



Welcome to your home at **Waterfront!**

**Anthem Properties** is proud of its tradition of excellence in the development industry and is confident of the quality to be found in our homes. During the design and construction process great care was taken to ensure this quality in all aspects of the building.

We are dedicated to your satisfaction. This manual is intended to help you become acquainted with your new home. Included within are descriptions of the different components and systems of your home as well as tips and recommendations on how best to use and protect them, along with emergency contact and warranty information. This homeowner manual is intended to provide a basic understanding of maintenance requirements, however, should any questions arise, please contact our customer service staff or the specific product supplier or manufacturer.

We hope that by passing on some of our experience, you will be able to enjoy your home fully from the first day and continue to be satisfied for many years.

Thank you for choosing a home at **Waterfront** built by **Anthem Properties**.



**EMERGENCY CONTACT NUMBERS**

Police, Fire, Ambulance ( <b>EMERGENCY</b> )	<b>9-1-1</b>
Fire (Non-Emergency)	(403)264-1022
Ambulance (Non-Emergency)	(403)261-4000
Atco Gas Emergency Calls	(403)245-7222
Poison Control	(403)944-1414
Power Outages and Emergencies	(403)514-6100
Alberta Children's Hospital	(403)955-8818
Foothills Hospital	(403)670-1110

For all common area and in-suite emergencies (floods, leaks, power failures), as well as non-emergency common area deficiencies please call:

**Rancho Realty (1975) Ltd.**  
Rancho #4, 5508 – 1<sup>st</sup> Street, SE  
Calgary, Alberta T2H 2W9  
Attention: Evelyn Thompson  
T: (403) 253-7642 F: (403) 253-8207  
Email: ethompson@ranchogroup.com

For any non-emergency in-suite deficiencies during the warranty period, please contact:

**Anthem Properties**  
Suite 300 - 550 Burrard Street  
Vancouver, BC, V6C 2B5  
Attention: Customer Service  
T: (403) 536-8834 F: (403)536-8835  
(Monday to Friday 8:30 am – 5:00 pm)  
Email: customerservice@anthemproperties.com



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## **SECTION 1**

### **BUILDING & COMMUNITY INFORMATION**

#### **REFERENCE**

Important Information and Addresses

- Development Information
- Insurance – Common Property
- Third Party Warranty Provider

Change of Address

Your Neighbourhood



## **IMPORTANT INFORMATION AND ADDRESSES**

### **DEVELOPMENT INFORMATION**

The legal description for **One Waterfront** is Plan 0912929, Block 1, Strata Lot 5. The civic address of your home is 222 Riverfront Avenue, SW, Calgary, Alberta. When **One Waterfront** is complete there will be 177 homes located in the development.

### **CONDOMINIUM INSURANCE**

Common area insurance is covered by your Condo Corporation. You are required to carry your own insurance for your contents and liability. Please consult your insurance agent for information on obtaining condominium insurance.

### **THIRD PARTY WARRANTY PROVIDER**

**National Home Warranty**  
Glenmore Landing  
A201, 1600 – 90<sup>th</sup> Avenue SW  
Calgary, Alberta  
T2V 5A8  
T: (403)278-5665  
Toll Free: (888)776-7707  
F: (403)278-5551  
Website: [www.nationalhomewarranty.com](http://www.nationalhomewarranty.com)



## CHANGE OF ADDRESS

As a reminder, we have included a list of several organizations you should notify of your address change. This will ensure proper continuation of the services you subscribe to:

Canada Post 1(866)607-6301 \_\_\_\_\_

Gas \_\_\_\_\_

Driver's License 310-0000 \_\_\_\_\_

Satellite TV \_\_\_\_\_

Car Ownership \_\_\_\_\_

Water \_\_\_\_\_

Alberta Health (403)944-8616 \_\_\_\_\_

\_\_\_\_\_

Extended Health Care \_\_\_\_\_

### Insurance

Doctor \_\_\_\_\_

Car \_\_\_\_\_

Dentist \_\_\_\_\_

Home \_\_\_\_\_

Veterinarian \_\_\_\_\_

Life \_\_\_\_\_

Lawyer/Notary \_\_\_\_\_

### Warranty Providers

Employer \_\_\_\_\_

\_\_\_\_\_

Income Tax 1(800)959-8281 \_\_\_\_\_

\_\_\_\_\_

Family Allowance \_\_\_\_\_

\_\_\_\_\_

Canada Pension \_\_\_\_\_

### Bank / RRSP's

Old Age Security \_\_\_\_\_

\_\_\_\_\_

Schools \_\_\_\_\_

\_\_\_\_\_

### Utilities

\_\_\_\_\_

Cable TV / Internet \_\_\_\_\_

\_\_\_\_\_

Cell Phone \_\_\_\_\_

\_\_\_\_\_

Electricity \_\_\_\_\_

\_\_\_\_\_



**Credit Cards**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Clubs, Associations and Charities**

- Auto Club \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Regulated Energy Providers**

- AltaGas (866)222-2067 \_\_\_\_\_
- EPCOR Energy (800)667-2345 \_\_\_\_\_
- Direct/Gas (866)420-3174 \_\_\_\_\_
- Direct/Electricity (888)420-3181 \_\_\_\_\_
- ENMAX (877)571-7111 \_\_\_\_\_

**Subscriptions**

- Book Club \_\_\_\_\_
- CD, Tape, Video \_\_\_\_\_
- Magazine \_\_\_\_\_
- Newspaper \_\_\_\_\_
- \_\_\_\_\_

**Other**

- \_\_\_\_\_
- \_\_\_\_\_

**Phone/Cable/Internet Providers**

- Bell (866)585-1890 \_\_\_\_\_
- Fido (888)945-3436 \_\_\_\_\_
- Rogers (888)764-3771 \_\_\_\_\_
- Shaw (403)716-6000 \_\_\_\_\_
- Telus (403)387-5825 \_\_\_\_\_

**CONTACT NUMBERS AND COMMUNITY AMENITIES**

There are many amenities located in your neighbourhood such as parks, historical buildings, shops, schools, etc.

**CITY SERVICES**

City of Calgary (General Enquiries)	311 or (403)268-2489
Parks & Recreation (General Enquiries)	311
Garbage & Recycling Information	311
Public Library	(403)260-2600
Public Works (General Enquiries)	(403)292-5757
Economic Development Commission	(403)221-7831
Calgary Transit	(403)262-1000
Calgary Buslink	(403)974-4000
Health Link	(403)943-5465



## **COMMUNITY LIVING**

The following is a sample listing of a wealth of facilities and services available in Calgary. For a more comprehensive listing, visit any of the below websites:

<http://www.alberta.ca>

<http://www.avenuecalgary.com>

<http://www.calgary.ca>

<http://www.tourismcalgary.com>

<http://www.travelalberta.com>

## **Shopping**

Calgary Farmers Market  
(403)244-4548  
[www.calgaryfarmersmarket.ca](http://www.calgaryfarmersmarket.ca)

Chinook Centre  
(403)259-2022  
[www.chinookcentre.com](http://www.chinookcentre.com)

CrossIron Mills  
(403)984-6800  
[www.crossironmills.com](http://www.crossironmills.com)

Stephen Avenue Mall  
(403)215-1570  
[www.downtowncalgary.com](http://www.downtowncalgary.com)

Uptown 17<sup>th</sup> Avenue SW  
(403)245-1703  
[www.uptown17.ca](http://www.uptown17.ca)

## **Attractions, Recreation & Entertainment**

Art Gallery of Calgary, The  
117 – Avenue SW  
(403)770-1350  
[www.artgallerycalgary.org](http://www.artgallerycalgary.org)



Calgary Chinese Cultural Centre  
197 1<sup>st</sup> Street SW  
(403)262-5071  
[www.culturalcentre.ca](http://www.culturalcentre.ca)

Calgary Public Library  
616 MacLeod Trail SE  
(403)260-2600  
[www.calgarypubliclibrary.com](http://www.calgarypubliclibrary.com)

Calgary Zoo, Botanical Garden & Prehistoric Park  
1300 Zoo Road NE  
1(800)588-9993  
[www.calgaryzoo.org](http://www.calgaryzoo.org)

Fort Calgary  
750 – 9<sup>th</sup> Avenue SE  
(403)290-1875  
[www.fortcalgary.com](http://www.fortcalgary.com)

Glenbow Museum  
130 – 9<sup>th</sup> Avenue SE  
(403)268-4100  
[www.glenbow.org](http://www.glenbow.org)

Heritage Park  
1900 Heritage Drive SW  
(403)268-8500  
[www.heritagepark.ca](http://www.heritagepark.ca)

Talisman Centre for Sport & Wellness  
2225 MacLeod Trail South  
(403)233-8393  
[www.talismancentre.com](http://www.talismancentre.com)

Telus World of Science  
701 – 11<sup>th</sup> Street SW  
(403)268-8300  
[www.calgaryscience.ca](http://www.calgaryscience.ca)

## Schools

Alberta College of Air & Design  
1407 – 14<sup>th</sup> Avenue NW  
(403)284-7600  
[www.acad.ab.ca](http://www.acad.ab.ca)

Bow Valley College  
332 – 6<sup>th</sup> Avenue SE  
(403)410-1400  
[www.bowvalleycollege.ca](http://www.bowvalleycollege.ca)

Calgary Board of Education  
515 MacLeod Trail SE  
(403)294-8211  
[www.cbe.ab.ca](http://www.cbe.ab.ca)

Mount Royal University  
4825 Mount Royal Gate SW  
(403)440-6111  
[www.mtroyal.ca](http://www.mtroyal.ca)

Southern Alberta Institute of Technology  
1301 – 16<sup>th</sup> Avenue NW  
(403)284-7248  
[www.sait.ca](http://www.sait.ca)

University of Calgary  
2500 University Drive SW  
(403)220-5110  
[www.ucalgary.ca](http://www.ucalgary.ca)



## **SECTION 2**

### **SERVICE & WARRANTY**

#### **REFERENCE**

##### Urgent Situations

- Plumbing
- Electrical
- Heating
- Owner's Duty to Mitigate and Maintain

##### The First Year in Your New Home

- Construction Inspections
- Pre-Occupancy Inspection
- Year End Service Request

##### Warranty Summary & Information

##### Classification of Problems

##### Service Procedures

##### One Year Full Service Program

##### Service Request Form

##### Appliance Records



## **URGENT SITUATIONS**

### **PLUMBING**

#### **Water Line Burst**

A water line can burst due to a number of reasons and should be dealt with immediately:

- Loose joints
- Freezing
- Excessive soil compaction

If the burst occurs between a fixture and a shut off valve, close the valve immediately. If no shut off valve exists, locate the main water shut off (usually located in the in-suite storage room or a closet) and turn it off until the problem can be rectified.

#### **Plugged Plumbing Fixture or Sewer Line**

This generally occurs as a result of inappropriate materials being flushed down a toilet or drain. Do not continue to use the affected fixture once a major blockage has occurred. Attempt to unclog the blockage by using a plunger. If a larger blockage has occurred the services of a drain cleaner may be required. We ask that you contact a drain cleaner and have them attend to the blockage.

