



We are excited to welcome you to your new home at Omega/Opus. As a resident in this exclusive Concord Park Place community you will experience a wide range of services and amenities that are offered to you for personal utilization and enjoyment.

Concord Adex Inc. recognizes the importance of owning a quality home and has taken great pride in building a home that is both aesthetically pleasing and superiorly crafted. Great emphasis has been placed on building your home in a master planned community. Your new home has been designed by IBI Group Architects together with LIV Interior Design and created with enhanced construction methods as well as with the finest of construction materials. This has allowed ideal suite layouts with open concept designs, spacious amenity areas and the most advanced technological innovations.

Home ownership is both exciting and rewarding and requires responsibility and maintenance. We will endeavor to ensure that the transition to your new home and community is satisfying. As such, we will continue to work closely with you to make living in your new residence pleasurable.

This Homeowner's Manual has been specifically assembled to provide you with the most up to date information regarding caring for and maintaining your new home and surrounding community. The information found in this manual will assist in answering any questions or concerns that may arise as you settle into your new home. Our outstanding Customer Care department and exceptionally trained Customer Care Coordinators will be available to support you during your warranty period. Our goal is to ensure that your service needs are met in a professional, efficient and timely manner.

Should you have any further questions or require additional information, please do not hesitate to contact our Customer Care team who will be happy to assist you with your concerns.

Sincerely,

Concord Adex Inc.

Firm Occupancy

Firm Occupancy is the date you take possession of your home. It is also called the Occupancy Date or Date of Possession. On your Firm Occupancy date, your solicitor will deliver all signed documents and cheques to Concord Adex's solicitor. Our solicitors will then verify all of your paper work and funds. Upon which, Customer Care will be informed to release your keys.

On your Firm Occupancy date, your key packages will be available for pick-up (during regular business hours) in the lobby of your building. If you are personally unable to pick up your keys you can do one of the following:

- Appoint a Power of Attorney; or
- Your solicitor can complete a Key Release Direction Form to assign a friend or family member to pick up the keys for you.

Please be advised that photo identification is required when picking up key packages.

Final Closing

Final Closing is the date when the building is registered and you obtain title to your property. Final Closing happens approximately two to six months after Firm Occupancy (www.tarion.com). Your solicitor will contact you on your Final Closing date. On Final Closing, your full mortgage is due for the balance of the purchase price.

Statutory Warranty

During your PDI you will be given both a Certificate of Completion and Possession (CCP) and a Tarion Homeowner Information Package (HIP). Tarion provides the builder with a CCP which confirms that your suite can be occupied. The CCP contains a home enrollment number used to identify your home with Tarion and outlines your Firm Occupancy date (Occupancy Date/Date of Possession). The HIP provides information regarding your new home warranty.

Warranty coverage begins on the Firm Occupancy date and remains in effect until the end of each warranty period.

Tarion Warranty Corporation is the administrative body which regulates the new home warranty in Ontario. You may wish to consult Tarion's Construction Performance Guidelines if you are in doubt as to whether an item is covered by the warranty. These Guidelines describe which of the most commonly reported warranty service requests are covered by the warranty and which are not. To view the Guidelines, please visit www.tarion.com.

Common elements are not included in the PDI of your unit. As such, these deficiencies should not be reported on your warranty request forms to Customer Care. Should you notice any

common element deficiencies during your PDI or after occupancy, they may be reported to your Property Management Company after your Firm Occupancy date. Common elements include all areas and amenities beyond each Homeowner’s suite. Ownership of these areas is shared among all unit owners within the condominium. Your balcony is considered an “exclusive-use” common element.

Warranty Requests

Service

Customer Care will respond to in-suite warrantable requests during the first two years of occupancy. We will only accept formal written requests from the Homeowner of the suite during the applicable reporting periods as outlined in the Tarion Homeowner Information Package. The simplest and most convenient way to submit warranty forms to Tarion is through myhome.tarion.com. You may also submit the form to Tarion, send them via courier or mail or email them to info@Tarion.com.

A copy of each Form you submit to Tarion should also be sent to Customer Care so we can repair or otherwise resolve the item.

If you are a tenant, please contact your landlord regarding any warranty related issues.

When to submit your warranty requests	
30-Day	No later than 30 days from your Firm Occupancy date (Occupancy Date/Date of Possession).
Year-End	Within the last 30 days of the first year of occupancy.
Second-Year	Anytime during the second year of occupancy.

Written warranty requests may be submitted by fax, email or regular mail to Customer Care. We will not accept verbal requests.

Concord Park Place Customer Care		
Address 79 Provost Drive North York, ON, M2K 0B7	Hours Monday-Friday 9:00 a.m. to 5:00 p.m.	(T) 416-901-9833 (F) 416-901-9331 (E) parkplacecustomercare@concordadex.com

Once your forms have been received, Customer Care will review and submit all warrantable requests to our Construction team. Repairs will be made during regular business hours. Permission to Enter (PTE) your suite is established during your PDI but can be updated at anytime. The Homeowner is responsible for ensuring that all furniture and personal-affects are cleared from the area that requires deficiency rectification.

30-Day Request

You may submit a Tarion 30-Day Form within the first 30 days of your Firm Occupancy date (Occupancy Date/Date of Possession). Include on it items that are incomplete from your PDI and other warrantable items that you notice within the first 30 days of Occupancy. If you do not submit your 30-Day Form within the allotted time, the deficiencies will not be accepted until the final 30 days of your first year of possession. These deficiencies will have to be reported on your Year-End Form.

