

CARBON MONOXIDE ALARM TESTING AND MAINTENANCE

Gorge Rentals Property Management makes sure when a property is rented that there are working smoke and CO detectors within 15 feet of each bedroom per floor. Batteries are replaced just prior to a tenant moving in. What is your responsibility as a tenant?

- Test CO alarms monthly. The First Alert CO alarm company encourages weekly testing.
- Maintain and replace batteries according to the manufacturer's instructions.
- Do not remove or tamper with a CO alarm.



How to test a CO alarm unit

- Push and hold the Test/Silence button on the unit cover until you hear an acknowledge “chirp”. The alarm horn will sound 4 beeps, a pause, then 4 beeps. The alarm light will flash red.
- The alarm sequence should last 5-6 seconds. If the unit does not alarm, change the batteries.
- When changing batteries clean the battery contacts well and install correctly.
- Dust or vacuum the interior of the unit.
- If after changing the batteries and cleaning the unit the alarm unit still does not chirp when tested the unit should be changed. Smoke and CO alarms do have a life of about 5 years.

Low battery warning lights last for 7 days. As soon as the light is noticed change the batteries. For First Alert units a 9-volt Duracell MN1604, Energizer 522 and Ultralife U9VL-J-P are acceptable batteries.

What happens if the tenant does not test and maintain the smoke and CO units in working condition? The offense can be up to \$250 an occurrence. Gorge Rentals charges \$50 for the first occurrence and \$250 for each occurrence thereafter.

If a smoke or CO alarm fails to respond to your test promptly after cleaning and changing batteries then submit a Repair Request to Repair@GorgeRentals.com.

Keeping our owner's property and tenants safe is serious business to Gorge Rentals.

Gorge Rentals Property Management is here to help you!