#### **Minor Plumbing Leak**

If a minor plumbing leak occurs in the line, place a container under the leak and contact the plumber listed in Section 5 (“Finishes”) or **Anthem Properties**. If major leakage occurs, turn off the water supply immediately.

### **ELECTRICAL**

#### **Circuit Overload (Breaker Tripping)**

If the breaker trips, ensure that the circuit is not overloaded with too many appliances, or that the appliance itself is not faulty. Appliances such as space heaters, hair dryers, toasters and kettles that generate heat tend to draw a lot of electrical current. Should a circuit overload occur, unplug one of the appliances and reset the breaker. If the breaker continues to trip contact the electrician listed in Section 5 or **Anthem Properties**. These occurrences are generally the



responsibility of the owner/occupant and not the Condo Corporation. A certified electrician should review continued tripping of the main breaker immediately.

### **Plugs and Outlets**

If a plug or outlet sparks excessively, immediately turn off the breaker and contact the electrician listed in Section 5 or **Anthem Properties**. A small spark from a plug when an appliance is unplugged is not uncommon.

### **All power to your home is out**

If, for any reason all the power in your home goes out, check to see if there is a power blackout in your neighbourhood. If not, check the main breaker and reset it after checking for an overload situation.

### **HEATING**

If the heating system does not appear to be operational ensure the thermostat has not been turned down. For hot water heating check to ensure that the breaker is in the on position by tripping it off and resetting it.



## **OWNER'S DUTY TO MITIGATE AND MAINTAIN**

**National Home Warranty** requires the owner to maintain the new home and mitigate any damage to the new home, including damage caused by defects or water penetration, as set out in the Warranty Certificate. If a defect occurs, or is made worse due to an owner's failure to maintain or mitigate damage it is excluded from warranty coverage.

You must take all reasonable steps to restrict damage to your new home if the defect requires immediate attention.

For defects covered by the home warranty, the duty to mitigate is met through timely notice: a phone call first to **Anthem Properties** followed by written notification to **Anthem Properties** and **National Home Warranty**.

An owner's duty to mitigate survives even if;

1. The new home is unoccupied,
2. The new home is occupied by someone else other than the homeowner,
3. Water penetration does not appear to be causing damage, or
4. The owner advises the strata corporation about the defect

Unfortunately, if a defect occurs or is made worse due to an owner's failure to follow the maintenance procedures, or to mitigate any damage, it will be excluded from warranty coverage.



## **THE FIRST YEAR IN YOUR NEW HOME**

Your new home at **Waterfront** is complete and ready for your occupancy. However, during the first year there may be some minor adjustments that need to be taken care of.

For the first year your new home is covered by our comprehensive warranty that is supported by **National Home Warranty** and further backed by Aviva Insurance Company of Canada, the third party warranty provider. During construction and right through to the end of the first year, **Anthem Properties** will make every effort to warrant the quality and satisfaction of our product. To this end your home is inspected at several important times.

### **Construction Inspection**

In addition to our own quality control inspection, architects, city inspectors and other consultants inspect the building throughout the construction process to ensure all work is being completed with care and according to The Building and Municipal Codes and our specifications.

### **Suite Orientation**

Next, a representative of **Anthem Properties** and you will perform your in-home orientation. At this time, any items needing attention will be identified and listed on the Possession Addendum Report and signed by both parties.

### **Year End Service Request**

Towards the end of the first year of your one (1) year Workmanship and Materials Warranty we again recommend that any concerns you have documented forwarded to our office. Please use the service request form provided. It is located at the back of this section. A representative from **Anthem Properties** will contact you to arrange a review of your concerns. If you are not in agreement with the corrective measures taken or the standards, **National Home Warranty** will assist you with your concerns.





## **YOUR ROLE**

Your role during the first year is very important. There are five (5) things you should keep in mind to make certain your warranty serves you well.

1. Read all operation manuals that were supplied with your home. It is recommended that you fill out any warranty cards that were provided with the appliances.
2. Do not redecorate your walls with products such as wall coverings until the end of the first year. This will enable you to identify problems such as shrinkage cracks in the drywall and allow us to make repairs. Of course, you should feel free to paint and otherwise decorate your home as you wish.
3. Use and maintain all equipment properly as recommended in their respective manuals. This is especially true in regard to your humidity control, kitchen fans and other moisture control devices within your home. Please read the "Care and Maintenance and Mechanical Equipment" section of this manual for more detail.
4. Keep informed of the work of your Condominium Corporation, especially in regard to the warranty for common areas. Remember that the common area warranty starts with the first possession or occupancy of the first home. Thus the expiry for the common area warranty will be different than the expiry for every residential home.
5. If you wish an item to be covered by your warranty and corrected by Anthem Properties, do not attempt the repairs yourself, or contract anyone else to do the work. This does not apply to very minor paint or drywall flaws that are not covered by your warranty.

**WARRANTY SUMMARY**

Your new home, equipment and the common areas of the building are covered by several warranties. This section includes information about these warranties. The chart below summarizes the most important warranties that apply to your home.

<b><u>DEFECT</u></b>	<b><u>TIME COVERED</u></b>	<b><u>WARRANTED BY</u></b>
Workmanship and Materials	One (1) year from possession	Anthem Properties
*Drywall	One (1) year from possession Once only	Anthem Properties
Main Distribution Systems	One (1) years from possession for in-suite or from common area warranty start	Anthem Properties
Major Structural Defects	Five (5) years from common area warranty start	National Home Warranty
Appliances	Please refer to the appropriate appliance manuals. Record the model and serial numbers at the back of this section	Appliance Manufacturer

*\*The drywall warranty applies to shrinkage cracks and nail pops, which we will repair only once during the warranty period.*

*It is recommended that homeowners wait until the eleventh (11) month before requesting drywall repairs. Although intended, we cannot guarantee a colour match as ultraviolet light causes the original paint to fade.*

## **WARRANTY INFORMATION**

Home warranty is an insurance product. Only an insurance company that has been approved by the Financial Institutions Commission can provide the warranty coverage. Home warranty is a regulated insurance product designed for the benefit of new homeowners.

The warranty coverage is as follows:

- First twelve (12) months:
  - a) Any defect in materials and labour within the home.
  - b) Any defect in materials and labour in the common property of a multi-unit building.
  - c) Any defect in materials and labour supplied for the electrical, plumbing, heating and ventilation delivery and distribution systems. In addition, coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home.
- Five (5) Year – This warranty provides coverage for structural defects for up to five (5) years against:
  - a) Any defects in materials and labour that results in the failure of a Load Bearing part of the new home, and
  - b) Any defects which cause structural damage that materially and adversely affects the use of the new home for residential occupancy.

## **DEFINITIONS**

**Defect:** any design or construction that is contrary to the Building Code or that requires repair or replacement due to negligence of a Builder or person for whom the Builder is responsible at law.

**Delivery and Distribution Systems:** the mechanical and electrical systems for delivery and distribution of gas, electricity, water, waste, heat and air within and throughout a new home, but excludes plumbing and electrical fixtures and appliances.

**Material and Labour:** only the materials and labour supplied by the Builder for construction of the new home.

## **WARRANTY EXCLUSIONS**

**The warranty does not cover the following:**

1. Weathering, normal wear and tear, deterioration consistent with normal industry standards;
2. Normal shrinkage of materials caused by drying after construction;
3. Any loss or damage which arises while the new home is being used primarily or substantially for non-residential purposes;
4. Materials, labour or design supplied by an owner;
5. Any damage to the extent it is caused or made worse by an owner or third party;
6. Failure of an owner to take timely action to prevent or minimize loss or damage, including the failure to give prompt notice to **National Home Warranty** of a defect or discovered loss or a potential defect or loss;
7. Any damage caused by insects or rodents and other animals, unless the damage results from non-compliance with the building code by the builder or its employees, agents or sub-contractors;
8. Accidental loss or damage from acts of nature including, but not limited to, fire, explosion, smoke, water escape, glass breakage, windstorm, hail, lightning, falling trees, aircraft, vehicles, flood, earthquake, avalanche, landslide and changes in the level in the underground water table which are not reasonably foreseeable by the builder.

9. Bodily injury or damage to personal property or real property which is not part of the new home;
10. Any defect in, or caused by, materials or work supplied by anyone other than the builder or its employees, agents or sub-contractors;
11. Changes, alterations or additions made to the new home by anyone after initial occupancy, except those performed by the builder or its employees, agents or sub-contractors under the construction contract or sales agreement or as required by **National Home Warranty**;
12. Contaminated soil;
13. Subsidence of the land around the new home or along utility lines, other than subsidence beneath footings of the new home or under driveways and walkways;
14. Diminution in value of the home;
15. Landscaping both hard and soft, including plants, fencing, detached patios, gazebos and similar structures;
16. Non-residential structures including sheds, garages, carports or outbuildings or any structure or construction not attached to or forming an integral part of a multi-unit building or the new home;
17. Any commercial use area and any construction associated with a commercial use area;
18. Roads, curbs and lanes;
19. Site grading and surface drainage, except as required by the Building Code;
20. The operation of municipal services, including sanitary and storm sewer;
21. The quality or quantity of water, either piped municipal water supply or from a well;
22. Damage caused or made worse by the failure of an owner to take reasonable steps to mitigate any damage.

**For complete warranty information on coverage, exclusions, terms, etc., please refer to the National Home Warranty Certificate.**



## **CLASSIFICATION OF PROBLEMS**

What to Look For, What to Report, When and Who to Report to

There may be some cracking of drywall due to building material shrinkage or components adjusting and responding to their new environment. As well, there may be other items that you may notice, but do not constitute a hazard or, in any way interfere with the enjoyment of your home.

Some items should be considered emergencies that should be dealt with immediately. Others may require prompt attention, but can wait until normal working hours. Lastly there are those items to be noted for the year end review. Below are examples of each type of problem and the appropriate response.

### **Building or In-Suite Emergencies**

An emergency is a problem that will affect the well being of the resident(s) and requires immediate skilled attention to the defect. Examples can be found under “Urgent Situations” on page 13/14.

### **Items Requiring Attention**

These items could pose a safety hazard or, if left unattended until the year end review can do greater harm to your home or the building. These items are rare but might include such things as:

- Frozen Water Line (*See above on page 13*).
- Loose railings and other safety concerns,
- Malfunctioning plumbing
- Electrical problems, including inadequate heat or environmental control,
- Water seepage visible as damp areas on exterior surfaces,
- Window seal failure (the space inside the sealed glass becomes foggy),
- Window cracks not due to accidents,
- Exterior or entry doors and windows that no longer fit or function properly,
- Cracked or broken tile in the shower not due to accidents.

### **Items for Year End Review**

Some examples of items that should be repaired/replaced at the end of the year might include:

- Drywall cracks and nail pops
- Cracked floor tile



It is our intention to rectify all of the small defects that you may find in your home by the end of the year.

If you are not in agreement with the proposed corrective measures or the standards for repair, **National Home Warranty** will assist you with your concerns. Their phone number is located on page 5.

