**Broadmoor Bluffs Realty Troubleshooting Guide**

**House Thermostat** – set 65 or higher in winter, 74 or higher in summer

**Garbage Disposal** – if stuck, look below sink for large allan wrench, or switch on the disposal to reset. If something is stuck in the disposal, UNPLUG it under the sink, then look with flashlight and get out whatever is in it.

**Filters** – change monthly when furnace or AC is in use to keep your electric and gas bills down. If found dirty during a service call or malfunction appointment, tenant will pay for service.

**Electric Panel** – reset breakers at the panel.

**Electrical Outlets** – reset GFI outlets by pressing red/black button to reset.