Year-End Request

In new homes, it takes months for the materials to dry and settle properly. Therefore, it is common to suddenly see new deficiencies toward the end of the first year. Please report any new or outstanding warrantable items on the Year-End Form and submit it within the last 30 days of the first year of possession.

Your home's statutory one year warranty coverage begins on your Firm Occupancy date (Occupancy Date/Date of Possession) and ends on the day before the first anniversary of this date.

For example, if your Firm Occupancy date is February 12, 2014, the one year warranty begins on February 12, 2014 and ends on February 11, 2015.

PLEASE NOTE: Concord Adex will patch and sand drywall cracks and nail pops only once during the first year (only at the request of the Homeowner) but will not be responsible for repainting, redecorating, or wallpapering. The Homeowner is responsible for ensuring that all furniture and personal-affects are cleared from the area that requires deficiency rectification.

Second-Year Request

Your home's statutory two year warranty coverage begins on the Firm Occupancy date (Occupancy Date/Date of Possession) and ends on the day before the second anniversary of this date.

For example, if your Firm Occupancy date is February 12, 2014, the two year warranty begins on February 12, 2014 and ends on February 11, 2016.

Concord Adex warrants two years against:

1. Defects in materials, including windows, doors, caulking or defects in work that result in water penetration into the building envelope.
2. Defects in work or materials in electrical, plumbing and heating delivery and distribution systems.
3. Violations of the Ontario Building Code affecting health and safety.
4. Major structural defects (which will be discussed in greater detail under the seven year warranty protection section).

For two year warranty items, you may submit a Second-Year Form at any time during the second year of possession.

Seven-Year Warranty

New homes are protected for seven years against major structural defects. Tarion defines a major structural defect as:

1. Any defect in work or materials that results in the failure of a load-bearing part of the home's structure or materially and adversely affects its load-bearing function.
2. Any defect in work or materials that materially and adversely affect the use of the building as a home.

Any defects that fall within the seven year warranty should be reported to Tarion Warranty Corporation directly.

Emergency Exceptions

Although Tarion limits when a warranty request may be submitted; Concord Adex will make exceptions in the event of an emergency situation and will treat the items as priority.

Some examples of emergency requests include but are not limited to: total loss of heat between October 15 and May 15, loss of water to any plumbing fixture, water leak, total loss of electricity and major water penetration on interior wall and ceiling.

We recommend that you do not undertake any repair work without giving us 48 hours to assess the problem and take corrective measures. Completing the work without our assessment will jeopardize your warranty coverage. Concord Adex is not responsible for the reimbursement of emergency repairs conducted or arranged by the Homeowner.

Your building air conditioning will be provided between May 15 and September 15. Within this period, and during your first year of occupancy, a complete lack of cool air should be reported immediately. Please use the Emergency Request Form (available at your concierge) to report a total loss of cooling. We will do our utmost to expedite your request for maintenance. Should you report the issue on your 30-Day or Year-End Warranty Form, the normal 120 day repair period will apply.

In the event of an emergency report the problem to your building concierge immediately.

Warranty Chart

Item	Length of Warranty	Notes
Appliances	1 Year	Warranty through the manufacturers directly
Baseboards	1 Year	
Cabinetry	1 Year	Any damage noted after PDI are not warranted
Carpet	1 Year	
Caulking	1 Year	
Closet Sliders, Shelving	1 Year	Any chips, scratches noted after PDI are not warranted
Countertops	1 Year	Any cracks, scratches, gouges reported after PDI are not warranted
Doors	1 Year	
Door Frames	1 Year	
Drywall	1 Year	
Electrical Delivery and Distribution Systems	2 Years	
Electrical and Lighting Fixtures	1 Year	It is homeowner's responsibility to change all bulbs
Hardwood Floor	1 Year	Any scratches, gouges reported after PDI are not warranted
Heating Delivery and Distribution Systems	2 Years	Filters for fan coil unit should be replaced every two months
Fan Coil Unit Operation	1 Year	
Painting	1 Year	
Plumbing Delivery and Distribution Systems	2 Years	
Plumbing Fixture	1 Year	
Tiles	1 Year	Any chips, cracks noted after PDI are not warranted
Vanity Mirrors	1 Year	Any chips, cracks noted after PDI are not warranted
Windows	1 Year	
Air Condition	1 Year	
Ceiling	1 Year	
Condensation	None	It is homeowner's responsible to maintain the level of humidity in the unit
Draft through windows and doors	1 Year	Interior air movement caused by convection should not be confused with actual air leakage through the window and doors

Home Setup

Utilities

Hydro will be individually metered and you will receive a bill for usage. During your Firm Occupancy process, your solicitor will provide you with the necessary forms to establish connection and billing changes. You will assume accountability for your home's hydro on your Firm Occupancy date (Occupancy Date/Date of Possession). Examples of hydro costs include the use of lighting, heating and appliances.

Water will be provided on a bulk basis; you do not have to arrange hook up. The cost of this is included in your condominium maintenance fees.

Communications

Concord Adex works with communication industry leaders to provide you with state of the art communication services. You will receive more information in your Welcoming Package mailed to you prior to your Pre-Delivery Inspection.

Mail

Your mailbox is located in the main lobby of your building and is identified with your suite number. You will have received two mailbox keys on your Firm Occupancy date (Occupancy Date/Date of Possession). Your new address is outlined on your Information Guide to Firm Occupancy Letter and your Certificate of Completion and Possession.

Canada Post requires the completion of a Change of Address Notification Form (COAN) before being permitted to have all mail redirected to your new address. Forms can be picked up at any Canada Post location or on the web at www.canadapost.ca. You may also fill out the Change of Address Notification Form electronically at www.smartmoves.ca.

