



Property Repair Guide

A few quick tips for troubleshooting common problems on our homes here in the TRNC.

If all else fails, call CDS for free advice or competitive quotes.

Symptoms:

Click the links below that match your symptoms and see what we suggest

Water related symptoms

[We have no water coming from the taps](#)

[Water pressure is very low \(hot and cold\)](#)

[Hot water pressure is low but OK on the cold side or you have no hot water](#)

[We have water dripping from our roof](#)

[Our pump runs continuously or comes on and off even when not in use](#)

[Pump is not kicking in](#)

Electric related symptoms

[Our main fuse keeps tripping](#)

[We have no electric and the meter is showing 2 red lights](#)

[We can hear a crackling sound coming from a socket](#)

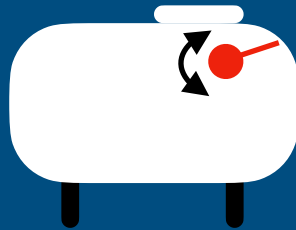
[We have dim lights](#)



We have no water coming from the taps or Pump not kicking in

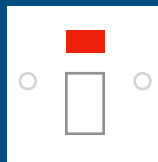
Start by checking you have water in your storage tank

If your tank is empty, try pushing the float valve (ballcock) up and down. Sometimes they get stuck or blocked by calcium. Often a simple wiggle can free the valve and water will start to come in. If this works, leave the tank to fill and then try again. Don't forget, in most cases the mains will need to fill the ground tank and the roof tank .



If your tank is full

Check the power is on for your water pump, this switch is usually a lit switch under the main consumer panel (fuse board) inside the house.



My power to the pump is on

Now check your pump, usually outside near the ground tank if you have one. Often our pumps are fitted with an electronic device mounted on top of the pump. This is called a pressure control switch and lets the pump know when there is demand for water. This can go to "fail" especially if you have run low on water. Try pressing the reset button for a few seconds, the pump should start and stay on.



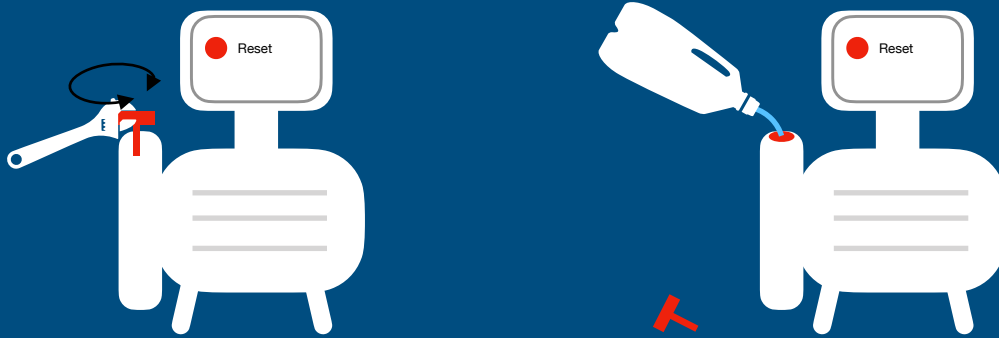
Top

Continued...

My pump runs but stops when I let go of the reset button

It could be that the pump has taken air, we need to bleed this air to get the pump running again. Firstly, turn OFF the pump inside the house. You will need an adjustable spanner for this next job and you might get a little wet! Go back outside to the pump and locate the bleed screw on the shoulders of the pump. Slowly open this and if water starts to spray out, close it again. In this case you will need a plumber. If water does not come out, you can completely remove this screw. In the hole where the screw came out of, you will need to fill this with water using a jug or a bottle, have patience as it can take a lot of water. When the hole fills up, replace the screw tightly and then turn the pump back on. You may need to press the reset button again.

If none of this works then call us or a plumber.



There are many other reasons which may result on no water. If your tank is empty and the mains is not coming in you might need to check the bill has been paid or maybe there is a fault with the meter. For everything else, it's better to call us or a plumber.

Call Us?



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Top



Water pressure is very low (hot and cold)

(First follow the steps for “no water coming from taps”)

If these steps did not fix your problem, next try the following:

Is the pressure loss on all taps? If the pressure loss is just on one of the taps, try to see if cleaning the inline tap filter will solve this.

Sometimes these can be turned by hand or by using a towel to help you grip it, otherwise you will need an adjustable spanner to open them. You may find that when you remove this filter that it is full with debris, clean it and replace and recheck the pressure.



If this does not help, call us or a plumber

Call Us?



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Top



Hot water pressure is low but OK on the cold side

(First follow the steps for “water pressure is very low (hot and cold)”

If these steps did not fix your problem, next try the following:

If you are using a gas boiler, you will need to check that the pressure gauge is reading between 1-2 bar pressure. If it is low, you can try to manually top up the boiler with the system filling loop. The location of this varies depending on the make of boiler but is usually in and around the same place.

Locate the tap and open it to top us the pressure to 2 bar and see if this lets the boiler fire.



The filling loop is not normally visible unless you look under the boiler. It is commonly a small turnable nob which you can operate by thumb and forefinger. As you turn it you will hear the water coming into the boiler and see the pressure gauge increase.

If this does not work or you have a different type of hot water system, call CDS or a heating engineer.

Call Us?



[Click here](#)

Top



We have water dripping from our roof

This can be from many different things but we always recommend calling a professional rather than scaling your roof. It is often a stuck float valve or something simple but can be a ruptured tank or a broken pipe.