### **Service Procedures**

If a defect exists and is covered under the warranty, please provide **written correspondence** to **Anthem Properties** and your warranty provider. Upon receipt, a representative of **Anthem** will contact you to arrange an appropriate time to review your concerns so that they may be dealt with effectively.

**Please ensure that you review all of your warranty documentation closely so that you are aware of all the deadlines and complaint procedures.**



## **ONE YEAR FULL SERVICE PROGRAM**

Towards the end of the first year of occupancy in your new home we will be scheduling an appointment for all suites (at approximately eleven (11) months after possession).

Regardless of the time of the scheduled service call we would be pleased to address any questions or concerns that you might have throughout the next year. Just drop us a line or give us a call.

The Anthem Service Representative in your area is Elizabeth Young, who can be reached at (403) 536-8834.

You can assist your service representative in doing their job more efficiently by:

- Preparing a list of items that you would like to have reviewed and adjusted as required.
- Calling them to cancel your appointment if you are planning on being away from your home at the scheduled time of your appointment.

### **Final Year End Service Call**

During this final visit your service representative will address any items that may require repair or adjustment as per the warranty guidelines/standards for your home.

Although this is your final regular service call our personnel are still available to assist and advise you with concerns about your home.





**SERVICE REQUEST FORM**

**ELEVEN (11) MONTHS**

Homeowner Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Please Print**

Address (**Please include suite #**): \_\_\_\_\_

\_\_\_\_\_

Telephone: Home: \_\_\_\_\_ Business: \_\_\_\_\_ Cell: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

I/We have the following concerns regarding our home. I/We request that you review our concerns and advise when and how they will be resolved.



- 1. \_\_\_\_\_  
\_\_\_\_\_
- 2. \_\_\_\_\_  
\_\_\_\_\_
- 3. \_\_\_\_\_  
\_\_\_\_\_
- 4. \_\_\_\_\_  
\_\_\_\_\_
- 5. \_\_\_\_\_  
\_\_\_\_\_

Please mail, fax or email to:

Anthem Properties  
Suite 300 – 550 Burrard Street,  
Vancouver, BC V6C 2B5  
Fax: (403) 536-8835  
Email: [customerservice@anthemproperties.com](mailto:customerservice@anthemproperties.com)



**SERVICE REQUEST FORM**

Homeowner Name: \_\_\_\_\_ Date: \_\_\_\_\_  
**Please Print**

Address (**Please include suite #**): \_\_\_\_\_  
\_\_\_\_\_

Telephone: Home: \_\_\_\_\_ Business: \_\_\_\_\_ Cell: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

I/We have the following concerns regarding our home. I/We request that you review our concerns and advise when and how they will be resolved.

- 
1. \_\_\_\_\_  
\_\_\_\_\_
  2. \_\_\_\_\_  
\_\_\_\_\_
  3. \_\_\_\_\_  
\_\_\_\_\_
  4. \_\_\_\_\_  
\_\_\_\_\_
  5. \_\_\_\_\_  
\_\_\_\_\_

Please mail, fax or email to:

Anthem Properties  
Suite 300 – 550 Burrard Street,  
Vancouver, BC V6C 2B5  
Fax: (403) 536-8835  
Email: [customerservice@anthemproperties.com](mailto:customerservice@anthemproperties.com)



**APPLIANCE RECORDS**

Possession or Occupancy Date: \_\_\_\_\_

Service is supplied by: Coast Wholesale Appliance @ (403) 243-8780

<b>Appliance</b>	<b>Manufacturer</b>	<b>Model #</b>	<b>Serial #</b>	<b>Service Phone #</b>
Cook Top	Electrolux	E30GC70FSS		
Dishwasher	Electrolux	EIDW6405HT		
Garburator	Insinkerator	Badger 5		
Hood Fan	Broan	1530		
Microwave	Panasonic	NNT795S		
Oven/Stove	Electrolux	E30EW7CGPS		
Refrigerator	Sub Zero	700TC(I)		
Washer/Dryer	Maytag	MHWZ400TQ YMDEZ400TQ		

**\*\*Note\*\***Appliance manufacturers may require proof of purchase to validate the warranty. They will accept a copy of the legal document that you signed prior to closing. Your possession date should be filled in at the top of this document or alternatively is on your National Home Warranty Certificate. All other detailed information of your purchase is confidential to you and can be deleted from the photocopied document by blanking it out.

**SECTION 3****CONDOMINIUM LIVING & COMMON AREAS****REFERENCE**

## Condominium Living

- Information About The Legislation
- Condominium Corporation
- Bylaws
- Board of Directors
- Condominium Contributions (Fees)
- Voting Rights

## Common Property or Owner Property

## Sound Attenuation

## Common Area Finishes

- Building Security
- Video Surveillance
- Entry Gates
- Elevators

## Exterior Finishes

- Siding
- Sprinklers
- Caulking
- Deck Drains & Scuppers
- Concrete
- Masonry
- Landscaping & Irrigation

## Information about the Legislation

The *Condominium Property Act* and the *Condominium Property Regulation* set out the rules for operating and managing condominiums in Alberta.

The legislation includes:

- The rights of a unit owner
- The powers and duties of a condominium corporation
- The responsibilities of a condominium corporation and of a unit owner
- Rules regarding budgets and financial matters of the condominium corporation
- Rules regarding bylaws, including how they can be changed and enforced
- Rules about reserve funds
- Responsibilities regarding management agreements, renting a condominium unit, and proper insurance coverage
- Requirements for annual general meetings of the unit owners and meetings of the condominium board

For complete information refer to the *Condominium Property Act* and regulation.

## Condominium Unit

The exact boundaries of each condominium unit are identified in a condominium plan.

When you buy a unit you acquire title to a space that is usually bound by walls, floors, and ceilings. You are responsible for the maintenance, repair and remodeling of your unit. However, you may need the board's permission to remodel your unit if the changes impact the common property.

## Common Property

The common property in a condominium complex is everything that is not within a unit identified in the condominium plan. It usually includes the space and facilities outside the condominium units, such as hallways, elevators, heating and electrical systems, laundry rooms, recreation rooms, and landscaped areas. In the case of a bare land condominium this would include such things as roads.



Your share of the costs for the maintenance and repair of the common property is determined by your unit factor.

### **Unit Factor**

The unit factor identifies your portion of the joint ownership of the common property. The developer assigns a unit factor to every condominium unit when registering the condominium plan. The sum total of the unit factors for all the units in a condominium plan is 10,000. Developers must disclose how they set the unit factor. It is important to know the unit factor assigned to your unit because it will affect your condominium contributions and your voting rights.

### **Exclusive-use Common Property**

You may also lease or have the right to use defined areas of the common property called exclusive-use areas with private access and use of, (i.e. the carport, parking stall or balcony next to the unit). These areas may be identified on the condominium plan or defined in the corporation's bylaws. The corporation retains the control of these areas.

### **Doors and Windows**

All doors and windows of a condominium unit that are located on the exterior walls of the unit are part of the common property unless the condominium plan says otherwise. If the plan is silent, or does not specify whether the doors and windows are part of the unit, or part of the common property, the corporation is responsible for repairs and maintenance. However, the corporation may, by special resolution, vote to change the condominium plan so doors and windows become the unit owners' responsibilities. The special resolution becomes effective only when it receives the approval of the court and is registered at a Land Titles Office.

### **Insurance**

Insurance on the entire structure of the condominium complex is the responsibility of the condominium corporation. (This is not always the case for bare land complexes.) The corporation must have replacement cost value insurance on the property for all perils covered by standard insurance policies. Check the policy for exclusions. There must also be insurance for any liability incurred by the board or corporation when carrying out their duties and responsibilities.

You will need to buy your own insurance to cover your personal property, personal liability, and perhaps any changes made to your unit. Check the bylaws

to see if unit improvements are covered under the corporation's policy. Ask your insurance agent or broker for more information. The condominium corporation can give you a certificate of insurance that provides your agent or broker with information about the extent of the corporation's insurance policy.

## **Condominium Corporation**

A condominium corporation is created when the developer registers the condominium plan with Alberta's Land Titles Office. The condominium corporation consists of the owners of all the units identified in the condominium plan.

As a legal entity it can sue for damages to the common property and it can be sued regarding any matter for which the owners are jointly liable. An agent or employee of the corporation can act on behalf of the corporation.

Bylaws regulate the corporation. They provide for the control, management and administration of the units, the common property and any other real and personal property owned by the corporation. A board of directors is elected by the unit owners to carry out the condominium corporation's responsibilities

Make sure you know what bylaws govern the condominium you own and your rights and responsibilities.

## **Bylaws**

Every condominium has a set of bylaws. When a condominium plan is registered, it may include the initial set of bylaws that govern the corporation. If not, the bylaws found in Appendix 1 of the *Condominium Property Act* apply until they are replaced. If the condominium was built before May 16, 1978, the corporation would be regulated by the bylaws found in Appendix 2 of the Act until they are replaced.

Owners can change the bylaws to suit their particular complex by passing a motion to adopt the changes. A special resolution, requiring the approval of 75% of the owners named on the unit titles and representing not less than 7,500 unit factors is required to make any changes to the bylaws. Changes are effective after the board registers the changes at a Land Titles Office.

Owners, and everyone occupying a unit, are bound by the bylaws of the corporation. If there is a conflict between the bylaws and the *Condominium Property Act*, the Act applies. The Act and specific bylaws give the corporation the right to impose sanctions, like fines, on owners who fail to comply with the bylaws.



## **Board of Directors**

Every condominium corporation has a board of directors elected by the owners to carry out the corporation's responsibilities. The bylaws outline how many directors sit on the board, how often they are elected, and if there are any eligibility requirements.

## **Condominium Contributions (Fees)**

The condominium corporation needs money to meet its financial obligations – paying for insurance premiums, snow removal, grass cutting, repairs to common property, reserve fund, etc. The main source of income for the corporation is the money paid by the owners in their condominium contributions (often referred to as a condominium fee).