Elevator Booking

Elevator bookings for move-ins and deliveries are scheduled with your Property Management office during regular business hours.

Elevator bookings are made on a first come first serve basis. It is recommended that you book an elevator with Property Management at least forty eight hours in advance of your move in date.

When the moving company arrives, a Moving Coordinator will direct them to the loading dock area where they may park their vehicle and proceed with the move or delivery. Your moving/delivery company should remove all cardboard boxes upon completion of the move.

You will receive more information regarding move-in procedures in your Information Guide to Firm Occupancy Procedures given to you at your Pre-Delivery Inspection.

Omega and Opus Telephone Reference List

COMPANY	ADDRESS	HOURS	TELEPHONE/FAX/EMAIL
Concord Park Place Customer Care	Address 79 Provost Drive North York, ON, M2K 0B7	Hours Monday-Friday 9:00 a.m. to 5:00 p.m.	(T) 416-901-9833 (F) 416-901-9331 (E) parkplacecustomercare@concordadex.com
Prompton Real Estate Services Corp.	Address 357 Front Street West Toronto, ON M5V 3S8	Hours Monday-Friday 9:00 a.m. to 9:00 p.m. Saturday and Sunday: 10:00 a.m. to 5:00 p.m.	(T) 416-883-3888 (F) 416-883-3887 (E) info@prompton.ca
Concord Park Place Sales Office	Address 1001 Sheppard Avenue East North York, ON M2K 1C2	Hours Monday-Friday: 11:00 a.m to 6:00 p.m Saturday- Sunday: 11:00 a.m to 6:00 p.m	(T) 416-813-2999
Concord Adex Inc.	Address 82 Queens Wharf Road, Toronto, ON, M5V 0P2	Hours Monday-Friday: 9:00 a.m. to 5:00 p.m.	(T) 416-813-0333 (F) 416-813-0300
Crossbridge Property Management Services	Address 117 McMahon Drive North York, ON, M2K 0E4	Hours Monday-Friday: 9:00 a.m. to 5:00 p.m.	(T) TBA
Crossbridge Property Management Services Emergency Contact		Hours After Hours	(T) 416 510-8700
Omega/Opus Concierge	Address 115 McMahon Drive North York, ON M2K 0E3	Hours All Hours	(T) TBA

Interior Finishes Manual

Suite finishes include Palette A, Palette B and Palette C. The following table itemizes your suite finishes:

Standard Finishes						
Kitchen	Laminate Flooring	Plastic Laminate	12" x 24" Marble Backsplash	Caesarstone Quartz	Appliances: Cook Top, Dishwasher, Refrigerator, Build-In Oven, Microwave, Hood Fan	Sprinkler
Bathrooms	Marble Wall Tiles, Marble Floor Tiles	Plastic Laminate	Quartz Countertop With Under Mount Porcelain Sink	Medicine Cabinet with Mirror Doors	Bathtub With Faucet And Shower Head	Sprinkler
Laundry	Ceramic Floor Tiles	Appliance: Stacked Washer/Dryer	Sprinkler			
Bedrooms	Laminate Flooring	Sliding Closet Doors/Swing Door	Switched Light Receptacle	Cable Outlet	Multiport (Telephone and Internet) Outlet	Sprinkler
Living/Dining	Laminate Flooring	Switched Ceiling Capped Outlet	Cable Outlet	Multiport (Telephone and Internet) Outlet	Switched Light Receptacle(s)	Sprinkler
Foyer	Laminate Flooring	Frameless Sliding Closet Doors/Swing Door	Security Panel (<i>as per suite design</i>)	Sprinkler		

In Suite Care

It is important to take proper care of your in suite finishes so that they are functional and remain in good condition. It is also important to maintain your in suite finishes so as not to negate your new home Statutory Warranty.

Cabinetry

Plastic Laminate Cabinets

Plastic Laminate doors are durable, seamless cabinetry that are easily cleaned. Dust cabinets frequently with a soft, lint-free cloth. You may dampen the cloth slightly with water. Clean up spills, splatters and water spots as they occur. Pay special attention to the areas near the sink and dishwasher as they are more likely to come in contact with moisture. To clean cabinets, use a clean, microfibre cloth and mild soap diluted in water if necessary. Ensure you wipe the cabinet surface dry with a soft, clean cloth. **Do not use abrasive cleaners, scouring pads, steel wool or powdered cleaners.** Do not use aerosol sprays containing silicones or paste waxes, ammonia or ammonia based cleaners. Do not leave wet cloths on or near cabinets. Do not allow oven cleaners or other caustic cleaners to contact the cabinets. **Do not use cleaners or polishes made specifically for wood or wood products.**

Cabinetry Door and Drawer Adjustment

Your cabinet door and drawer hinges will loosen slightly over time from opening and closing them. This is a normal occurrence and is not considered a deficiency.

You can fix this easily by making minor adjustments shown in the diagrams below:

Drawer Adjustment



Side adjustment ± 1.5 mm



Height adjustment ± 1.8 mm

Door Adjustment



Depth adjustment ± 2.0 mm



Height adjustment ± 2.0 mm

Caulking

The different materials in your suite expand and contract at different rates due to temperature changes. Caulking will seal the cracks that result from this movement. Caulking is also used to seal areas that are susceptible to water damage keeping them watertight.

You must ensure that the caulking throughout your suite is maintained on a yearly basis. The most important areas include: along bath tub rims and bases and shower stalls. We suggest you use silicone caulking. Do not allow the caulking to go unattended as resultant water leakage may damage walls or ceilings. Any damages caused by not maintaining caulking will be the responsibility of the Homeowner.