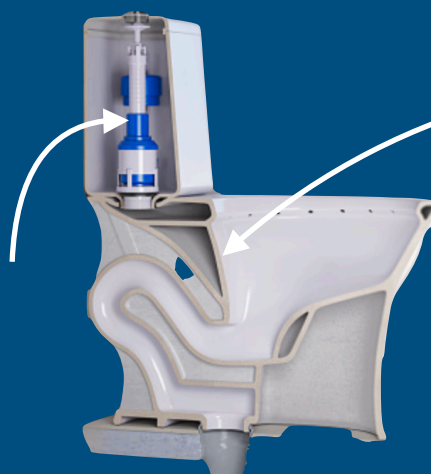
Call CDS or a plumber to check this out.

Our pump runs continuously or comes on and off even when not in use

This is often an indicator of a leak, best not to be ignored by turning the pump off. Here are the prime culprits that we suggest you to check.

Start by turning off the wall valves at each toilet, make sure they are fully off and then check to see if the toilet is letting by. We usually check this by drying the back of the toilet pan wall and then placing a piece of dry toilet tissue on the back of the toilet pan wall to be sure the cistern is not letting water pass. If the tissue keeps becoming wet then you need to clean or replace the cistern mechanism.

2. If the tissue keeps becoming wet, remove this centre column and clean the rubber on the bottom. Also use your finger to clean the hole inside the cistern where this rubber sits. Usually this will be covered in lime scale and preventing the seal to sit properly.



1. Dry here and then place a sheet of dry tissue here

Then check all taps for drips and then take a look around your roof to see if there is any signs of water dripping from there. Finally, check all visible pipework, especially around the pump and ground tank. If you cannot find any leaks, try checking all your waste/septic traps around the house to see if water is running through this system, if water is running through the septic system, there must be a leaking tap or toilet. Check them again.

Failing these checks, call CDS or a plumber

Call Us?



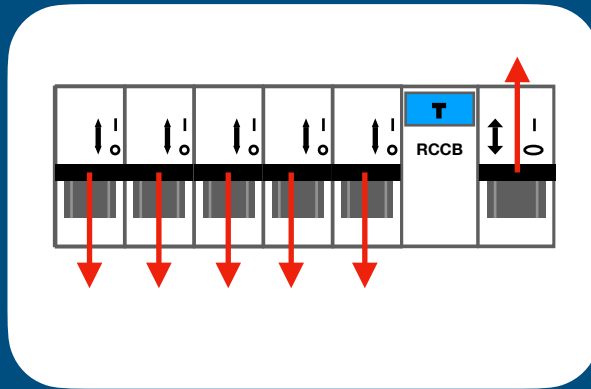
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Top

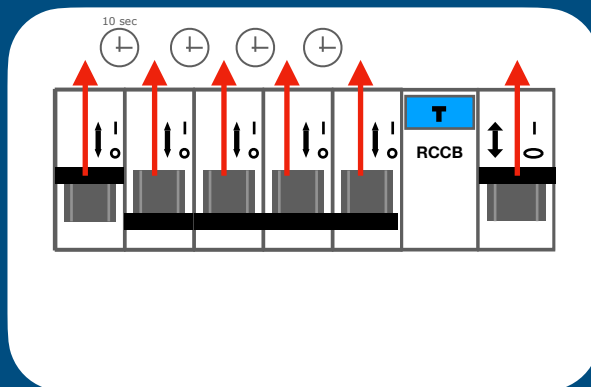


Our main fuse keeps tripping

Let's use the process of elimination method to establish what is causing the problem. Start by switching all of the fuses off in your main fuse board (flicking all the switches down), except the main breaker, make sure this one is on (Up).



Now, slowly, one by one, switch the fuses back on. Start with the main breaker and work away from it, leave a 10 second gap between each fuse. As you switch one of them on it should trip the main switch again, this is the circuit which has a fault. Now leave this one off and switch all the others back on. The main fuse should now turn on and stay on.



The next step is to establish what is not working in the house, it could be sockets, lights, kitchen, AC's, pool room or the upstairs board. Once you establish what the circuit is powering, you will then be able to check what is potentially causing the issue.

For example (the most common):

The fuse which trips the main breaker is labelled "pump room", upon checking the pump room I found the room was flooded.

The fuse which trips the main breaker seemed to control the lounge sockets, upon checking all the sockets I found a burnt plug adapter.

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Top

We have no electric and the meter is showing 2 red lights

While 2 red lights on your meter can mean there is currently no usage in the property, it can also mean that the supply is disconnected.

First check that all your fuses inside the house are on, check the upstairs board too. Try turning them all off and back on again, if this does not fix the problem, check the outside main fuse which is mounted next to the breaker. If everything is on, call KIBTEK.

A common problem with bill payments, especially if they are on standing orders with the bank, is that sometimes the order only pays a minimum payment and a debt builds up on the account eventually causing a disconnection.

We can hear a crackling sound coming from a socket

The number 1 culprit for electrical burning are these types of adapters, our advice is change them immediately! If you know how, change your 2 pin plugs for a hard wired 3 pin 13amp fused plug and do away with adapters completely.



We have dim lights

This often happens after a power cut and is not an issue in the house, this is because KIBTEK has one of the incoming phases still out. Turn off your board until the phase is fixed.

Call Us?



[Click here](#)

Top



A note from us...

It is important to remember, only attempt these tips if you feel confident to do so. The guide is intended as a quick check which often will help when calling your preferred contractor and explaining your problem. It is not a conclusive fail safe guide, it is based on the common problems that occur.

CDS hope you have found this guide useful and if you need us we can be reached using any of the following:

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www.cdscyprus.com

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[Nazim Bodi Plaza, Catalkoy. Opposite the petrol station on the main road.](#)

We provide the following services, all to the same very high standard:

Property Repairs & Renovations

Swimming Pool Repairs & Maintenance (PHTA® Certified)

Benefit Rich Private Property Management

[Top](#)

