



# Pinion Property Management, Inc.

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## GARBAGE DISPOSAL INFORMATION

**Many garbage disposal repairs are a tenant charge.**

**To avoid costly repairs, make sure you are using your garbage disposal correctly.**

- 1. Operating Sequence:** Start running cool water, turn on the disposal, gradually put food in (don't shove it in all at once), run the disposal until food is gone (usually about 30 seconds), turn off disposal and let the water run for another 10-15 seconds to flush out the drain.
- 2. Cleaning:** Sprinkle a bit of baking soda to freshen and clean. A few tablespoons of lemon or lime juice can be used to eliminate odors. Never use bleach or harsh drain cleaners.
- 3. Water Temperature:** Cold water is preferred, as it allows any fat or grease to move through the pipes intact. Hot water could melt fat and clog a pipe. Repair could be a tenant charge.
- 4. Nonfood Items:** Do not shove items such as matches, cigarettes, rubber bands, twist ties, glass, bottle caps, clam shells, etc. Stick to only food waste. Repair will be a tenant charge.
- 5. Food Items to Avoid:** Do not shove items such as eggshells, coffee grounds, bones, banana peels, pasta, peach pits, avocado pits, seeds, nuts, sunflower seeds/shells, orange peels, chewing gum, etc. Make smart choices, repair will be a tenant charge.
- 6. No Grease, Fat or Starch Foods:** Grease and fat can solidify in the pipes like candle wax. Rice and other high starch foods will also clog your disposal. Repair will be a tenant charge.
- 7. When to Call for Service:** Start by turning off the unit. Press the reset button under your disposal (it's usually red). Check your breaker box and make sure the breaker hasn't tripped, turn off the breaker and flip it back on. You need to make sure there is power going to the disposal. If this does not solve the problem, complete a maintenance request form and turn it in to the office.