Replacing Caulking

- Prepare the area by removing the existing caulking.
- Wash the area with a nonabrasive cleaner, wipe area dry. Follow by wiping the area with rubbing alcohol. Wait for 1-2 minutes and wipe with a clean cloth.
- For best results, the applicator tip should be smoothly cut at a 45° angle.
- The exposed hole should be about 1/8" in diameter or slightly smaller than the crack you wish to fill.
- Hold the caulking gun at an angle similar to the angle of the cut applicator tip, with the edges of the tip straddling the joint to be caulked. This ensures the caulking material will be forced into the joint.
- Apply the caulking in a continuous motion and smooth with the tip of a popsicle stick. If caulking around the rim of a bathtub, we recommend that you fill the tub with water prior to re-caulking as to eliminate the possibility of the caulking coming loose when weight is applied. Do not use the bathtub/shower area for at least 24 hours after application.

Countertops and Solid Surfaces

Caesarstone Quartz

Kitchen countertops are engineered stone which has a natural radiance is durable and is easy to maintain. Its surface is nonporous and is highly resistant to stains and scratches. Caesarstone Quartz is heat resistant but not heat proof, therefore, do not place hot pots, pans or bake ware on your counter without a trivet. Clean your caesarstone quartz counter with soapy water or commercially available engineered stone cleaners applied with a soft cloth or sponge. Follow by rinsing the countertop of residue and dry completely.

Damaged countertops not identified on the Pre-Delivery Inspection form will be excluded from the Statutory Warranty. As most countertops can be damaged by impact, the key to prevent cracking or chipping is to maintain the countertop with care. Avoid sitting on or placing heavy objects on the countertop so as not to create an excessive load that may result in cracking or other damage to the counter.

Doors, Frames, Trim and Baseboards

As your suite settles following construction, doors and frames may shift. Trims and baseboards may separate from the floor leaving a small space that may catch dust and dirt. Should separation occur at corners or other seams, it can be patched with wood filler.

Concord Adex will patch and sand carpentry cracks and nail pops only once during the first year (only at the request of the Homeowner) but will not be responsible for repainting or redecorating. The Homeowner is responsible for ensuring that all furniture and personal-affects are cleared from the area that requires repair. Please report these items on your Year-End Statutory Warranty Form.

The exterior of your suite entry door, the frame and the trim are part of the Condominium Common Elements. Any damage to or defect in these items should be reported in writing to the Condominium Corporation or to Property Management directly.

Drywall

The building materials in a newly constructed condo contain moisture that will be released during the first year of occupancy. The drying out of materials may cause small cracks to develop in your walls, at joints between walls and trim, and nail pops may appear on walls. Such cracking and nail pops should not be taken as a cause of concern as it is a natural process in all new homes.

Simply fill in the cracks with a paste of POLYFILLA, let the filler dry completely, sand lightly and smooth before repainting.

The following are examples of drywall cracks and nail pops:



Drywall Crack



Nail Pop

Concord Adex will patch and sand drywall cracks and nail pops only once during the first year (only at the request of the Homeowner) but will not be responsible for repainting, redecorating, or wallpapering. The Homeowner is responsible for ensuring that all furniture and personal-affects are cleared from the area that requires repair. Please report these items on your Year-End Statutory Warranty Form.

Electrical

Breaker Panel

There is one electrical breaker panel for your suite. The circuit breakers are arranged in two columns inside the panel. Each breaker provides power to a specific area within the suite and will trip (switch off) if the breaker is overloaded or short circuits. There is a legend located on the inside of the breaker panel listing each circuit breaker and the suite area with which it corresponds. Use this legend to quickly determine the source of an outage.

To restore the power to a tripped circuit breaker follow the procedures below:

1. Locate the breaker that has tripped on the breaker panel. Note: the tripped breaker will be set in the position opposite to the middle line of the breaker panel (to the right or left side).
2. Unplug everything that was plugged in the circuit serviced by that particular breaker.
3. Press the breaker full to the “off” position, and then flip it back to the “on” position. This will reset it and power should be restored



Breaker Panel

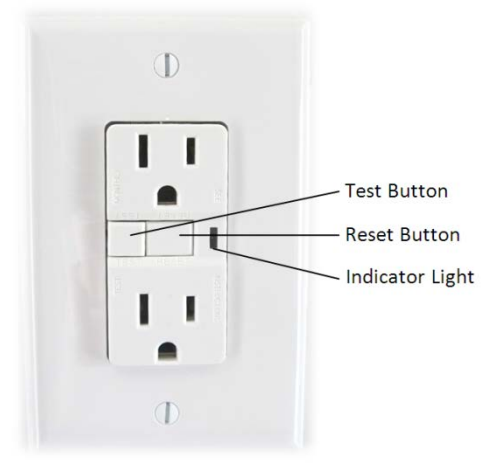
Ground Fault Circuit Interrupter (G.F.C.I.)

The Ground Fault Circuit Interrupter is a safety feature required under the electrical safety code. Its function is to interrupt the electrical power to an outlet in the event of exposure to water and to protect against accidental electrical shock. These outlets are located near the sinks in your bathrooms and kitchen. If your suite has more than one bathroom, a single G.F.C.I. outlet will connect all bathrooms.

Your G.F.C.I. button has a test and reset button. You should check the proper functioning of your GFCI outlet at least once a month using the following procedure:

Preparation – Ensure there is power to the outlet by checking the circuit breaker. The RESET button should always be pushed in.

Testing - To test the function of the RESET button, push the TEST button and the RESET button should pop out of place. **If the**



GFCI Outlet

RESET button does not pop out of place when the test button is pressed; do not use the G.F.C.I. outlet. Advise the Customer Care office of this test failure.