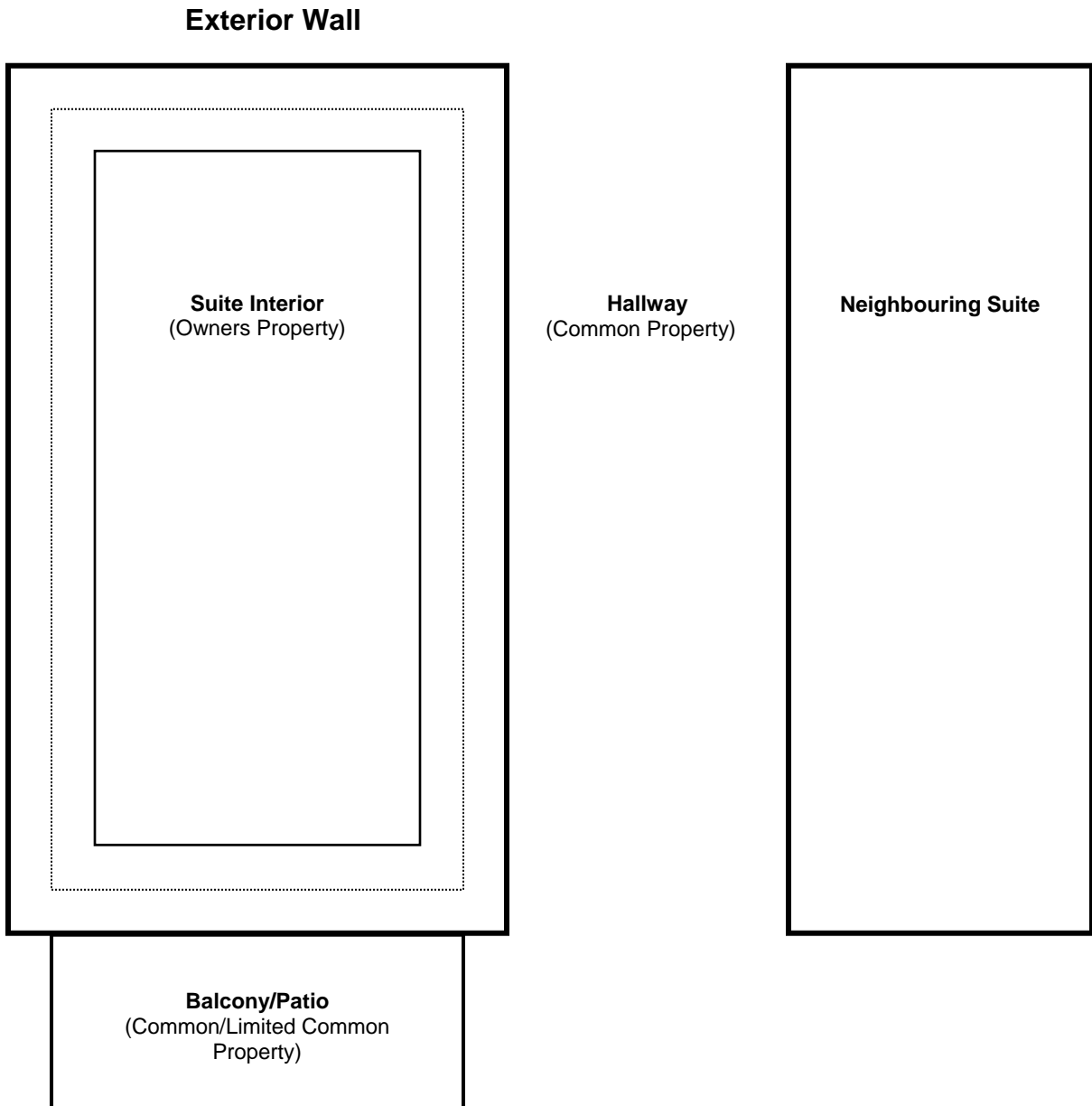
## **Voting Rights**

The board of directors, elected by the owners, makes most of the decisions on the running of the corporation. As an owner of a unit you have the right and obligation to vote. Your voting rights are determined by the *Condominium Property Act*, the bylaws of your condominium corporation and by the unit factor for your condominium unit.



**COMMON PROPERTY OR OWNER'S PROPERTY**

The dotted line represents the border between the common property and owner's property.



## **SOUND ATTENUATION**

The transfer of sound between residences in a multi-family environment is more a lifestyle issue than a maintenance or warranty issue. The Alberta Building code defines minimum ratings for the transfer of airborne sound between residences. This rating is the STC (Sound Transfer Class) rating of the wall or floor assembly. It is a measure of the amount of airborne sound that will pass through a wall or floor assembly under controlled laboratory conditions. These ratings are intended to be used as a means of determining what assembly to use in construction but are not a guarantee that the laboratory rating will be met in actual as-built conditions.

There is no Alberta Building code or regulation governing the transfer of impact sounds between residences. These sounds are such things as footsteps, cabinet doors closing, furniture movement, vacuum cleaner beater bars or any other impact type noise. Attempts are made to limit the transfer of this type of noise but some sound will inevitably be heard. This is a characteristic of multi-family living.

We have constructed your building and ultimately your home to meet or exceed the building code requirements for Sound Transmission. As we strive to eliminate more and more White Sound we lose the masking effect it has on Impact Noise.

The most effective method of reducing sound transmission complaints is at the source. Limit the amount of sound being generated in your home and be aware that there are many things that residents of **Waterfront** can do as good neighbours to help reduce the frequency and level of Impact Noise being created.

### **Definitions:**

White Sound – background or airborne noise created by sound waves from sources such as outside traffic noises or mechanical equipment within the home.

Impact Noise – a vibration transmitted through the structure of a wall from sources such as a door slamming or banging.

## **COMMON AREA SECURITY & FINISHES**

### **Building Security**

For your protection and peace of mind **Anthem Properties** has installed the enterphone system and video surveillance at **Waterfront**.

### **Access System**



**Key Fob**

The access system secures the common area doors for the building, including the front door, amenity doors, the elevator cabs and the overhead gate at the parking entry. Wireless transmitters operate the overhead gates. Presenting your fob close to the reader location at each door or elevator cab operates all other doors. Each use of the key fob device is controlled/monitored by a computer.

Each remote/key fob has a unique PIN number. The number has been assigned to your suite and programmed for access to your building. If any of your fobs are lost or stolen, please notify your concierge or property manager immediately.

Additional fobs are available from your property manager during regular business hours.

### **Overhead Gates**

When approaching these gates, simply press the appropriate transmitter button, and the gate will open allowing passage into the parkade areas. The residential overhead gate will require the use of your transmitter 24 hours a day for both entering and exiting.



### **Front and Parkade Doors**

Simply present your fob within two (2) inches of the reader, which will beep letting you know that it has read the device. When the door is unlocked the light turns green to indicate that you can now enter through that specific door.

### **Elevator Cabs**

You must use the fob to access the floor button of the elevator, whether you are going to the parkade or to your suite. The only floors that will not require a fob are the ground floor and the visitor parkade level. These floors are always accessible from the elevator and therefore your visitors do not need to be walked out of the building when they leave.

### **Visitor Entry & Access Control System Operation**

The building is equipped with a DVTEL visitor entry system that allows you to control access to the building from within your suite by use of your telephone and television.

When a visitor calls you from the DVTEL visitor entry panel, you will hear a distinctive ring on your telephone. Picking up your telephone handset will connect you to the visitor at the front door. If you wish to grant access to your visitor, **press "9"** on your telephone keypad and this will release the door for your visitor to enter the building and allow them time to enter the elevator and press your floor number.

Once you have pressed "9" you will hear the confirmation tones from the DVTEL panel letting you know that the operation was successful.

To deny access, simply hang up.

If your television is turned to Channel 94, you can view the visitor who is calling you from the visitor entry panel before granting them access to your building. If you subscribe to a digital cable provider, please call them to confirm the channel for security.

For security reasons, the elevator time credit issued when you allow entry to a visitor is only for a short period of time and only for the floor on which you live.

### **Visitor Call Waiting**

Your DVTEL visitor entry system is equipped with a call waiting feature. When you are talking on the telephone and a visitor calls your suite from an entry panel,



you will hear two short tones on the telephone, which indicate that you have a visitor. You can then put the outside call on hold by pressing the number “2” on the telephone headset. You will now be connected to your visitor at the entry panel. You can then grant access to the visitor by pressing the number “9” on your telephone, and then return automatically to the outside telephone call. To deny access to the visitor press the “\*” key on the telephone and you will automatically return to the outside call.

### **Elevators**

All elevators are inspected on a regular basis by the provincial agency governing their operation. They will issue a certificate to operate the elevator to the Condo Corporation. This will be posted in the elevator.

If there are any concerns with the operation of the elevator this should be brought to the attention of your Property Manager.



## **EXTERIOR FINISHES**

The exterior of your home is the responsibility of the Condominium Association and your Property Manager to clean and maintain. However there are some things that you can do to help maintain the exterior of your building. Ongoing building maintenance is important in order to avoid nullifying your New Home Warranty Coverage.

### **Fire Sprinklers**

The fire sprinklers are controlled individually. Activation of one head will not activate the remaining heads in your home. Activation will occur as a result of a fire with temperatures of about 70° C (160° F) or by physical count (i.e. hitting the head with an object).

It is not recommended to operate a barbecue under a fire sprinkler head if your balcony is so equipped. The heat from the barbecue will activate the sprinkler.

### **Caulking**

Caulking is generally used to seal gaps between dissimilar materials on the exterior of the building and to seal gaps or joints of exterior finishes. In some cases it is used for aesthetic reasons however its main purpose is to work in conjunction with other water proofing procedures to prevent water from penetrating the building envelope. Should the caulking show signs of shrinkage or gaps it should be reported to the Condominium Association for its removal and replacement with new caulking.

### **Deck Drains and Scuppers**

It is the responsibility of each resident to ensure that their deck drain(s) or scupper(s) are kept clear of debris. A blockage can cause serious problems such as water entering the building interior.

### **Deck Membranes**

Regularly inspect for damage (cuts, tears, etc.) and report any damage immediately. Do not cover with materials such as carpet. Water will be retained in the carpet and become a breeding ground for mold. Wash with a mild solution of soap and water.

## **Concrete**

Concrete is susceptible to shrinkage as it cures which is a normal condition in all climates.

Salt and some de-icing chemicals can damage the concrete when used on sidewalks and driveways and cause it to spall (pieces of the surface lift off). This will void the warranty. Other alternatives should be found for problem areas. Some types of de-icers or sand may be used.

## **Masonry**

Neither the mortar joints in the brickwork or the bricks themselves are entirely waterproof. The bottom course of the brick contains intentional openings (weep holes) which allow for the drainage of moisture from the cavity located behind the brick. These openings must remain unobstructed and must be a consideration when landscaping.

Efflorescence is a whitish powder-like substance that may appear on the surface of concrete and clay products (ie: bricks). It does not affect the integrity or the performance of the product. Efflorescence is not a warrantable issue.

In most cases the efflorescence can be removed with a brush. If there is a residue that remains a product called “Mineral Spirits”, available at stone suppliers will aid in the removal.

## **Landscaping and Irrigation**

Maintaining the landscaping and irrigation systems is the responsibility of the contractors that are hired by the Condominium Association and your Property Manager. Any concerns about the landscaping and the way it is being maintained should be directed to their attention.

**SECTION 4****MECHANICAL EQUIPMENT****REFERENCE**

## Electrical

- Resetting Breakers
- Finding Your Circuit Pattern
- Short Circuits
- Switch Activated Outlets
- Kitchen Counter Plugs
- Arc Fault Interrupter (AFI)
- Ground Fault Circuit Breaker
- Smoke Detectors & Appliances

## Plumbing

- Shut Off Valves
- Cartridges
- Water Conservation
- Lower Water Pressure
- Toilets
- Stains
- Outside Faucets

## Fireplace (where installed)

- Start Up & Maintenance

## Interior Environment Controls

- Design
- Construction
- Homeowner's Role
  - Thermostat
  - Windows
- Integration

## Heating &amp; Humidity (Condensation)

## Dryer Venting



## ELECTRICAL

The electrical system has been installed in accordance with the requirements of the provincial electrical code. Your home has its own electrical service panel with breakers to control the power being supplied to the different circuits.

