

WELCOME HOME



***HOMEOWNER
INFORMATION
PACKAGE***

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CONTACT INFORMATION

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Welcome Home to Burano!

We are pleased to welcome you to your new home at Burano! This Italian-inspired heritage building with its very own piazza in the heart of downtown Toronto - just steps from the business core, fine dining, great shops and some of the country's trendiest boutiques - will without a doubt be a fun, fantastic and sensational place to live! We know that for some people owning a condo is a new and exciting experience, and at Lanterra Developments we are always here to help you through every step of this transition, with now being one of the most important and thrilling parts: occupancy of your unit!

At Lanterra, we pride ourselves in having excellent, hands-on customer service, and as part of our commitment to you as one of our valued homeowners, we have representatives on-site to assist you with any questions or concerns that you may have, and we very much look forward to meeting every one of you in the coming months. Our on-site office is conveniently located on the second floor of the Burano building, and is open to you during business hours to go over any issues that you may have.

We know you're excited to get out and explore your new neighbourhood, but we ask that you take some time to review this package upon occupancy of your unit. You should also familiarize yourself with the Tarion Homeowner Information Package ("HIP") that was provided to you at the time of your Pre-Delivery Inspection ("PDI"), so that you may acquaint yourself with the responsibilities of the homeowner that form part of your home warranty. We wish to help you make the best of your suite as a home and as an enduring, long-term investment, and as such, we strive to have extremely efficient and well-informed staff that will be here to help you along the way with any information or guidance that you may need.

From all of us at Lanterra Developments, the on-site customer care staff would like to welcome you home!

Sincerely,

Lanterra Developments
On-Site Customer Care
Burano Condominiums

Waiver of Liability/Disclaimer: The stated items are provided for your reference and form only part of the rules, regulations, and maintenance details at Burano. For further details and full information, always refer back to your Agreement of Purchase and Sale, Burano Condominium Documents, Homeowner Information Package (provided by TARION), and the Tarion website at: www.tarion.com. Purchasers are advised to read the condominium documents in their entirety and to review same with their legal and financial advisors.

Appliance Maintenance & Care Package

FRIDGE

The refrigerator is frost free and has a temperature control on the inside. The factory setting is in the middle. Setting it too cold will result in frost on food. The fridge is on wheels and it is recommended that the fridge be moved out carefully every 8-12 months to clean behind for dust accumulation. Too much accumulation can result in the compressor overheating. The stainless steel on the fridge can be cleaned with any store-bought stainless steel cleaner. Best to use a non-abrasive cleaning pad wiping with the grain of the steel.

RANGE

The range is self cleaning with a glass top. The controls are fairly straight forward to use for baking, broiling etc. For self cleaning, the oven racks must be removed and cleaned manually or they will discolour and will not glide as easily if cleaned in the oven. The stainless steel front and glass top can be cleaned with any store-bought stainless cleaner and ceramic glass cooktop cleaner respectively. If any food "burns" onto the glass surface, the combination of the ceramic stovetop glass cleaner with a sharp edged scraper is ideal. These types of scrapers can be found at appliance parts stores or a Home Depot-type of store.

DISHWASHER

The dishwasher stainless front can be cleaned with any store-bought stainless steel cleaner, again wiping with the grain of the steel. The dishwasher is designed to work in combination with liquid rinse aid such as "Jet-Dry" and dishwasher detergent. The ideal product would be a dishwasher detergent tab. The tub is polypropylene plastic. If dishes are placed in the dishwasher with foods like ketchup or tomato sauce, it is likely for the tub to stain. This will not damage the dishwasher or come back onto the plates.

MICROWAVE

The microwave stainless can be cleaned with any store-bought stainless steel cleaner. The glass tray should be cleaned manually on an as-required basis. There are two aluminum mesh filters under the microwave for the hood fan. These should not be washed in the dishwasher. If they have an accumulation of grease, they should be soaked in the sink in a liquid detergent and air dried. Never use metal in the microwave.

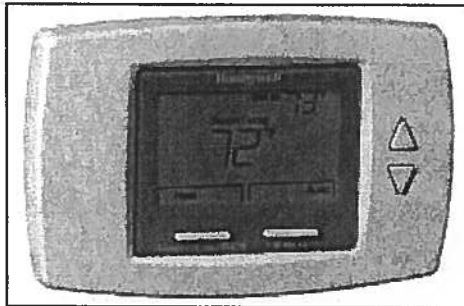
LAUNDRY

The laundry can be wiped clean with any household cleaner. The lint filter must be wiped out after every use.

Should there be any need for service, our service department is available to assist. It is called Transglobal Service and the direct line for Midnorthern Appliance clients is 905-696-3462. The resident will be asked for your address, nature of complaint, and occupancy date.

TB6575/TB8575 SuitePRO™ Digital Fan Coil Thermostats

SPECIFICATION DATA



PRODUCT DESCRIPTION

The SuitePRO™ is a family of Digital Fan Coil thermostats for residential and commercial applications such as hotels, condominiums, school classrooms, etc.