Restoring Power - Push on the RESET button firmly until a click is heard and the RESET button stays in place. Please note: if the RESET button on the G.F.C.I. trips when an appliance is used, the appliance may be defective.

Depending on the design of the outlet installed in your bathroom or kitchen, the light may show that the outlet has been tripped and the power is off to the outlet or, alternatively, the indicator light may show that the outlet has been reset and there is power to the outlet. Use the test button to acquaint yourself with the function of the indicator light on your GFCI outlets.

Switched Receptacles

Your suite is equipped with switched outlets. The switched outlets are typically located in the living room and bedrooms and there are usually one or two per room. These switched outlets are prewired to be connected to a light switch. A lamp plugged into the switched outlet can be controlled by the switch on the wall. The other receptacle of this electrical outlet is not controlled by the switch and will operate as a normal outlet.



Ceiling Electrical Box

Capped Ceiling Outlet

Your dining room ceiling has an embedded electrical box covered by a metal plate. The electrical box is prewired to be controlled by a light switch for future installation and operation of a lighting fixture. The installation of a light should be performed by a qualified electrician. Failure to do so may invalidate the Statutory Warranty on the electrical in your suite.

Please have your electrician to follow these instructions when installing your light fixture:

Instructions to connect a fixture

1. Ensure power is turned off at the breaker panel prior to fixture installation.
2. Remove the two screws holding the electrical box cover plate to the ceiling and use an electrical test meter to confirm power is off.
3. Connect the ground wire of the fixture to the green wire in the ceiling electrical box.
4. Connect the white wire of the fixture to the white wire in the ceiling electrical box.
5. Connect the black wire of the fixture to either the yellow, orange, or red wires in the ceiling electrical box.
6. Do not use black wire in the ceiling electrical box.
7. Do not cross connect any wires that are not currently cross connected in the ceiling electrical box.
8. Ensure all connections are properly terminated and there are no bare wires left after fixture is installed.

Bulb Type

Below please find a chart with the bulb type for the fixtures used in your suite. It is the Homeowners responsibility to change all light bulbs. Bulbs can be purchased at any local hardware store.

Location	Type	Fixture Identification
Entry / Hall / Den / Walk-in Closet	Halogen	Compact Florescent
Kitchen Cabinet Undermount / Kitchen Open Shelf	LED	S5
Kitchen Track	Halogen	S4
Bathroom Recessed Downlight	Halogen	S2
Bathroom Recessed Downlight (wet location)	Halogen	S7
Bathroom Medicine Cabinet Light	Halogen	Florescent Strip Lighting

Flooring

Marble Tile

Marble tile is located in suite bathrooms and all suite laundry closets. Marble tile is very durable if proper care is taken. Regularly sweep or vacuum floor tile to remove dust and dirt. Use a neutral tile cleaner diluted in the recommended amount of water to mop floors and wipe shower walls with a soft sponge. When mopping floor tile, do not use excessive amounts of water. A damp mop is the best. Thoroughly rinse the tile with water to remove left over cleaner residue that can trap dirt. Avoid using abrasive cleaners, sponges or brushes as they may damage the tile finish or grout.

Please note that Concord Adex Inc. will only be responsible to repair or replace cracked, chipped or scratched tiles which are documented on the Pre-Delivery Inspection Form. Concord Adex Inc will not repair damage that occurs after the Firm Occupancy Date.

The Homeowner should keep in mind that in the event that a repair is required, it is not always possible to get a perfect match with original tiles. Variation in tile colour and pattern are to be expected. Concord Adex Inc. will not replace whole floors or tile walls to avoid a slight dye lot difference in colour.

Laminate Floors

Laminate flooring is made to look like natural wood flooring. The high quality laminate flooring in your suite is extremely durable. It is fade resistant, stain-resistant and is easily cleaned and maintained. Use rugs and carpet runners in high traffic areas. Attach felt pads to the bottom of all furniture or use only soft rubber casters to protect against scrapes and scratches. Remove shoes, especially high-heels, before walking on the laminate floor.

Clean and remove spills as soon as they happen as excess moisture can damage the surface and seep into seams of the flooring. Use a damp cloth to blot the spill then immediately dry the surface thoroughly. Sweep, dust, and vacuum on a regular basis to remove debris that may cause scratches. Use a broom with soft bristles or a vacuum with the hardwood floor attachment. Never use wax, polish or scouring agents as they will dull or distort the finish. Do not use a buffing machine. Do not use spray mop or a regular mop and water to wash your floors. This will cause delaminating, swelling and warping. **Swelling, warping, bubbling of laminate floors caused by improper maintenance will not be warranted.**

Please remember, that laminate flooring cannot be sanded or refinished. It is the responsibility of the Homeowner to ensure that this material is maintained in good condition. Any scratches, gouges reported after the Firm Occupancy Date will not be warranted.

Grout

Grout is the material used to fill spaces between tiles on floors and walls. Grout is susceptible to shrinkage, drying or cracking over time. The grout between the tiles and in corners should be checked regularly during cleaning. Any cavities found should be filled in as soon as possible. Leaving cavities unattended may result in water leakage to the wall behind the tile. Slight variation in grout colour is to be expected following repair. It is the responsibility of the Homeowner to ensure that the grout in their suite is maintained in good condition.

Painted Surfaces

One paint colour is used throughout your suite. The bathroom walls, doors, door frames and trim are painted in a semi-gloss finish. Suite walls that are not bathroom walls are painted in flat finish paint.

Both paint types can be purchased at most hardware stores.