The breakers protect against fires that could develop if the wiring becomes overheated by an overload on the electrical system. Each breaker will operate an appliance, lights and plugs or a specific outlet.

**Always remember to turn off the appropriate breaker when attempting any wiring hookups.**

On→



←Off

### Resetting Breakers

When resetting a circuit breaker, wait before turning it back on, to allow it to cool down after the overload. The recommended interval between a breaker being turned off and on is 30 seconds. Too short a time frame may result in the breaker not being reset properly. Before resetting, isolate the circuit and check for the cause of the overload or short and disconnect it. To reset the breaker make sure it has been turned all the way to the “off” position before turning it to the “on” position.

### Finding Your Circuit Pattern

If your panel labelling is incomplete it is possible to determine what each breaker controls.

At the panel turn one breaker to the “off” position. Check to see exactly what lights, plugs or appliance has been disconnected. Note this on the panel label beside the corresponding breaker number. Repeat this operation until all the breakers have been labelled.

## **Short Circuits**

If a breaker disconnects follow these steps:

- Unplug the appliance causing the problem.
- Reset the breaker.
- If the breaker disconnects again, check other appliances for frayed or broken wiring.
- Disconnect the suspect appliance and try it on another circuit.
- If the appliance trips the breaker on the new circuit then this is most likely the cause of the problem. Have the appliance repaired or replaced before attempting to use it.
- Reset the breakers.
- If there is still a problem with the breaker tripping have a qualified electrician inspect the electrical system.

**Do not use this circuit until a qualified electrician has inspected it and the problem has been corrected.**

## **Switch Activated Outlets**

There are switches that control ceiling and wall lightings. We have also included some switches that will control ½ of an electrical plug. This will enable you to plug in a lamp, and operate it via the wall switch.

## **Kitchen Counter Plugs**

The kitchen counter plugs/receptacles have been split into two halves. The top half is on one circuit and the bottom half is on another. This allows for plugging in two 'high draw' appliances, like a toaster and a kettle.

## **Appliances**

Please read the manuals that were provided with each appliance. Familiarize yourself with the operation of the appliance, and follow the instructions for its care. See Section 9 for the appliance manuals.

## **Arc Fault Interrupter (AFI)**

This is a circuit breaker installed in the main electrical panel. The purpose of this breaker is to monitor the current in the line. When an appliance is turned on by a switch or device other than a standard wall switch, the resulting arc will trip out the breaker shutting off the power to that circuit. The breaker has to be switched all the way "off" and reset to the "on" position.

The circuit breaker controls only the bedrooms. It should be tested monthly by pushing the test button and resetting the breaker.



### **Ground Fault Circuit Interrupter (GFCI)**

These plugs are installed in areas of the home where water and electricity could come into contact with each other (ie: a bathroom). The GFCI prevents against hazardous electrical shocks. A minor shock may still occur but the GFCI should cut off the power quickly enough so that a person should not receive serious injury. Infants and small children may still be affected.

**Testing:** The GFCI should be checked monthly. Follow these simple steps for testing:

1. Plug in an appliance (eg. a hair dryer) and turn it on.
2. Push the TEST button.
3. This should cause the RESET button to pop out and turn the power off.
4. Once the appliance is off and the RESET button has popped out, push in the reset button to restore the power to the plug and the appliance.
5. If the power remains on or the RESET button does not pop out, turn off the breaker and have the plug checked by an electrician. **DO NOT ATTEMPT TO OPERATE AN APPLIANCE FROM THIS OUTLET WHEN IT IS IN THIS CONDITION.** Serious injury may occur.
6. If the GFCI trips automatically follow steps 4 and 5.



## **Smoke Detectors**

Smoke detectors have been provided in accordance with the Building Codes. They should be tested monthly. The detectors are electrically operated and do not require batteries. They will not operate in the event of a power outage. In the event that there is a false alarm, shut off the circuit breaker in your electrical panel to re-energize the detector. Clear the room of any smoke by opening windows. The circuit breaker must be turned back on. The alarm is tied in with some of the house lighting and plugs. This will ensure that the power is not off for a prolonged period of time. To help ensure that dust particles do not inhibit the performance and function of the alarm, vacuum the contacts by periodically holding the vacuum nozzle to the grill of the smoke detector.





## **PLUMBING**

If there is dampness or a growing discolouration on any wall or ceiling, please notify the Property Manager.

### **Drains and Waste Water Lines**

P-Traps are located at the outflow of all waste piping. These traps are designed to provide a barrier of water, which prevents the entry of sewer gases into the home. Sinks or drains that are used infrequently may lose this water barrier due to evaporation. If sewer gases are detected, running water down the waste pipe will re-prime the trap and likely stop the odour.

The water flow in sinks and or tub drains may begin to slow down. This is result of foreign material getting caught in the throat and restricting the flow. They should be checked and cleaned frequently.

The waste water lines have been provided with **clean outs** throughout your home. These may be located within cabinets, inside closets or clearly visible on a wall surface. These clean outs must remain accessible as they are the means of access to the piping should a blockage occur.

Any waste materials such as fats, grease and petroleum products, should not be disposed of down the waste lines. These materials will accumulate in the piping, especially in the P-traps and can significantly reduce the flow of water through the waste system. These substances are very detrimental to the municipal sewage treatment systems.

### **Shut Off Valves**

Each suite has main shut off valves (hot and cold) installed within the home to isolate the suite water supply from the main building supply in the event of an in suite emergency. All residents should be aware of their main shut off valves' location and operation. In addition some suites may have shut off valves to isolate a plumbing fixture from the in suite water supply. They are generally located beneath the sink in the kitchen and bathroom. Additionally there are shutoffs located in the laundry area and behind each toilet.

To minimize water damages turn the valve to the affected line off. If the flow of water cannot be stopped, the building maintenance staff will have to turn off the water at the main water supply riser.



**Main** (Generally located in a storage room or closet)



**Under Sink**

### **Cartridges**

The faucets that have been installed for use in your sinks and tub use a washer-less type cartridge. The cartridge controls the flow of water and is replaceable. To resolve a dripping problem the best option may be to replace the cartridge. For replacement please refer to your local plumbing supplier. Follow replacement instructions on the package.

### **Water Conservation**

All plumbing fixtures have water conservators/restrictions installed in them. The water pressure in the water lines is normal but the plumbing fixtures themselves have been restricted to reduce the volume of water being supplied thereby reducing the amount of waste water going to municipal sewage treatment plants.

### **Lower Pressure**

Pressure reducing valves (PRV) are located in strategic areas of the building to maintain the allowable water pressure. Adjustments to the settings should not be attempted. The water supply pressure has been adjusted to provide consistent water pressure throughout the building. However, the higher the floor the lower the water pressure will be.

Occasional cleaning of the faucet aerators will help to maintain proper water flow.

### **Toilets**

The dual flush toilets in your home reduce water usage and use about half the amount of water of other toilets. Avoid flushing facial tissue, absorbent materials and hair.



In some cases it may be necessary to hold the flush valve down or to flush the toilet a second time to clear solid wastes.

Never flush grease, lint, diapers, sanitary products, “Q” tips or plastic products in the toilet. This form of waste will plug the toilet. Refer to page 13 for further details.

If water continuously runs into the toilet bowl from the tank, one of two situations may be occurring:

- The float in the tank is set too high allowing water to drain down the overflow tube into the bowl. To rectify this, adjust the height of the ball valve so that the water will be shut off before it reaches the height of the overflow outlet.
- There may be a poor seal at the flapper valve at the base on the interior of the tank. This seal can be cleaned with a stiff brush or steel wool. A worn flapper valve will require replacement.

Avoid using in-tank sanitizers. Some of them cause the flapper valve to go hard and distort the valve causing the water to constantly drain from the tank.

### **Stains**

You may notice that blue or green staining will appear on the surface of some plumbing fixtures. This is not unusual in new homes. The water being supplied to your building is slightly above neutral P.H. 7.0. This will cause the copper water supply lines to oxidize and create the stain. **This is not a builder defect.**

### **Outside Taps (Hose Bibs for Garden Connection)**

Some homes may have exterior hose bibs installed. During winter months the line may need to be isolated or drained. If garden hoses are left attached to hose bibs during the winter, freezing of the water line can occur; once the pipes thaw, they may leak.

#### **Standard Hose Bib**

To winterize, turn off the isolation valve located inside the home. Open the outside tap. Disconnect the garden hose and store it inside. To drain the water out of the line open the small knurled bleeder valve located on the side of the interior isolation valve. Reverse the procedure to use the hose bib in the summer.

### Frost Free Hose Bib

The frost free valve (when turned off) shuts the water off inside your home thus preventing freezing on the pressure side of the water supply. The valve stem is approximately 10" to 12" long.

If this type of valve is installed on the exterior of your home simply turn the valve off and remove the garden hose or any other attachment when the outside temperatures are expected to go below 10°C. We are suggesting this temperature because a cool wind in conjunction with lower temperatures can create a wind chill that might cause freezing or gelling of any water trapped inside the tubing. Store the hose inside.

Should the water freeze in the tube it will cause the tube to expand and break. The next time the valve is turned on it will cause flooding.

### Back Flow Preventer

This device will help prevent water and especially soap from being circulated back into your domestic water system when a pressure device with a soap dispenser is operated using the exterior tap as the water supply.

If there is an exterior tap on your patio be sure to familiarize yourself with the type of hose bib installed and remember to winterize it before the cooler temperatures.





## **FIREPLACE (where installed)**

### **Startup**

Run the fireplace for 3 – 4 hours with windows open for cross ventilation. There may be some “burn off” of the painted surfaces that will set the smoke detectors off.

This is a self-contained device and can be operated as a heating source in the event of a long term power failure. It should not be used in place of the residential heating system to heat the home. It is intended that the fireplace be used for aesthetic purposes only.

### **Important Instructions**

1. Read all instructions before using the fireplace.
2. This fireplace is hot when in use. The trim around the heater outlet becomes hot during operation. Keep combustibles at least three (3) feet from the front of the unit.
3. Extreme caution should be exercised when children or invalids are nearby and whenever the fireplace is left unattended.
4. Do not operate any fireplace if the heater has malfunctioned.
5. Do not insert or allow foreign objects to enter any ventilation or exhaust opening as this may cause an electric shock or fire, or damage the unit.
6. To prevent possible fire, do not block the air intake or exhaust in any manner.
7. All electrical heaters have hot and arching or sparking parts. Do not use the unit when flammable liquids are used or stored in the area.
8. Do not modify the fireplace.
9. Do not burn wood or other flammable materials in this fireplace.
10. Disconnect the power to the fireplace before performing any maintenance or cleaning.

**Please read the operating manual for this unit. It is located in Section 8 of this Homeowner Manual.**

## **INTERIOR ENVIRONMENT CONTROLS**

There are three (3) components to consider when creating a comfortable and healthy indoor environment:

- Temperature
- Ventilation
- Humidity

Achieving the proper balance between these three (3) variables is a matter of building design, construction materials and personal environment.

### **Design**

For common areas, such as halls and lobbies, there is a central air supply that provides heat when required. In addition there may be small radiant wall heaters in specific areas. All other environmental systems are controlled by individual owners and service only their homes.

