

Bathroom Exhaust Fans

If your bathroom has a moisture-detection exhaust fan — especially in the primary bath — that turns on and runs for an extended period, this is normal. Remove the pop-off button on the front to adjust the sensitivity setting.

These fans are designed to detect humidity and will continue running until the air's moisture level drops. This is not a warranty issue, but a built-in feature to help prevent mildew and moisture damage.

Binkley Electric

Warranty Appointment Scheduling:
Our technicians serve multiple counties and subdivisions across North Alabama while wiring new homes. Because of this schedule, warranty appointments are typically set for Tuesday through Thursday mornings, 8:00 AM – 12:00 PM.

We kindly ask that you — or someone you trust — be available at the home during your appointment window. We truly appreciate your cooperation as we work to serve all homeowners efficiently.



Binkley Electric

Serving North Alabama Over 37 Years

If you experience an electrical issue, please get in touch with your builder's warranty office to submit a warranty request. Once received, our team will reach out to schedule your appointment. Your warranty for the electrical system excludes light fixtures and appliances, which have warranties. The warranty expires one year after the closing date.



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Emergencies:

If you experience a whole-house electrical issue (no power throughout the home), outside of a utility company outage, please contact us to schedule service.

Important Appliance Safety:

Do not plug refrigerators or freezers into garage outlets. These circuits are often protected by GFCI, which can trip and shut off power, risking spoiled food. Refrigerators and freezers require dedicated circuits indoors.

Non-Emergency Service:

For all other electrical concerns, please submit a request through your builder's warranty office. This ensures proper documentation and a work order for your home.

Arc-Fault Breakers: What to Know

Arc-fault breakers are designed to detect and interrupt an electrical "arc" occasionally. Nuisance tripping is normal for them to shut off when lights are switched on, appliances start, or devices are plugged in. (Often using a different outlet will solve this issue.) If this happens:

1. Go to your electrical panel and reset the breaker. Turn all the way off and then on.
2. Reset any GFCI outlets located in wet areas, if needed.

If the breaker will not reset after changing outlets and several tries, contact your builder to submit a warranty service request.

Note: Resetting a breaker is not covered under warranty and is \$150.

 *Excellence, Integrity, and Quality Service for Your Home*

Warranty Protection Reminder

What voids your warranty?

Your electrical warranty becomes void if you or another electrician makes changes or additions to the electrical system. Once outside work has been done, we are no longer able to warranty the system.

Need changes or upgrades?

We often have technicians available to complete electrical additions for you. Time and manpower permitting, our team can offer a quote on extra items and items after your 1-year electrical warranty expires.

Light Bulbs

- If a light fixture isn't working, please **replace the builder bulb first** with a new one. (Our technicians do not carry ladders for high flood lights and do not provide bulbs.)
- Light bulbs are **not covered under warranty**.
- If the fixture still does not work after installing the new bulb, contact your **builder** to request a replacement fixture. Once the fixture arrives at your home, we will schedule a visit.
- If a service visit determines the issue was a bad bulb, a **\$150 trip fee** applies.