Location	Paint Information
Walls	Colour: Sherwin-Williams Flat
Ceilings	Colour: Sherwin-Williams Flat
Door Frame and Baseboard	Colour: Sherwin-Williams White CC20 – Semi-Gloss

To keep your painted surfaces looking new, simply wipe away dirt or marks with a damp cloth.

Please note that Concord Adex Inc. will only be responsible for the rectification of paint deficiencies listed on the Pre-Delivery Inspection. Concord Adex Inc. is under no obligation to repair any paint deficiencies that occur after the Firm Occupancy date.

Plumbing

The plumbing in your suite was installed by a professional plumber and when cared for properly should generally need only minimal maintenance. If a problem arises attend to it promptly to prevent a bigger and often more costly problem. Any fixture that is used infrequently should be turned on or flushed at regular intervals. Doing so ensures that the water barrier remains in place and helps in preventing the seals from drying and becoming brittle. Please note plumbing fixtures are warranted for one year; water distribution is warranted for two years.

Toilet Bowls

Each suite is equipped with a high efficiency, low consumption toilet as specified in Ontario's building codes. Under Ontario Law, all toilets installed in new homes can use a maximum of six litres per flush. These are referred to as low-flush toilets. The operation of your toilet is sensitive to the effects of the amount of waste and the amount of toilet paper, therefore, multiple flushes may be required. Only toilet paper should be flushed. Damage resulting from the flushing of other items may invalidate the Statutory Warranty for the plumbing. When flushing the toilet it may be necessary to hold the lever down to ensure a complete flush and waste removal.

As per suite design, some suites have been equipped with a dual flush toilet. This allows for the option of either a full or partial flush. To operate, push the button actuator located in the tank lid.

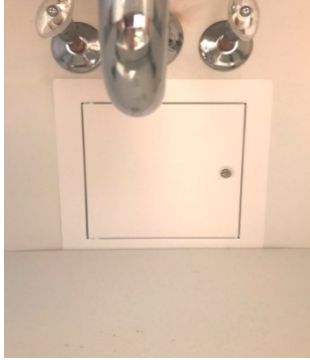
All toilets are installed with a rubber gasket at the floor flange, which seals the toilet bowl and drain pipe. Infrequent flushing will allow the water to evaporate in the toilet bowl. As a result, the rubber gasket may dry out and become brittle, which could lead to water leakage and other damage. A clogged toilet is generally caused by debris caught in the trap. You may attempt to clear the blockage by using a plunger. If this does not resolve the issue, contact a plumber. In the event that the water rises and appears that it may overflow, turn the water valve (located behind the toilet) to the OFF position.

Water Shut Off Valves

As per suite design, the main water shut-off valves can commonly be found in the cabinet below the sink in the main bathroom or ensuite bathroom. In some suites the water shut off valve plate is located in the lazy susan. There is only one set of main water shut-off valves for the entire suite. To shut the water off, remove the plastic cover plate to expose 2 levers. Turn each lever so that it is at a 90 degree angle to the water line.

There are individual water shut-off valves for each sink faucet in the cabinets below each sink in the bathrooms and kitchen.

As per suite design, some units have cabinet drawers in the bathroom vanity below the sink. The drawer must be taken off the track in order to access the water shut-off valves.



View of interior of cabinet under sink. Water shut-off valve cover plate is seen in left corner.



This sticker will help you locate the main water shut off valve in your suite.

See the section Laundry Water Shut-Off Valve for information on the water shut-off valve in the laundry closet.

Bathtubs

Your suite is equipped with an acrylic bathtub. Use a gentle, liquid cleaner diluted with water to remove dirt and soap scum. Do not use powders, abrasive cleaners or scouring pads on acrylic tubs as they may scratch or dull the surface. Never step in your tub with shoes on or store items in the tub.

Stainless Steel Sinks

For Standard suites, the kitchen sink is made of high quality stainless steel. Keep the sink free of any standing water, which may cause build up of mineral deposits. Clean your sink using a soapy sponge and rinse the sink after using a cleaning agent. Wipe the sink dry to prevent water spotting. Any cleaning or scrubbing to remove stubborn stains should follow the direction of the grain line. Do not use chlorine bleach, abrasive pads or cleaners in your stainless steel sink as they will erode the protective surface. Do not leave rubber dish mats, wet sponges or cleaning cloths in the sink overnight as they will trap water and may discolour the surface.

Windows and Glass

In accordance with the Ontario Building Code, the operable windows in your suite will open a maximum of four inches only.

The window manufacturer guarantees the thermal panes against defects for five years. Seal failures, pressure cracks and other glass breakage due to improper installation are warranted. Breakage due to any other reason is not covered by the Statutory Warranty. Please note that improper installation of window coverings on the window or frame will void the Statutory Warranty for the window.

Defects on windows and glass are considered condominium common elements and as such any issues and/or concerns should be reported in writing to your Condominium Corporation's or Property Management Office. Please note that Concord Adex Inc. will only be responsible for the deficiencies documented on the Pre-Delivery Inspection Form.

During very windy conditions, any draft felt would be due to the vertical air movement over the face of the window. Interior air movement caused by convection should not be confused with air leakage through the window and doors.

To care for your windows lubricate all operable parts approximately 2-4 times a year or as required. A silicone lubricant, available in aerosol cans or petroleum jelly is recommended for use on weather stripping and tracks of windows. Caulking should be inspected occasionally. Pay particular attention to signs of loss of adhesion. Any faults or cracks should be caulked immediately. Clean glass as needed with either water and vinegar or a commercial glass-purpose cleaner. It is the Homeowner's responsibility to clean the exterior surfaces of all windows, doors and door tracks accessible by patio, terrace or balcony on a regular basis.