### **Homeowner's Role**

For your use and convenience two (2) different control mechanisms are available for you to manage your environment: thermostats for heat and windows for ventilation.

### **Thermostats**

These enable the control of the perimeter baseboard hydronic heating and fan coil cooling. For the sake of energy conservation, you may turn down thermostats in a room not frequently used. Thermostats should not be set to zero. Too low a temperature will create unnecessary condensation and possibly mold. A more desirable setting would be 15°C or 59°F for inactive rooms.

Thermostats can vary by as much as plus or minus 3°C. As a result it may be necessary to ignore the numerical temperature settings and set the thermostat for a temperature that will provide a comfortable room temperature.



All radiators work by heating the air around them. In order for the heaters to function properly it is important not to place large pieces of furniture directly in front of them. Set the furniture 10" – 12" from the face of the heater. Also make sure there are no skirts or valances at the bottom of the furniture, and do not place heat sensitive items (ie: drapes) in close proximity to the heaters – these increase the risk of fire.

A final consideration is that heating equipment should be vacuumed or cleaned at least once a year to help enhance airflow through them.

### Windows

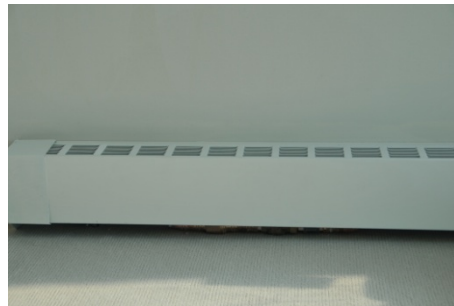
The building is well sealed and insulated, making it difficult for fresh air to enter and circulate. The central building air supply system is designed to provide air only to the common areas. While some of this air may be able to enter your home under the entry door, there is likely insufficient volume for your comfort. Occasionally opening a window will provide a great deal more air than is otherwise available.

## HEATING

### Types of Heating

Regardless of the type of heating equipment being utilized, the heating system is designed to maintain a minimum indoor temperature of 21°C, which is measured in the centre of the room. Temperature variations from room to room can be expected. Note that heating equipment can be noisy as the metal expands and contracts when it is heated and cooling down, but this does not affect the system's performance.

Hydronic wall heaters (water) are typically placed below a window or door so that the supply of heat will counteract the downward flow of cool air on an outside wall.



### Humidity (Condensation)

Humidity (condensation) is water vapour or moisture in the air.

If you are experiencing a build-up of moisture in your home (moisture on windows and a general dampness), open windows in different rooms to allow fresh drier air in from the outside. Use bathroom and cooking fans to exhaust moist air. One of the most effective methods of controlling humidity is with a small portable dehumidifier, available at hardware stores.

**The failure of an owner to properly ventilate and maintain proper heating and humidity levels can seriously affect a new home and the health of the occupants. Any resultant damage due to an owner's actions or inaction would not be covered under the warranty.**

### Things to Watch For:

#### Bathroom

- Condensation of the toilet tank
- Mold and mildew on tile grout

- Condensation of walls
- Water dripping from vents

#### Kitchen

- Water streaming off windows
- Damaged walls under windows
- Mold in cupboards
- Doors difficult to open

#### Bedroom

- Water running off windows
- Rotting window sills
- Cracked or bulging ceiling
- Peeling paint or wallpaper
- Mold in closets, corners of interior surfaces of outside walls, behind furniture

#### Living Areas

- Excessive condensation on windows
- Rotting window sills
- Damaged gypsum board
- Moldy drapes, carpets or furniture near outside wall

#### **Probable Causes:**

- Excessive house humidity levels
- Moisture from hot baths
- Inadequate ventilation
- Cooking food (especially simmering or boiling of foods)
- Washing dishes
- Combustion moisture from gas ranges
- Poor air circulation between rooms or within a room
- Room temperatures in some rooms much lower than other parts of the home

#### **Practical Solutions:**

- Close bathroom door when using shower or bathtub and turn the fan on
- Use the vented hood fan when cooking
- Open window coverings
- Leave doors open between rooms to allow better air circulation
- Install a de-humidifier

**DRYER VENTING**

There are four (4) key items that will affect the drying time for your dryer. They are location, electrical power, blocked piping and size of load.

**Location**

In a condominium, the in suite laundry room will be located toward the center of the building away from exterior walls. This maximizes the amount of useable living space and window openings in your home.

This will also increase the length of the piping used to exhaust the air from the dryer. The dryer is designed to operate within these parameters.

**Electrical Power**

The electrical supply for the building is three phase 208 volts. The amount of power is reduced slightly when compared to a single family home with two phase 240 volts.

**Loading**

When loading the dryer it is a good idea to minimize the load. A smaller load will dry more quickly than a full load.

**Piping**

Always make sure that the lint trap and the dryer venting is clear of lint. Clean the lint trap after each use. The dryer ducting should be professionally cleaned at least once a year and the vent cover should be cleaned about once a month if accessible.

There is also a secondary lint trap above the dryer in the closet which should be cleaned once a month. You can use a vacuum nozzle to remove the lint from the secondary lint trap.

**Exterior Cover**  
→



## SECTION 5

### CARE AND MAINTENANCE OF FINISHES AND HARDWARE

#### REFERENCE

Trade List Phone Numbers

Countertops

Cupboards

Drapes and Blinds

Ceramic Shower Tiles

Flooring

Paint

Hardware

- Taps
- Plumbing Fixtures
- Stainless Steel Sinks
- Waste Disposer
- Kitchen and Bathroom Fan
- Smoke Alarm
- Doors
- Weather Stripping
- Windows

Caulking and Sealants

Maintenance and Cleaning Schedule and Checks

Interior Finishes and Colour Schemes



### Trade List Phone Number

The following sub-trade contractors and product manufacturers or suppliers were used in the construction of your new home. These companies or individuals generally provide a one-year warranty for defects in material and labour. Should you require service, you may wish to contact the appropriate supplier or sub-trade directly. Please document any contact and if prompt service is not provided, contact your builder directly.

<b>Description</b>	<b>Sub-trade</b>	<b>Contact</b>	<b>Telephone</b>	<b>Fax</b>
Appliances	Coast Wholesale Appliance	Nadine Hams	(403)287-5454	(403)640-2544
Bathroom Accessories	O'Brien Brothers Marketing	Fred O'Brien	(604)825-2509	
Cabinets	Stoney Creek Cabinet Company	Ryan Saunders	(604)525-6247	(604)525-3257
Carpets	Carpet Supermarket	Shelby Colmer	(403)250-6675	(403)250-5284
Ceramic Tile	Carpet Supermarket	Shelby Colmer	(403)250-6675	(403)250-5284
Closet Shelving	Kordick Closets & Doors		(403)235-2005	(403)569-1719
Countertops (Granite)	H & S Marble Industries Ltd.	Service Dept.	(604)294-8200	(604)294-8300
Deck Coating	Durwest Construction Systems (Alta.) Ltd.	Greig Malcolm	(403)253-7385	(403)287-1059
Doors and Hardware	Oakmont Industries		(604)513-1477	(604)513-1475
Drywall	Gypsum	Tony Bertalanic	(403)333-4495	(403)995-2528
Electrical	Concept Group	Service Dept.	(403)287-8777	(403)287-8781
Electrical Fixtures	Concept Group	Service Dept.	(403)287-8777	(403)287-8781
Enterphone	Concept Group	Service Dept.	(403)287-8777	(403)287-8781
Elevators	OTIS Elevator		(403)244-1040	(403)245-5515
Fireplaces	Diamond Fireplace & Stone Distributors Ltd.	Darrel Remfer	(403)273-0000	(403)273-7333
Hardwood	Divine Hardwood	Jesse Fizzel	(403)723-4107	(403)291-9889
Landscaping	Saunders Construction	Service	(403)936-4510	(403)936-6132
Mirrors	Kordick Closets & Doors		(403)235-2005	(403)569-1719
Painting	Venture Painting	Lee McGinn	(403)888-6662	(403)230-9029
Plumbing/ Sprinkler/Gas/ HVAC	Centurion Mechanical/Stoughton Fire Protection	Joe Briggs / Annette Keskimaki	(403)454-6761 (403)291-0291	(403)291-5236





Railings	StarSystems	Jennifer Voros / Jason Jones	(403)640-7878	(403)640-7870
Shower Doors	Kordick Closets & Doors		(403)235-2005	(403)569-1719
Windows	Starline Windows	Service	(604)882-6855	(604)882-6890
Window Coverings	Carpet Super Market	Shelby Colmer	(403)250-6675 (ext. 111)	(403)250-5284

## **CARE AND MAINTENANCE OF FINISHES AND HARDWARE**

Generally we do not recommend the use of abrasive cleansers nor solvents for cleaning any item in your home.

### **Countertops**

The *composite stone* is constructed of recycled stone and glass material. These materials will provide years of good service, resist stains and clean easily.

Cleaning of the countertops can be done with any mild household detergent.

#### **Avoid:**

- Abrasive cleaners or steel wool.
- Solvents, which affect the adhesives allowing the top to lift.
- Cutting directly on the surface.
- Opening the dishwasher door to allow dishes to dry.
- Placing hot items from the stove, oven or microwave on the surface.
- Bleach, which causes discolouration.
- Standing water on the joints/seams.
- Coffee makers placed over the mitre joints.

The *Granite countertops* are a natural stone. To clean the surface, use natural cleaners (ie: stone soap or mild liquid dishwashing soap) and avoid other cleaners with chemicals. The granite should be sealed regularly otherwise staining will occur. Sealers are available from a local supplier.

### **Cupboards**

Your cupboard doors and drawers are coated with a laminate, which resist staining and provide durability.

Clean the surfaces by using a damp cloth to wipe them down. To remove grease spots mix in a small amount of vinegar with the water.

#### **Avoid:**

- Abrasive cleaners.

Our cabinet suppliers advised that when using the self-clean cycle of the oven it is recommended that the doors and drawers adjacent to the oven be opened. The temperatures inside the stove in the self-clean cycle are very high and the heat can affect the laminate finishes.

## **Window Blinds**

These are made of a lightweight metal and coated with an enamel finish. Regular dusting with a feather duster, a blind duster or vacuuming is recommended. Blinds can be washed with a soft cloth and mild soap or vinegar and water solution. Do not use steam, hot water, bleach or any abrasives. The blinds when closed should have slats turned up, to allow hot moist air trapped against the window to escape.

## **Tub and Shower Tiles**

The grout lines between the tiles around your tub and shower have not been sealed. Sealing of the grout is your decision and responsibility, but is recommended. Applying a grout sealer will help prevent water from penetrating through the grout and into the sub surface wall area.

It is suggested that the tile surface be wiped down after each shower. Another technique is to wax the entire surface of the tile and grout with a product called Gel Gloss. This should be applied twice a year.

Some separation in the grout lines may occur. Cracks can be filled using a premixed grout purchased from a tile or hardware shop.

## **Flooring**

Ceramic floor tiles have been used in some areas of your home (ie: the bathrooms). If you wish you may seal the grout between the tiles.

