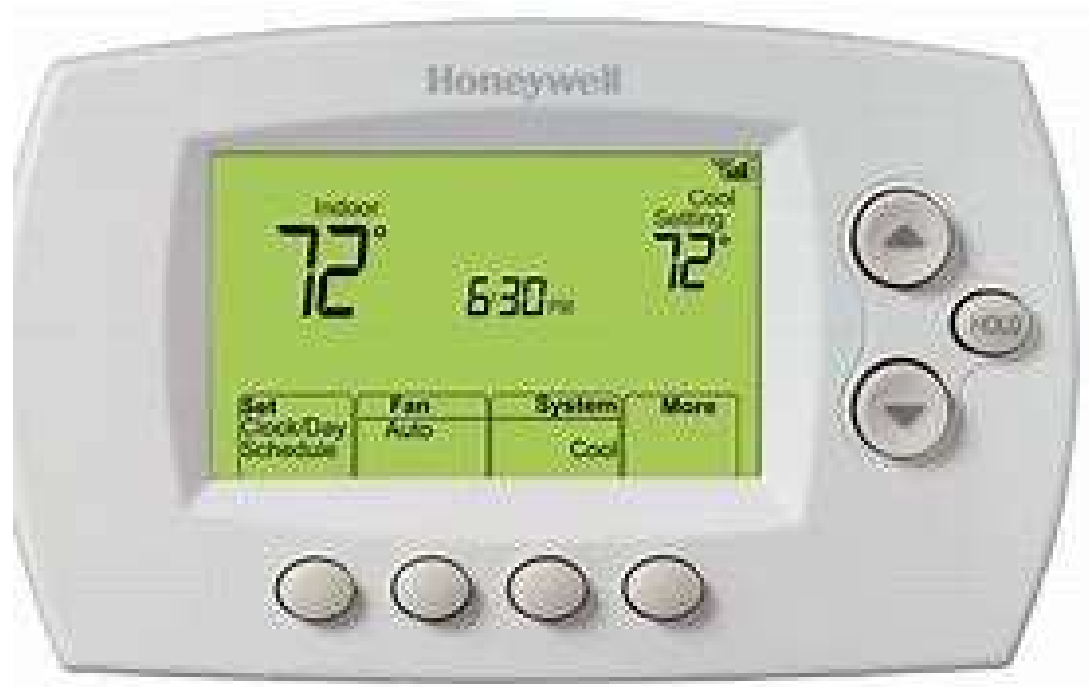
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THE MOST COMMON RENTAL PROPERTY REPAIRS

6. HVAC
(heating,
ventilation,
and air
conditioning)



6. HVAC RECOMMENDATIONS – USE A PROGRAMMABLE THERMOSTAT

HEAT

What is a good temperature to set your thermostat in the winter?

- Thermostat settings for the winter should be adjusted if you are at home or away during the day. You can save energy and keep your costs in check by keeping your thermostat at **68 degrees** Fahrenheit during the daytime.
- Energy.gov reports that turning your thermostat lower by 10 to 15 degrees for 8 hours per day will help you see an energy usage reduction of 5 to 15 percent per year on your bill.

A/C

What is a good temperature to set your thermostat in the summer?

- During the warm weather, it is generally recommended that you set your home's cooling system to **78 degrees** Fahrenheit when you are home. If you will be out of the house for four or more hours, consider raising the setting so the cooling system only comes on if the temperature tops 88 degrees Fahrenheit.
- It is estimated that for every degree higher you set your thermostat over 78 degrees Fahrenheit in the summer months, you could save approximately six to eight percent off your home energy bill, per degree.

REPORTING A MAINTENANCE PROBLEM

- UNDERSTAND THE PROBLEM
- MAINTENANCE REQUEST VS MAINTENANCE EMERGENCY
- EMAIL A NORMAL MAINTENANCE REQUEST TO FPMONTCOMAIN@FPMONTCO.ORG (ifhamain@gmail.com) WITH COMPLETE DESCRIPTION AND HELPFUL PICTURES/VIDEOS IF APPLICABLE
- CALL THE EMERGENCY NUMBER FOR EMERGENCY MAINTENANCE (267-405-3348)

REQUEST VS EMERGENCY

WHAT IS A MAINTENANCE REQUEST?

A FORMAL COMMUNICATION ASKING YOUR LANDLORD TO REPAIR SOMETHING IN YOUR HOME. HERE ARE SOME COMMON EXAMPLES:

- HVAC repairs, such as a broken AC unit
- Plumbing, like a running toilet
- Pest control
- Water damage and leaks from the ceiling, bathtub, sink, and other areas
- Appliances that were included with the unit
- Door and window locks
- Routine maintenance such as cleaning the air filters or checking smoke detectors

WHAT IS A MAINTENANCE EMERGENCY?

AN ISSUE THAT SHOULD BE REPAIRED ASAP BECAUSE IT CAN CAUSE HARM OR SERIOUS INJURY TO YOU OR THE PROPERTY IF NOT HANDLED IMMEDIATELY.

- No heat during freezing weather
- A broken lock on your door
- A broken gas line or leak
- Flooding or a broken water line
- Fire (make sure to call 911 first)

**TREAT
THE
PROPERTY
LIKE
YOUR
OWN.**

MONTGOMERY
COUNTY
FIRST TIME
HOMEBUYERS
PROGRAM