Your Property Management Company will schedule routine window cleaning for non-accessible exterior windows. Exterior windows will be cleaned two times a year. Property Management will give all Homeowner's sufficient notice by posting the window cleaning schedule in all common areas.

Appliances

Each of the quality appliances in your unit come with a manual on proper operation, care and maintenance. We recommend that you read each manual and follow the instructions therein. Warranty documents can also be found in your appliances manuals. It is the Homeowner's responsibility to send these completed documents to the manufacturer.

Please read each of your user manuals before using your appliances. The appliance manuals can be found in the upper kitchen cabinet above your sink. To obtain another copy of an appliance user manual, please contact the appliance supplier directly.

Any warranty issue must be taken up directly with the supplier, as noted in the chart below.

Appliance	Supplier	Supplier Contact Information
Cook Top, Dishwasher, Refrigerator, Build-In Oven, Microwave, Hood Fan, Washer, Dryer	Tasco	<i>Telephone:</i> 289-748-0322 ext 1092 1-866-848-6767 <i>Email:</i> builder.customerservice@tasco.net

Your appliance model number and serial number will be required. There will be no service fee to any warrantable problems reported within the first year.

Kitchen/Dishwasher Water Shut off Valve

Below the kitchen sink, there are individual water shut off valves for both the faucet as well as a separate shut off valve for the dishwasher.

Stackable Laundry Unit

Your laundry unit is a stacked washer and dryer. The dryer is an energy efficient, vented unit. Your dryer's lint screen should be cleaned after every use for optimal functionality. We recommend that the area around the drum be inspected for lint periodically. Also located on the ceiling directly above the dryer unit is a lint trap. The lint trap collects excess lint and should be cleaned frequently. To clean, pull down the lint trap, remove lint and replace the trap. **High-efficiency (HE) detergent must be used and can be identified by the HE logo on the bottle.**



Use only High Efficiency Detergent
Use of non-HE detergents
Will Void the warranty

This sticker is on your washer/dryer
to remind you to use only HE
detergent.

Laundry Water Shut Off Valve

The water shut-off valve is located in the laundry closet and should be turned off after each use to prevent leakage, flooding and other water damage. Any damage to property, personal and secondary items incurred as a result of improper use is the responsibility of the Homeowner or tenant. Push the lever to the "on" position before using the washing machine. To shut the water off, push the lever to the "off" position. In cases where the suite will remain vacant for a long period of time, turn the valve on and off at least three times annually to avoid seizing of the valve.



Water Shut-Off Valve



This sticker is placed next to your
water shut off valve to remind you
to turn your valves off after each
use.

Communications Services

Your suite is pre-wired for telephone, cable television and internet services. Multiport (cable and internet) outlets are provided in every den, living room and bedroom. Rogers will provide you with state of the art communication services. The demarcation panel for your Rogers telephone and internet service is typically located on the inside of your foyer closet. Rogers will require access to your suite to complete your communications installation.



To activate your services contact Rogers at the telephone number listed below.

Rogers 1-866-902-9534

Smoke and Carbon Monoxide Detector

Each suite has a combination smoke and carbon monoxide detector as per Ontario Building Code. It is the Homeowner's responsibility to ensure that the device is operational at all times. The detector is connected to the central power for the building. In the event of a power outage, the detector has a back up battery. It is the homeowner's responsibility to replace the battery.



Smoke and Carbon Monoxide

Sprinklers

Pictured below is the sprinkler that is found within your suites. Due to recent Ontario code changes and requirements, suites in Opus and Omega are equipped with concealed sprinklers. Please note that there is *no maintenance* required for the sprinkler

Concealed



Please Do Not:

- Please do not paint sprinklers
- Please do not damage the sprinkler heads or covers
- Please do not hang objects from the sprinklers, valves or other components
- Please do not obstruct the sprinklers
- Please do not cover the sprinklers
- Please do not remove the sprinklers or the covers

Note that any of the items listed above may impact the performance of the sprinkler

CAUTION: The sprinkler can be activated by impacting the heads. Be careful when moving furniture, tall objects or when working in confined spaces; such as closets. Activation of a sprinkler head will release a flood of water at high pressure, which may result in damage not only to your suite but also to other units in the building. In the event that you see a problem with the sprinkler system in your suite, **DO NOT** touch it, but contact your Property Manager immediately.

Climate Control

Thermostat

Your thermostat regularly takes readings of the temperature of the room or air conditioning on or off to maintain a desired set temperature. The thermostat has a screen showing the current room temperature and the current setting. The temperature on your thermostat can be adjusted to a higher or lower setting by using the buttons beside the digital temperature display window.

To operate your thermostat, HEAT/COOL/AUTO settings and fan settings of HIGH/MEDIUM/LOW/AUTO can be accessed by pressing the bottom below System & Fan. Use the left and middle buttons to tab through your settings. Use the right button to select “done” and confirm your settings. Use the up and

down arrow buttons on the right side of the thermostat to adjust the desired room temperature. Use the right button to select “done” to confirm your temperature setting.

Please refer to the user’s manual for complete and comprehensive instructions on operating your thermostat. The user manual can be found in the upper kitchen cabinet above your sink.



Thermostat

Suite Air Temperature

Although you have control of the temperature in your suite, it is important to remember that Property Management turns the central heating and air conditioning system on in the building during the appropriate season. Heat is normally turned on in October and the air conditioning is turned on in May. We recommend that you keep your thermostat set at 24°C or 75°F. Damage to suite materials resulting from failure to maintain room temperature will not be warranted.

