

# ELECTRICAL WIRING SYSTEM

## MAINTENANCE TIPS

Because the electrical system is one of the more complex and potentially dangerous components of your new home, we've broken down this section into common problem areas.

To activate the main electrical panel:

1. Turn all lower breakers to the OFF position
2. Turn main breaker located at the top of the panel to the ON position
3. Turn all remaining breakers to the ON position
4. If breakers do not stay on, turn to the OFF position and reset
5. If the breaker has released, reset it by moving to the full OFF position and then back to ON. If the breaker continues to release and will not stay in the ON position, turn to the OFF position and determine if the appliance you are using has overloaded the circuit.

Common Problems and Remedies:

Wall switch inoperable: When there are no ceiling fans or lights in a room, one switch will remain unused.

Garbage disposal runs continuously and dishwasher will not operate: Local electrical outlets under sink and reverse location of the cords. Also check the reset button in the disposal.

Smoke detector chirping: Replace batteries in all units. This should be done at least once a year even if detector is not chirping.

No power to lights or receptacle: Circuit breaker or Ground Fault Circuit Interrupter (GFCI) outlet is off and must be reset.

Ground Fault Circuit Interrupter (GFCI)

- The GFCI is a safety feature installed in electrical outlets located in bathrooms, kitchens, front porch, garage and patio, or anywhere where an outlet is located within 6 feet of a water source. It is a very sensitive circuit breaker which will trip when the appliance in use has a loss in grounded circuit. This provides protection in the event the appliance or its user comes in contact with water or the appliance develops an electrical short.
- Do not use a GFCI outlet for a refrigerator, freezer or sprinkler system control box. If any outlet trips the circuit, power to GFCI outlets will be interrupted.

- To reset the GFCI circuit:
  - Verify the power is OFF by plugging a test lamp into each GFCI outlet.
  - Press the 'reset' button on the GFCI firmly. It should lock into place and remain depressed after pressure is released, and the test lamp should illuminate.
  - If the 'reset' button does not pop out, or if the 'reset' button does pop out and the test lamp remains lit, DO NOT use any outlets in the circuit.