We recommend:

- Using a broom to sweep the tile or a damp mop to wash the surface, as household detergents can leave a film on the surface.
- Not waxing the floor tile. The surface may become very slippery.
- Using padding to avoid chipping the tile when moving a heavy object across the surface.

The hardwood flooring is made from kiln dried material. It is susceptible to movement caused by variations in humidity levels in the living space. This may cause some creaking and cracking and slight separation of the seams. Excessive humidity should be avoided.

We recommend:

- Avoiding excessive wet or damp mopping of the floor.
- Using felt pads or similar product to place under table and chair legs.

- Not placing planted pots directly on the floor surface.

For more specific stain removal solutions and procedures please refer to the guide at the back of this chapter.

**\*\*CAUTION\*\*** Some high heeled shoes may damage the hardwood floor surfaces.

An environment that is too dry or humid may result in the hardwood flooring appearing as though it is cupped or gapped. It is important to control the humidity in your home.

In Alberta, the optimal relative humidity range is between 40% and 50% for wood flooring. Correctly sized dehumidifiers, air conditioners and extraction fans will help control excessive humidity, while humidifiers will help control excessive dryness. Wood flooring is a natural product and there will always be some movement due to seasonal humidity fluctuations.

### **Paint**

The interior drywall surfaces have been painted with latex (water-based) paint. To maintain the surfaces gently wash with a damp cloth and a mild soap or detergent, but be careful not to wash for an extended period. Avoid abrasive solutions or scrubbing as that will remove the paint.

### **Hardware**

In all cases regular cleaning with a damp cloth is recommended. No abrasive cleaners or other house hold cleaners should be used.

Green staining of fixtures is usually due to the chemical compositions in the water. A solution of baking soda and white table vinegar will generally remove these stains. Thoroughly rinse with water after cleaning.

Stainless Steel Sinks can be cleaned with a mild abrasive such as Vim. Avoid steel wool as they will leave small bits of metal lodged in the sink and will cause rust spots to show.

**\*\*CAUTION\*\*** Use of anti bacterial soaps may cause discolouration of the surface if the sink is not rinsed thoroughly after use.

Garburator should have cold water run through it before, during, and after usage. The water before and after will help to flush the main sewer lines. Avoid greases as they may build up in the trap in your drain and cause a blockage. Fibrous foods such as celery will jam under the pivots and cause them to stick. To help

clean the appliance place 2–4 ice cubes in the disposer every 1–2 months, and turn it on. If the disposer fails to come on check to make sure that the thermal protector on the motor has not tripped. There is a small reset button located on the side or bottom of the unit – push it in. Confirm that there are no foreign objects in the unit before resetting.

*Kitchen Fan and Filter* requires cleaning. The frequency of cleaning required will depend on how often the range is used and what type of cooking is done. The filter is made of a steel mesh that performs best when clean. It is easily removed and cleaned by soaking in warm water with regular detergent. It is also recommended to clean the fan and housing as well.

*Bathroom Fan(s)* A manual switch will control one fan. The fan(s) should be cleaned seasonally by removing the dust and dirt that has built up on the fan blades and grille.

*Smoke Alarm(s)* Please familiarize yourself with their function and care. More information is available in the section on “Mechanical Equipment”.

*Doors* can become misaligned or hard to latch. Lifting or pushing down on the door handle may help temporarily to operate the door. The door should be re-aligned properly. If the misalignment is the result of climatic conditions, such as a difference in inside to outside humidity and temperature levels, refrain from making adjustments until the weather improves and matches the interior conditions more closely.

*Weather Stripping* on exterior doors and windows will not provide an air tight seal. At the intersection of doors where there is side weather stripping and a bottom door sweep there will be a small gap. This cannot be avoided. The weather stripping should be checked annually to ensure the seal is adequate.

*Windows* that open may allow some water, from a wind driven or heavy rain to pass by the weather stripping and enter the area of the window frame. The frame of the window has been built to direct this water to the bottom track and exit via the drip caps in the bottom track.

Your windows do not require special cleaning materials:

- Use plenty of clean water for washing and rinsing.
- Avoid harsh detergents and abrasive cleaners or scrapers.
- Remove stubborn stains with alcohol or a slightly acidic solvent and rinse with clear water immediately.

*Window Seal Failure:* Condensation between the layers of glass within the window frame indicates that the air seal of the glass has failed. The sealed unit



will need to be replaced.

Caulking and Sealants are used in the interior of your home in areas such as countertops and bathtubs. We recommend, as a measure of preventative maintenance, to verify the condition of the caulking. Over time the caulking and sealant will deteriorate and allow water to penetrate causing damage to unseen areas. If you find that the caulking is loose or badly discoloured simply remove and replace it.

**MAINTENANCE & CLEANING SCHEDULE & CHECKS**

<b>Section</b>	<b>Item</b>	<b>Review</b>	<b>Frequency</b>
8	Appliances	Maintain appliances as recommended in the accompanying manuals	
5	Blinds	Vacuum regularly or professionally clean	As required
5	Caulking & Sealants	Inspect for cracks and loss of adhesion and repair as required	Annually
3	Deck Membranes	Inspect for cuts or damage. Report immediately for repair. Clean with mild soap and water.	Annually
	Doors (Exterior)	Inspect hardware, weather stripping and seals.	Annually
4	Drains (Sink)	Check drains for blockages. Remove foreign material.	Spring/Fall
4	Dryer Vent	Inspect exhaust vent screens for trapped lint. Professionally clean the ducting.	Monthly Annually
5	Fans (Bathroom)	Inspect squirrel cage (finned drum) for dust and dirt buildup. Vacuum.	As required
	Fire Extinguishers	Household fire extinguishers should be professionally inspected for operation and chemical charge.	Annually
4	Gas Fireplaces	The fireplace should be cleaned to remove dust.	Yearly
4	Arc Fault Breaker	Test to ensure safe operation by pushing the test button on the breaker	Monthly
5	Disposer	Place 2–4 ice cubes in the disposer and turn on. Do not run water. The	Monthly

		ice will shear and break up waste particles.	
4	GFI Plug	Plug in an appliance; turn off the appliance and push the test button on the plug. This should turn off the appliance. DO NOT USE THE PLUG IF THE APPLIANCE CONTINUES TO RUN AFTER TEST BUTTON HAS BEEN ACTIVATED. Have it checked and repaired/replaced.	Monthly
4	Heating/Vent Equipment	Vacuum/clean at the beginning of a heating season to remove dust and dirt that has accumulated.	Annually
4	Outside Taps	Winterize hose bibs by draining as required. Disconnect garden hoses.	Fall
8	Oven (Self Clean)	Using the self clean cycle should clean food residue. Do not use chemicals or abrasives to remove the residue.	As required
	Range Hood Fan	Inspect the filter(s). Check for a build up of grease. Reusable filters can be washed in warm soapy water	Monthly
4	Smoke Alarm	Follow instructions for testing the smoke alarm.	Monthly
5	Tile Tub/ Shower	Wipe tile down after each shower or squeegee/sponge the surface.  Recommended – seal the grout with a sealer. Alternative – apply a coating to the tile and grout with Gel Gloss	Daily  As it wears Or 6 months



5	Tile (Floor)	Sweep or damp mop the tile. Do not wax.	Periodic
5	Windows	Inspect hardware, weather stripping and seals. Inspect daylight areas for condensation between the panes of glass. Have the sealed unit replaced if moisture is present.	Annually Winter
5	Granite/Composite Counters	It is recommended that a sealer be applied to the surface regularly.	Spring/Fall

Improper care and maintenance of your home and appliances may affect your warranties. Please note that this information is intended as a recommendation only. You must follow the directions given by the manufacturer in their literature.



## Interior Finishes and Colour Specification

### Colour Scheme #1 - Current

The following homes have been decorated with this colour scheme.

212, 218, 219, 313, 314, 315, 318, 321, 411, 413, 414, 416, 417, 418, 419, 420, 421, 422, 513, 514, 515, 522, 611, 612, 614, 615, 616, 617, 618, 621, 711, 713, 715, 717, 811, 816, 817, 912, 913, 915, 917, 918, 1011, 1012, 1013, 1015, 1018, 1111, 1112, 1113, 1115, 1116, 1117, 1118, 1211, 1215, 1311, 1312, 1316, 1317, 1318, 1411, 1412, 1415, 1417, 1511, 1512, 1513, 1516, 1517, 1518, 1611, 1613, 1614, 1616, 1711, 1712, 1715, 1717, 1718, 1811, 1812, 1814, 1818, 1911, 1915, 1918, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2111, 2112, 2113, TH-3

### Paint

Location	Manufacturer	Colour Code	Type of Paint	Finish
Suite Walls	General Paint	CW055W Honeywind	Latex Interior Hi Hide	Egg Shell
Doors and Trim	General Paint	CW030W Apple Peel	Interior Alkyd Semi Gloss Enamel	Semi Gloss
Bathrooms	General Paint	CW030W Apple Peel	Kitchen & Bath	Egg Shell
Ceilings	General Paint	CW030W Apple Peel	Kitchen & Bath	Egg Shell

### Paint Types

The eggshell finish used in most living areas will allow the walls to be touched up with the least amount of flashing. The paint can be washed lightly but not scrubbed. This type of paint requires the least amount of preparation when redecorating.

The semi-gloss is used for doors and trim.

### Carpet

Manufacturer	Weight	Style	Colour
Beaulieu Canada	36 oz.	#9836	11-B-12237

**Hardwood Flooring**

Manufacturer	Supplier	Style	Colour
Eterna	Divine Hardwood	Engineered Flooring	Wenge

**Cabinets**

Supplier	Material	Style	Colour
Stoney Creek	Beech	Frameless	Wenge

**Countertops**

Location	Size	Style	Colour
Kitchen		Quadrella	Crema Clara
Ensuite Bathroom		Marble	Breccia Paradisio
Main Bathroom		Quadrella	Crema Clara

**Tile**

Location	Supplier	Size	Colour	Grout
Main Bathroom Wall	ICAN	8" x 12"	White	#381 Bright White
Ensuite Bathroom Wall	ICAN	2" x 16" 4" x 16"	White	#381 Bright White
Main Bathroom Floor	ICAN	12" x 24"	Avorio	#382 Bone
Ensuite Bathroom Floor	ICAN	12" x 24"	Avorio	#382 Bone
Kitchen Backsplash	ICAN	5/8" x 5/8" on mesh backing	Bottochino	#382 Bone
Fireplace Surround	ICAN	12" x 24"	Saint Hubert	#382 Bone
Laundry Room	ICAN	12" x 24"	Avorio	#382 Bone

**Accessories**

Item	Manufacturer	Style Colour	Finish
Toilet Roll Holder	Cascade	Ovale	31 Chrome

24" Towel Bar	Cascade	Ovale	31 Chrome
18" Towel Bar	Cascade	Ovale	31 Chrome
Robe Hook	Cascade	Ovale	31 Chrome
Blinds	Hunter Douglas	1" White Aluminum	
Ceiling Mount Fixture	Maxlite	MX3206-40	White
Recessed Downlight PAR Lamp	Lightloier	1046CL	Clear Diffuse
Recessed Downlight Fixture	Lightloier	1027CL	Clear Alzak Cone
Under Cabinet Lighting	Lateline Corporation	CL-3JC20X-WH	White

In an effort to maintain or improve quality, the developer reserves the right to make modifications and changes deemed necessary.