Ventilation

Exhaust Fans

ERV (Energy Recovery Ventilator)

Your suite is equipped with an Energy Recovery Ventilator (ERV), which is an integral part of your suites ventilation design. Your ERV allows for delivery of constant fresh-air directly into your living room and bedrooms while exhausting the same amount of stale air from the washrooms.

In the winter, as warm, stale air is exhausted from your suite, the heat from this air stream is used to warm the fresh, cold incoming air before it is distributed. In summer, the cooler, air conditioned exhaust is used to cool the incoming fresh air while limiting the amount of moisture that is transferred from the humid summer air.

The low speed exhaust is constantly providing fresh air to the balancing box located in the washroom and can be activated on high speed to remove excessive humidity and odours by initiating the switch

located in the washroom (see image below). The timer switch has one button and 3 LED's indicating 20, 40 and 60 minute timers



Maintenance

Regular Maintenance:

1. Turn off the unit and disconnect the power supply.
2. Unlatch the door and lift the door panel towards you, hold it firmly and slide it to the left.
3. Clean the inside of the door and drain pan with a damp cloth to remove dirt and debris that may be present.
4. Clean the filters: (twice a year)
 - Remove the filters.
 - Vacuum to remove most of the dust.
 - Wash with a mixture of warm water and mild soap. Rinse thoroughly and shake filters to remove water and let dry.
5. Oil damper levers and hinges.
6. Check the exterior fresh air supply hood:
 - Make sure there are no leaves, twigs, grass, ice or snow that could be drawn into the vent. ***Partial blocking of this air vent could cause the unit to malfunction.***
7. Reassemble the component, Filters and Door (The door is secured when you hear a click.)
8. Reconnect the power and turn on the unit.

Annual Maintenance:

Repeat steps 1 to 5 from the previous section and continue with the following steps:

1. Clean the ERV core:
 - Remove filters
 - Loosen the core locking bracket
 - Remove the core, carefully grip ends of core and pull evenly outward
 - ERV Core – remove dust using vacuum cleaner
2. Motors – Maintenance Free, permanently lubricated

3. Drain Tube and Drain Pipe – Inspect drain tube, drain pipe and “P” trap for blockage, mold and kinks. Flush with warm soapy water and replace if worn, bent or unable to clean.
4. Clean Duct Work if required – wipe and vacuum the duct once every year. The duct work running to and from ERV may accumulate dirt. You may wish to contact a heating / ventilation company to do this.
5. Cleaning the Fans – fans may accumulate dirt causing an imbalance and / or excessive vibration on the ERV. A reduction in the air flow may also occur. In new construction this may result within the first year due to heavy dust and may occur periodically after that over time depending on the outdoor conditions.
 - Unplug the ERV
 - Open the service door
 - Remove the core
 - Disconnect the fan motor wires
 - Remove the screws securing fan assembly
 - Pull the fan assembly out of the unit
 - Check of any accumulation on the blades
 - Clean with a small brush if necessary:
 - Scrub individual fan blades until clean
 - Vacuum and wipe
 - Put the components back in place
 - Reconnect the power supply and turn the unit back on.

The range hood and exhaust fans, provided in the kitchen and bathrooms, respectively, should be used to remove lingering odors and excess moisture in the air which can cause condensation.

If there is more than one bathroom, there is one exhaust fan motor with a switch for the fan in each bathroom. The fan can be turned on and off in each bathroom.

Your kitchen fan should be used whenever cooking on the stove to avoid lingering odors and to lessen grease build up on kitchen surfaces. Air is vented to the exterior of the building. The filter should be cleaned periodically following the instructions outlined in the appliance manual.

Fan Coil Unit

Your suite is equipped with a fan coil unit (FCU). Your FCU has a filter which will need to be replaced every two months during the first year of possession and quarterly thereafter. Filters can be purchased from Property Management. Failure to replace the filter regularly may result in invalidation of the Statutory Warranty. Property Management will maintain your fan coil unit twice a year.

Corridor Air

As you will notice, there is a gap around the door jamb of your suite entry door. This gap is not a deficiency. We recommend that you do not install any type of weather stripping around the suite entry door. This gap serves as one of the only sources of fresh air and helps maintain the air circulation in your

suite, which in turn assists in preventing condensation. The corridor air also serves as a safety feature in the event of fire. If a fire occurs in the building, the corridor fresh air units are immediately disabled, so that the smoke does not enter into the suite.

Seasonal Maintenance

It is important to maintain your home on a regular basis. It is recommended that you follow the steps outlined below to follow a concise seasonal maintenance program.

Spring (March, April, May)

- Replace FCU filter
- Test and reset ground fault circuit interrupter (GFCI)
- Test smoke alarms and carbon monoxide detectors
- Check caulking for air and water leaks
- Check windows and screens are operating properly

Summer (June, July, August)

- Replace FCU filter
- Inspect air conditioning
- Check sealing around windows and doors
- Test and reset ground fault circuit interrupter (GFCI)
- Test smoke alarms and carbon monoxide detectors
- Check exhaust fans
- Inspect doors and locks

Fall (September, October, November)

- Replace FCU filter
- Check exterior features
- Check caulking for air and water leaks
- Check clothes dryer vent
- Test and reset ground fault circuit interrupter (GFCI)
- Test smoke alarms and carbon monoxide detectors
- Check windows and screens
- Check weather stripping on all exterior doors and balcony doors

- Check sealing around windows and doors
- Check for condensation and humidity

Winter (December, January, February)

- Replace FCU filters
- Test and reset ground fault circuit interrupter (GFCI)
- Test smoke alarms and carbon monoxide detectors
- Check exhaust fans
- Check inside surfaces