



Annual Homeowner Maintenance Responsibilities - Inside Your Unit

Five (5) Annual Maintenance Reminders for all Breeza Homeowners:

1. Dryer Vent Maintenance:

Your unit is equipped with one (1) of three (3) Frigidaire Gallery Series Dryer Models: Model GLE/GT1031CS or GLE/T1031FS2 or GLE/GH1642DS

There are two dryer lint screens in each model. One screen is located inside the door of the dryer. This screen should be cleaned prior to each use. The other screen is a sleeve located on the exterior of the dryer on top of the dryer. This screen should be cleaned after 2 or 3 uses. The interior housing of the dryer lint screen and dryer exhaust duct should be cleaned approximately every 18 months by qualified service personnel. An excessive amount of lint build up in these areas could result in inefficient drying or possible fire. Do not operate the dryer if the lint screen is blocked, damaged or missing. Keep the area around the exhaust opening and surrounding areas free from the accumulation of lint, dust and dirt. Do not obstruct the flow of ventilating air. Always disconnect the laundry center from the electrical supply before attempting any service or cleaning. Please refer to Exhibit A to see what these dryers, screens and exhaust duct look like. Also, be sure to reference Exhibit A for information about the annual maintenance and vendors who are licensed and insured to service your dryer vents on an annual basis.

2. HVAC Maintenance – Water Source Heat Pump:

Each unit is equipped with at least one (1), if not two (2), Trane Water Source heat Pumps (depending on the size of your unit). Those models are: GETB – 009, 018 or 024. The water source heat pump allows the air in your individual unit to be both heated and cooled at your discretion.

You can determine the model number of your heat pump by opening up the white cabinet and looking at the label on the upper left corner of the unit. Depending on the model of the unit, the filter size will vary as well. Filter maintenance must be performed to assure proper operation of the heating and air conditioning. Filters should be inspected every three (3) months and replaced when it is evident they are dirty. The purpose of the filter is to catch large particles of dust and debris from the air. In order to properly ensure the heat pump is working efficiently, it is highly recommended for an HVAC heat pump professional to service the heat pump at least once a year.



HVAC Maintenance – Water Source Heat Pump (CONTINUED):

It is important to have an HVAC heat pump professional inspect the following items for functionality: contactors and relays within the control panel, air filter, compressor, tightness of the various wiring connections, the drain and drain pan (which allows condensation to exit to avoid blockage of water). Please reference the chart below to reference your heat pump model to determine what size filter is required. You may purchase an air filter from www.homedepot.com. Search for “Air Filters”. You will be able to sort by size. There are many different styles and depending on your preference. Pricing will vary from \$15.00 - \$100.00. You want to look for a Filter Performance Rating (FPR) of 8-10. Please note that the filter that is initially installed in your unit is made with fiberglass and is not the most efficient filter on the market. Some homeowners may prefer to purchase an Electrostatic Filter because it doesn’t use fiberglass and promotes the highest level of filtration from small particles. If you would like to have your water source heat pump serviced on an annual basis, please reference Exhibit B for information on air filters, preferred HVAC vendors and pricing.

MODEL GETB	FILTER SIZE
009	14x20x1
018	18X25X1
024	20x30X1

3. Refrigerator Water Filter Replacement:

There are two (2) different brands of refrigerators installed at Breeza: Fisher & Paykel and Frigidaire. Both brands have a water filter. It is recommended to replace your water filter at least once a year, if not every six (6) months. Please reference your brand of refrigerator below to determine how to purchase another filter.

- **Fisher & Paykel**

The Fisher & Paykel refrigerator is referred to as the Goliath Active Smart Counter Depth, Stainless Steel Model RF201ADUX. This refrigerator has a water filter that is located in the cabinet just above the refrigerator. You can order a replacement cartridge for \$49.95 by going to www.fisherpaykel.com. Click on “Customer Care” and “Buying Parts and Accessories”. The cartridge will be listed at the bottom of the page. The cartridge Part Number is 836848. Please refer to Exhibit C to see what this cartridge looks like.

- **Frigidaire**

The Frigidaire refrigerator is referred to as a Side by Side, Stainless Steel Model FRS6R5ESB. This refrigerator has a water filter system referred to as RG-100 PureSource



Ice and Water Filter System. The water filter for this refrigerator is located inside the refrigerator in the upper right back corner. You can order a replacement cartridge for \$29.95 by going to www.frigidaire.com. Click on "Customer Support" and "Air & Water Filters". The cartridge you will need to purchase is a PureSource WF1CB. Please refer to Exhibit D see what this cartridge looks like.

4. Smoke Detector Batteries – When to Replace them:

Your unit is equipped with a First Alert Smoke Detector Model 9120. Your smoke detector is powered by one (1) 9-volt battery. You will know that your smoke detector's battery should be replaced because the RED light will flash and you will hear a "chirp" sound once every minute.

A good rule of thumb for battery maintenance is to change the battery when the clocks change in the spring or fall, but any time is fine. Once your smoke detector is more than 10 years old, you will need to replace the entire detector and not just the batteries. Please reference Exhibit E to see what your smoke detector looks like.

5. Thermostat Batteries - When to Replace Them:

Your unit is equipped with a Honeywell Focus PRO TH 6000 Series Thermostat. Batteries are optional (to provide backup power) because your thermostat is hard wired to the building. The digital display on your thermostat can be powered by two (2) replaceable AA batteries. Your thermostat will display a "Replace Battery" indicator that will flash on the screen to let you know when to replace the batteries. However, it is a good practice to replace the batteries once a year to insure the thermostat will not malfunction due to low battery power. Please note: If batteries are replaced within two (2) minutes the time and day will not have to be reset. All other settings are permanently stored in memory, and do not require battery power. Replacing the batteries more frequently prevents older batteries from leaking and damaging the thermostat. Please reference Exhibit F to see what your thermostat looks like.

Please reference your homeowner's maintenance manual for full maintenance details and specifications. Should you have any questions, please contact Management directly at kgirdick@actionlife.com or 619-696-7304.

Thank You!