

Golden Rain Handyman Program - Service Description List

- Applies to Contracts Effective as of August 1, 2019 -

Below is a list of items covered under the Service Agreement. Items covered by your Mutual are not covered by the program.

- Fluorescent Tubes and Light Bulbs: Replace any light bulb in the manor (not including appliance bulbs). Replace defective fluorescent kitchen ballast.
- Lamps: Repair or replace defective switches, sockets, and wiring. Replace defective cords and plugs. Replace defective cord line dimmer switches. Assemble and test new lamps.
- Light Fixtures: Raise, lower and install resident-supplied chandeliers. Repair or replace defective light sockets and ballasts. Repair wiring within the fixture. Repair or replace dimmer switch. Install new resident-supplied light fixtures.
- Other Electrical: Replace defective light switches and outlets. Replace defective GFI outlets. Reset tripped circuit breakers. Replace defective wall dimmer switch. Repair electrical wiring shorts within the box. Replace doorbell, button and transformer.
- Drains: Clear clogged drains within the unit including kitchen sink trap, garbage disposal, dishwasher air gap, bathroom sink trap, and toilets.
- Plumbing: Repair or replace traps, pipes and hoses from the floor to the wall as needed. Repair tub and shower mixing valves. Repair or replace tub and basin stoppers.
- Toilets: Replace defective flush valves, balls, and flappers. Replace tank seal as needed. Resolve stoppages.

- Sinks, Kitchen and Bath: Replace leaking hoses and supply lines. Replace defective spray heads. Unplug, clean or replace drain traps. Repair or replace defective stoppers. Repair or replace defective pull rods. Remove trap to recover items lost down drains.
- Tub and Showers: Repair or adjust tub and shower doors as needed. Repair or replace mixing valve. Clear plugged drains. Repair stopper. Replace shower. Reinstall fallen shower curtain.
- Faucets: Repair faucets within the unit. Replace aerators if needed. Replace handles.
- Garbage Disposals: Replace disposal. Clear jammed disposals. Reset switch. Replace defective wall switch. Clean or replace air gap as needed. Repair or replace electrical cord.
- Dishwashers: Remove object in tub. Tighten counter attachment screws as needed.
- Bathroom Vent Fans: Replace defective switch. Repair fan blade vibration. Replace defective motor.
- Resident Assistance Equipment: Install wood blocks under bed. Install raised toilet seat. Install toilet support bars. Install support bars not exposed to water.
- Refrigerators: Test temperature. Troubleshoot.
- Ovens: Test temperature. Troubleshoot.
- Furnaces: Replace blown fuses. Check heating efficiency. Reset tripped circuit breakers. Explain thermostat operation. Adjust thermostat calibration. Repair minor electrical problems. Troubleshoot.

- Central Air Conditioning: Test for cooling efficiency. Reset tripped switch. Reset circuit breaker. Troubleshoot.
- Water Heaters: Adjust temperature. Inspect for leaks. Relight pilot light. Check for gas odor. Troubleshoot.
- Window and Deck Shades: Adjust pull string. Tighten loose brackets. Replace worn end brackets. Install shades.
- Closet doors: Adjust or reset doors. Lubricate doors as needed. Replace defective rollers. Replace missing or defective floor glides. Adjust locking handles. Lubricate hinges as needed. Mirrored closet doors excluded.
- Closets: Replace broken clothes pole and sockets.
- Sliding Glass Doors and Windows: Lubricate and adjust rollers. Adjust and lubricate lock. Replace defective lock. Adjust off track door. Replace fallen screens.
- Sliding Screens: Adjust off track door. Lubricate as needed. Replace defective rollers. Adjust or replace latch. Reinsert loose screen in frame.
- Drapery Rods: Lubricate pulley as needed. Replace defective draw cord. Replace defective cord tension device. Replace plastic hook eyelets as needed. Reinstall rod screws. Remove drapes for cleaning and reinstall.
- Drawers: Repair or replace broken runners. Lubricate hinges as needed. Tighten loose screws. Lubricate or replace rollers as needed. Tighten loose pull knobs.
- Cabinets: Tighten loose hinges. Lubricate and adjust hinges as needed. Replace defective hinges. Tighten loose pull knobs.

Personal Services – This line item is intended to help residents with everyday chores that have become a burden to residents. The resident will supply all parts for personal services. Items covered include but are not limited to the following:

- Install vacuum cleaner bag
- Remove or install table leaves
- Open or close convertible couches
- Turn mattress
- Move lightweight furniture
- Hang small lightweight shelves
- Move or hang potted plants
- Install paper towel hangers
- Install cup hooks
- Small carpentry jobs
- Other tasks that take less than a half-hour will be considered on a negotiated basis.