



Overview

This guide covers the solutions to network issues you may encounter with Promas Version 12 property management software.

Related Guides

Please review the [Best Practices Guide for Version 12](#) for important information regarding other software and environment settings that may interfere with the database engine used by the software.

Please refer to the [Installation Guide for Version 12](#) for information on how to install the application on the computers on the network.

If you are considering purchasing a new computer, we recommend reviewing the [Hardware Recommendations for Version 12](#).

How to Use This Guide

Always ensure that your Windows Operating system is up to date and has no pending updates that require a reboot. Windows can behave erratically when an update is pending.

If you are using an unsupported version of Windows, such as Windows 8, you may not be able to resolve the issues without updating to the latest version of Windows. If Microsoft has ended support for an operating system, we do not provide support for operating system or network related issues. We will provide technical assistance when possible to help locate network problems, but we cannot troubleshoot or set up the network for customers.

Keep in mind that more than one issue may be the cause of a problem. If a troubleshooting solution does not work, do not undo the solution but move on to the next solution. Start with the simplest solutions before moving on to more complicated solutions.

Mapped Drives

For any network related issues, we strongly recommend the first step taken is to ensure [UNC connection paths](#) are used from the workstations. Mapped drives have a history of inconsistent connection reliability. The following are examples of mapped drive locations:

- P:\RPromas\Data
- S:\Users\Public\RPromas\Data

The following are examples of UNC connection paths:

- \\Server\Users\Public\RPromas\Data
- [\\MyServer\MyCompany\RPromas\Data](#)

**UNC - (Universal Naming Convention) A standard for identifying servers, printers and other resources in a network. A UNC path uses double slashes or backslashes to precede the name of the computer. The path (disk and directories) within the computer are separated with a single slash or backslash, as in the following example. Note that in the example, drive letters (c:, d:, etc.) are not used in UNC names.*

\\servername\path

Mixed Versions of Windows

When the server is running a desktop operating system such as Windows 11, we strongly recommend that all workstations run the same major version of the operating system to ensure reliable network discovery and communication.

Problem: Power Failure Occurred

- We recommend having battery backups installed on the server and desktop workstations to prevent data loss from a power outage.
- In the event of a power failure, follow the instructions near the end of this guide on How to Rebuild the Database.
- If you experience error messages after the power failure, please contact Technical Support and let them know the errors and make sure they are aware there was a power failure.

Problem: Slow Performance

- Performance is subjective and related to the amount of data stored in the application. We do not recommend running on wireless networks.
- Please review the [Best Practices Guide for Version 12](#) for important information regarding other software and environment settings that may interfere with the database engine used by the software.
- Please review the section near the end of this guide on Hardware Related Issues.

Problem: Application Occasionally Locks Up or Other Intermittent Network Problems

- Make sure that your server is not running 24/7/365 without rebooting. Microsoft servers are not stable enough to run without rebooting from time to time. We recommend setting the server to reboot at least once a week. Review the [Best Practices Guide for Version 12](#).
- If problems persist and the network is set up to use mapped drives, change the working folder configurations on all workstations to use UNC paths. Instructions on how to Configure the Application and Configure the Database can be found in the [Installation Guide for Version 12](#).
- The problem could be changes Microsoft has made to the SMB protocol. If you are unable to resolve the issue contact support to get recommended registry changes from the database vendor to address the issue.
- The problem could be hardware related. Please review the section in this guide on Hardware Problems.

Problem: Database Corruption

- Before taking any additional steps, back up your database. Do not overwrite any previous backups. These errors indicate the database may be susceptible to corruption.
- Corruption related database engine errors are in the 89xx or 92xx range. If the error is intermittent and goes away by simply rebooting a machine or relaunching the application, it generally indicates there is something in the environment that is interfering with the database engine.
- Unless there was an identifiable problem such as a power outage, power surge, or hardware failure that has been resolved, please review the [Best Practices Guide for Version 12](#). Anti-virus software, cloud backup software, and malware can all interfere with the operation of the database engine.
- If the error does not go away, report the problem to the Help Desk. Rebuild the database following the instructions at the end of this guide.

- If problems persist and the network is set up to use mapped drives, change the network directory and working directory configurations on all workstations and the server to use UNC paths. Instructions on how to Configure the Application and Configure the Database can be found in the [Installation Guide for Version 12](#).
- If the problems persist using UNC paths, the issue may be hardware related. Rare, but possible causes are a failing hard drive, a bad network card, a bad network cable, or a faulty network switch. If you cannot locate the cause, please contact technical support and indicate that you need assistance with a network problem.
- If you can stop using the database on the network or with problematic workstations, we recommend doing so to prevent corrupting the database. If you must continue to work with the errors, make frequent backups and keep all backups until the problem is resolved.
- The problem could be related to changes Microsoft has made to the SMB protocol. If you are unable to resolve the issue contact support to get recommended registry changes from the database vendor to address the issue.

Problem: Access Denied

Confirm the workstation has read and write access to the directory specified in the error message. See the section below on How to Confirm Read and Write Access to a Directory.