## Interior Finishes and Colour Specifications

### Colour Scheme #2 - River

The following homes have been decorated with this colour scheme.

221, 222, 311, 316, 319, 320, 322, 512, 517, 519, 520, 613, 620, 716, 812, 813, 1016, 1017, 1212, 1213, 1214, 1314, 1416, 1418, 1515, 1617, 1713, 1714, 1716, 1813, 1815, 1816, 2018, 2114, TH-5

### Paint

Location	Manufacturer	Colour Code	Type of Paint	Finish
Suite Walls	General Paint	CW030W Apple Peel	Latex Interior Hi Hide	Egg Shell
Doors and Trim	General Paint	CW030W Apple Peel	Interior Alkyd Semi Gloss Enamel	Semi Gloss
Bathrooms	General Paint	CW030W Apple Peel	Kitchen & Bath	Egg Shell
Ceilings	General Paint	CW030W Apple Peel	Kitchen & Bath	Egg Shell

### Paint Types

The eggshell finish used in most living areas will allow the walls to be touched up with the least amount of flashing. The paint can be washed lightly but not scrubbed. This type of paint requires the least amount of preparation when redecorating.

The semi-gloss is used for doors and trim.

### Carpet

Manufacturer	Weight	Style	Colour
Beaulieu Canada	36 oz.	#9836	11-B-12237

### Hardwood Flooring

Manufacturer	Supplier	Style	Colour
Eterna	Divine Hardwood	Engineered Flooring	Walnut



**Cabinets**

Supplier	Material	Style	Colour
Stoney Creek	Beech	Frameless	Walnut

**Countertops**

Location	Size	Style	Colour
Kitchen		Traffic Stone	T590 Nero
Ensuite Bathroom		Marble	Bianco Carrera
Bathroom		Traffic Stone	T590 Nero

**Tile**

Location	Supplier	Size	Colour	Grout
Main Bathroom Wall	ICAN	8" x 12"	White	#381 Bright White
Ensuite Bathroom Wall	ICAN	2" x 16" 4" x 16"	White	#381 Bright White
Main Bathroom Floor	ICAN	12" x 24"	WBR1224	Mapei #09 Gray
Ensuite Bathroom Floor	ICAN	12" x 24"	WBR1224	Mapei #09 Gray
Kitchen Backsplash	ICAN	5/8" x 5/8" on mesh backing	Bianco Carrera	Customer Building #11 Snow White
Fireplace Surround	ICAN	12" x 24"	ICSSV1224	Mapei #47 Charcoal
Laundry Closet	ICAN	12" x 24"	WBR1224	Mapei #09 Gray

**Accessories**

Item	Manufacturer	Style Colour	Finish
Toilet Roll Holder	Cascade	Ovale	31 Chrome
24" Towel Rack	Cascade	Ovale	31 Chrome
Robe Hook	Cascade	Ovale	31 Chrome
Blinds	Hunter Douglas	1" White Aluminum Blinds	
Ceiling Mount Fixture	Maxlite	MX3206-40	White
Recessed Downlight PAR	Lightloier	1046CL	Clear Diffuse



Lamp			
Recessed Downlight Fixture	Lightloier	1027CL	Clear Alzak Cone
Under Cabinet Lighting	Lateline Corporation	CL-3JC20X-WH	White

In an effort to maintain or improve quality, the developer reserves the right to make modifications and changes deemed necessary.

## Interior Finishes and Colour Specifications

### Colour Scheme #3 - Grass

The following homes have been decorated with this colour scheme.

211, 213, 220, 312, 317, 412, 415, 511, 516, 518, 521, 619, 622, 712, 714, 814, 815, 818, 911, 914, 916, 1014, 1114, 1216, 1217, 1218, 1313, 1315, 1413, 1414, 1514, 1612, 1615, 1618, 1817, 1912, 1913, 1914, 1916, 1917, TH-1, TH-7

### Paint

Location	Manufacturer	Colour Code	Type of Paint	Finish
Suite Walls	General Paint	8681W Artists Canvas	Latex Interior Hi Hide	Egg Shell
Doors and Trim	General Paint	CW030W Apple Peel	Interior Alkyd Semi Gloss Enamel	Semi Gloss
Bathrooms	General Paint	CW030W Apple Peel	Kitchen & Bath	Egg Shell
Ceilings	General Paint	CW030W Apple Peel	Kitchen & Bath	Egg Shell

### Paint Types

The eggshell finish used in most living areas will allow the walls to be touched up with the least amount of flashing. The paint can be washed lightly but not scrubbed. This type of paint requires the least amount of preparation when redecorating.

The semi-gloss is used for doors and trim.

### Carpet

Manufacturer	Weight	Style	Colour
Beaulieu Canada	36 oz.	#9836	11-B-12237

### Hardwood Flooring

Manufacturer	Supplier	Style	Colour
Eterna	Divine Hardwood	Engineered Flooring	Teak





**Cabinets**

Supplier	Material	Style	Colour
Stoney Creek	Beech	Frameless	Teak

**Countertops**

Location	Size	Style	Colour
Kitchen		Quadrella	Gris Perlado
Ensuite Bathroom		Marble	Moleanos Blue
Bathroom		Quadrella	Gris Perlado

**Tile**

Location	Supplier	Size	Colour	Grout
Main Bathroom Wall	ICAN	8" x 12"	White	#381 Bright White
Ensuite Bathroom Wall	ICAN	2" x 16" 4" x 16"	White	#381 Bright White
Main Bathroom Floor	ICAN	12" x 24"	Linear	#386 Oyster Grey
Ensuite Bathroom Floor	ICAN	12" x 24"	Linear	#386 Oyster Grey
Kitchen Backsplash	ICAN	5/8" x 5/8" on mesh backing	Blue Stone	Mapei #11 Sahara Beige
Fireplace Surround	ICAN	12" x 24"	ICSSAZUL1224 Azule	Mapei #11 Sahara Beige
Laundry Closet	ICAN	12" x 24"	Linear	#386 Oyster Grey

**Accessories**

Item	Manufacturer	Style Colour	Finish
Toilet Roll Holder	Cascade	Ovale	31 Chrome
24" Towel Rack	Cascade	Ovale	31 Chrome
Robe Hook	Cascade	Ovale	31 Chrome
Blinds	Hunter Douglas	1" White Aluminum Blinds	
Ceiling Mount Fixture	Maxlite	MX3206-40	White
Recessed	Lightloier	1046CL	Clear Diffuse



Downlight PAR Lamp			
Recessed Downlight Fixture	Lightloier	1027CL	Clear Alzak Cone
Under Cabinet Lighting	Lateline Corporation	CL-3JC20X-WH	White

In an effort to maintain or improve quality, the developer reserves the right to make modifications and changes deemed necessary.

**SECTION 6**  
**FIRE PREPAREDNESS**

**REFERENCE**

Fire Emergencies

General Fire Safety Information

Fire Planning

Extinguisher

Fire Prevention

Building Fire Protection Equipment

- Smoke Detectors
- Sprinklers
- In Suite Building Alarm



## **FIRE EMERGENCIES**

In case of a fire emergency it is always important to remain calm, remember the following information and procedures and execute them as quickly as possible.

The building emergency system uses a centralized control panel to activate the emergency equipment as well as the alarm bells and lighting.

### **General Fire Safety Information**

- Keep clear of flames and remember that smoke is deadly
- Stay low to avoid smoke
- Activate the alarm at the nearest pull station to warn others
- Notify other residents on the troubled floor of the fire hazard
- Never attempt to extinguish a fire when the flames are higher than desk height
- If the fire is uncontrollable, leave and close all doors behind you
- Do not use the elevator during a fire
- Feel doors for heat before opening
- Do not use a stairway that is full of smoke
- Do not re-enter the building for any reason
- Provide the fire department with all the information they need
- Use the nearest phone at a safe location to call the Fire Department
  1. Dial **911**
  2. Stay calm and state your name and phone number
  3. Give the address of the fire: **222 Riverfront Avenue, SW**
  4. Follow instructions given by the Fire Department Representative



## **FIRE PLANNING**

Know how to deal with different types of fire should one occur. Always have a pre-determined plan of action in case of fire.

It is equally important to plan and occasionally practice an escape route for you and your family should a fire occur. There will be regular fire safety checks of the fire warning system. This could be used as a time to practice the drill.

**BE SURE TO ESTABLISH A MEETING PLACE AFTER ESCAPE WITH FRIEND AND FAMILY.**

**KNOW THE LOCATION OF FIRE EXTINGUISHERS, FIRE ALARMS AND FIRE EXITS.**

**PAY ATTENTION TO CHILDREN AND OTHERS REQUIRING ASSISTANCE. THEY MAY PANIC OR BECOME DISORIENTED DURING A FIRE.**

It is important to keep in mind that fires may occur at anytime. Do not take fire safety for granted. Knowing the risks and being prepared may not only reduce damage but may very likely save lives, including yours.

### **Extinguishers**

There will also be at least one (1) Fire Extinguisher Cabinet per floor. To access the extinguisher break the glass with the metal bar. The extinguisher can be used on all fires. Carefully read the operating instructions on the side. If possible you should familiarize yourself with its operation prior to a fire. A good time to do this would be during your practice drills.

It is also recommended that you keep a personal fire extinguisher on hand for your home. This type of extinguisher is small and would be used primarily to fight small kitchen fires. Make sure you purchase a CO2 or dry chemical type, these are most versatile. Your extinguisher should be checked yearly and recharged as required.

Keep your extinguisher in an accessible place and not over an area like the stove.

**ALWAYS POSITION YOURSELF BETWEEN THE FIRE AND THE CLOSEST EXIT.**

## **IN SUITE FIRE PROTECTION EQUIPMENT**

Each home has been equipped with one (1) or more in suite building alarm, smoke detectors and a sprinkler system.

### **In Suite Building Alarm**

For additional protection a second alarm has been installed within your home. This alarm is activated by the building fire protection system. If this alarm should activate a high pitch sound, vacate the building. Follow the fire safety routes located at the elevators.



### **Smoke Detectors**

These devices have been installed throughout the building. Each home has one (1) installed in front of the bedroom(s). These alarms are electrically operated. There is no battery. They are wired directly to your electrical panel.

Occasionally verify that the alarm is active. Some models will have a small light that is on when power is being supplied to the alarm. It is visible by standing directly under the detector. Other models will have a test button. This should be depressed and a high pitch squeal will be audible.

Activation of this alarm does not affect the building emergency system. It is not linked to any other alarm system outside the home.



## Sprinklers

Your home and the common areas have been equipped with heat activated fire sprinklers. The heads are activated at approximately 160°C. This is a closed system, independent of the domestic water supply in your home. There is constant pressure on the system. Should the pressure fall the building alarms will sound. **DO NOT HANG ANYTHING FROM THE SPRINKLER HEADS.**



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