

User manual for 4331 Raleigh

20101024

Basement is for storage only. No workbenches or living quarters.

One Garbage can is supplied. Dumpster is directly behind garage.

If garage is available it is ~ \$100/ month. Electricity is \$20 extra per month.

Painting walls or ceilings a different color will result in you being charged when you leave. You will not be charged for small nail holes in the walls. We recommend you hang posters, paintings, etc. for color.

The fireplace is for **-small-** fires. Do not get the exhaust pipes so hot they change color or smoke. My brother used to have fires so hot he made the pipes glow orange. Do not do this. This is a great way to start a really big fire outside the fireplace. Let us know if anything seems wrong with fireplace. If fireplace smoke is entering room, check the damper lever. Lever should be pulled to left to close damper and released to right to open damper. During fire you want the damper open. If fire or smoke seems out of control close the fireplace off by placing piece of metal in front of it. (supplied by us) Please contact us with any questions. Do not abuse the fireplace.

There is a fire extinguisher in the kitchen over the counter near the back door. If it is missing , let us know.

We will give you a small monthly allotment of firewood in a box. All other wood is off limits.

The unit has a Carbon Monoxide detector and 2 smoke detectors on main floor. Test them once a month. We will replace batteries. If they are missing, let us know.

We will repair plumbing, electrical, replace non-working appliances. We do not guarantee the replacement will be as nice as the original. We will repair furnace and hot water heater. We will attempt 48 hour turnaround. If electrical plugs are not working , let us know.

If we provide a vacuum cleaner you are responsible for buying the bags.

If we provide furniture, you are responsible for caring for it and reporting if anything is broken.

If we provide electronics, you are responsible for treating them properly and reporting broken items.

If you abuse the appliances there will be a damage charge.

We will supply high speed internet. In the event of failure, we will attempt to repair in 24 hours. Your use of internet must not be excessive or we will have to limit the bandwidth. (No servers) If we provide cable, we will contact cable provider as soon as you notify us there is a problem. If we provide phone service, we will repair broken service as soon as possible.

There is an under-floor box for the dryer exhaust.

If you want a scrap piece of rug (free) , let us know.

If you want some furniture to borrow, let us know. We might have some.

We supply you with a toilet plunger. It is under the sink. If it is missing, let us know.

If you send us e-mails, we will acknowledge them with a plan of action. Emails work well for us. Better than voicemail. See email address below.

We are pretty laid-back. Anything you would like to negotiate, send us a message. The sooner you tell us about broken things the better. We much prefer e-mail so that requests are documented. Sooner is better than later.

Do not annoy the neighbors. They seem to be pretty laid-back. You can park one car in the back of the unit if you ask us.

720 222 1309 Gus <=== I am the one who does repairs
720 236 8000 Joanne
rental@nope9.com

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