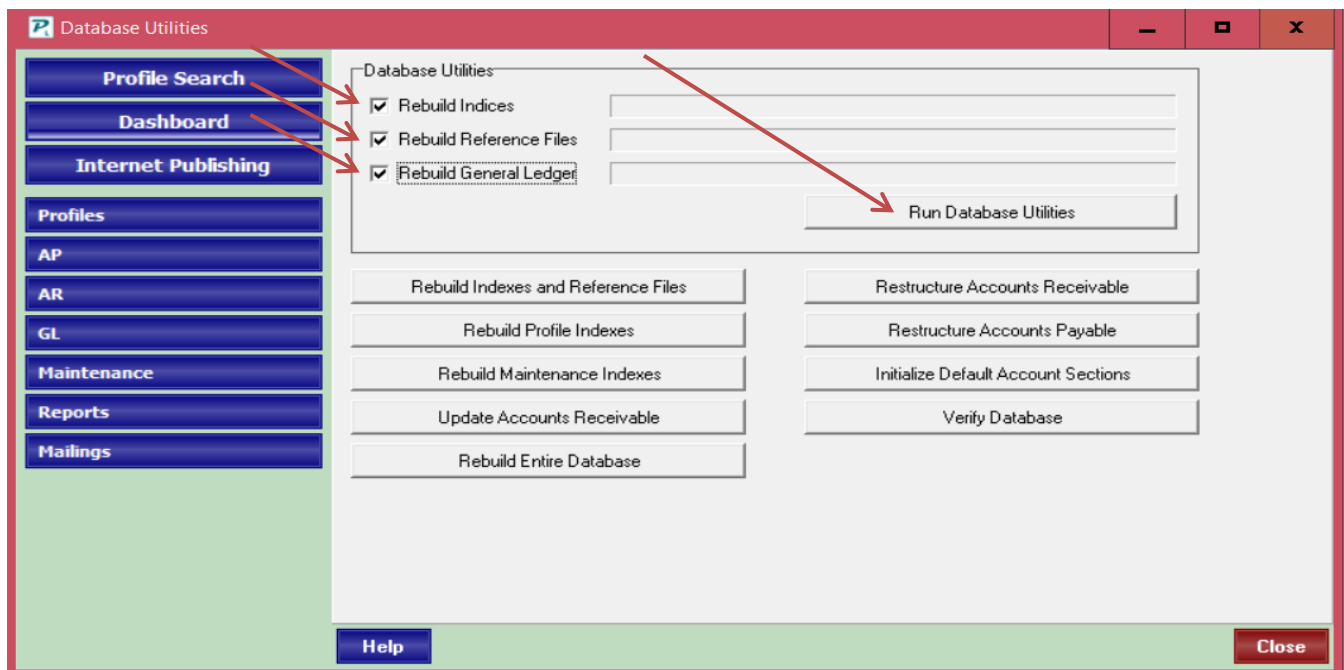
How to Confirm Read and Write Access to a Directory

- Use Notepad or a word processor to create and save a file to the directory.
- If the file cannot be saved, you likely do not have the necessary access rights or permissions. Contact your network administrator for assistance.

How to Rebuild the Database

Note that it is not normal to have to rebuild the database in a properly functioning network environment.

- Ensure all users are logged out of the application.
- Make a backup of your data. Rebuilding the database will replace files that can be used to reconstruct data if it was damaged.
- If you have the application installed on the server, log on to the application on the server.
- Select Database Utilities from the File menu.
- Check the boxes for rebuild the indices, reference files, and the general ledger.
- Click “Run Database Utilities” to repair the database. This may take several minutes to run.



- If problems persist, please contact the Help Desk to evaluate the best course of action for your problem.

Hardware Problems

- If the computer shares a network connection with a phone, phones may have low quality network connections that reduce network speed. If possible, try connecting the computer directly to the network drop to determine if the phone is the issue.
- We do not recommend running on wireless networks.
- Unreliable network. This is a rare. Accessing the database is highly data intensive and can involve dozens of open files and thousands of data transfers in short spans of time. It cannot be compared to editing documents or other less intensive network traffic. Network cards, cables, and switches can all be an issue. A common way for a network cable to be damaged is to run it under a carpet.
- Failing hard drive. This is rare. A failing hard drive controller can both corrupt written data and can fail to correctly read data. It can take months for a faulty hard drive to fully fail.
- Faulty network card drivers can occasionally cause problems. This is rare. Realtek network cards on Dell computers sold in the past have known problems with the shipped drivers. If you are experiencing problems without an identifiable cause, make sure your network card has up to date drivers. In addition, make sure your network card is not operating in a power saving mode that may cause it to sleep during periods of inactivity.
- Faulty video card drivers. On very rare occasions a faulty video card or drive can cause general protection faults, illegal operations, or other operating system errors. If you are experiencing problems without an identifiable cause, make sure your video card has up to date drivers.
- If the problem appears related to printing, make sure your printer driver is up to date.