Three models are available for your application:

- TB6575A1000 – 2-pipe or 4-pipe with seasonal/manual/automatic heat/cool changeover; 120/240 Vac.
- TB6575B1000 – 2-pipe with seasonal or manual heat/cool changeover; 120/240 Vac.
- TB8575A1000 – 2-pipe or 4-pipe with manual and seasonal heat/cool changeover; 24Vac.

All three models are suitable for multiple applications. Changes in output wiring and external links between wiring terminals allow you to configure the thermostat for the appropriate application.

Valves and auxiliary electric heaters can be controlled using a relay or contactor controlled by the system switch.

FEATURES

- Simple, intuitive user interface.
- Pre-installed lead wires for fast installation (TB6575A and TB6575B models only)
- Backlight display permits easy viewing in any light.
- Four buttons allow manual control of system operation, fan speed, and temperature setpoint adjustment.
- Digital display of ambient temperature, setpoint, heating or cooling mode, fan status, and remote setback
- Proportional plus Integral (P+I) control algorithm for precision temperature regulation.
- Adjustable deadband for auto changeover using the Heat and Cool setpoint settings.
- Adjustable maximum heating and minimum cooling setpoint limits using range stops.
- Installer setup mode allows changes of operating parameters.
- EEPROM permanently retains user settings, including setpoints, during power loss (no batteries required).
- Selectable °C or °F display via Installer Setup.
- Displayable pipe sensor temperature readout to aid in troubleshooting.
- Automatic pipe purge of five minutes once every 24 hours to ensure unrestricted flow (only when used with optional pipe sensor).
- Fan motor always begins on high speed to ensure sufficient torque at startup.
- Option to wire a remote indoor temperature sensor.
- Freeze protect algorithm turns on heat when needed.
- Energy Saving Options:
 - Activity Sensing sets back thermostat to economy mode when there is no activity with the thermostat (4, 12, or 24 hours selectable).
 - Remote Setback Inputs receive dry contact input from a time switch, occupancy sensor, or hotel card key to set back thermostat to economy mode.
 - Auto Fan Reset eliminates the fan from being run all the time by automatically setting the fan to auto (2 or 4 hour selectable).
 - VersaSpeed™ fan ramp algorithm automatically adjusts fan speed (low, medium, and high).



Floors

Hardwood Flooring

Check flooring regularly for any signs of cracking or swelling. Adjust humidity levels immediately to prevent any permanent damage. Use recommended hardwood floor cleaner (see brochure on next page) and vacuum on a regular basis.

Hardwood floors are subject to the natural process of shrinkage and expansion. Low humidity in winter causes the wood to separate slightly. High humidity levels create expansion and may lead to cupping, delamination or swelling in the center of the board.

Laminated wood block flooring can make cracking or popping noises as it expands and contracts. High relative humidity may cause this type of flooring to lift during hot humid weather.

Ceramic Tile Flooring

Damp mop your ceramic tile floor on a regular basis with a mild cleaning solution. Thoroughly rinse the floor to remove any excess cleaner. Regular maintenance will help keep your ceramic tile looking new for years to come.

Some ceramic tiles mark more easily than others do. Metal rings/posts on the base of kitchen chairs and tables can mark or chip your ceramic floor tiling. To avoid this, purchase soft furniture protection pads that can easily stick onto the bottom of your table, chair, ottoman, couch and other furniture legs.

About Satin Finish Hardwood Flooring

Satin Finish Hardwood Flooring offers the most extensive, premium product line of solid and engineered hardwood flooring in the industry. Canadian-owned and backed by over 85 years of experience, Satin Finish stands for quality and innovation.

Satin Finish Hardwood Flooring, the Ecology and Your Healthy Home.

Eco-Last™ is the most durable, state-of-the-art polyurethane finish available today. With its aluminum oxide particles, Eco-Last provides long lasting protection and resistance against scratches, wear and stains such as nail polish, lipstick, coffee, ketchup, crayons and markers. In addition, its low volatile organic compound (VOC) content means no harmful emissions.



Eco-Last also features an Anti-Microbial™ Coating and UV Protection™, designed to keep your floors looking beautiful while also providing them with protection from the sun's harmful UV rays.

FSC Certification is an Honour

Satin Finish has acquired the SmartWood Chain of Custody Certification from the Forest Stewardship Council (FSC).

An international network, FSC sets standards for forest management and forest product producers. Our compliance indicates our best support for responsible forestry worldwide.



Satin Finish
HARDWOOD FLOORING
Since 1922



Floor Care Kit

Satin Finish Hardwood Flooring offers a complete selection of maintenance products specially designed to preserve the appearance of your hardwood floors. Simple to use, our Floor Care Cleaning Kit will protect your floors for a lifetime.

- General Instructions:**
1. Sweep or vacuum floor.
 2. Spray a small amount of cleaner on the mop. Do not dilute cleaner.
 3. Wipe the floor.
 4. To remove tough stains, spray cleaner on a cloth and wipe the dirty area.



The Satin Finish Floor Care Cleaning Kit is ideal for pre-finished solid and engineered hardwood floors.

Floor Care Kit includes:

- Swivel Headed Mop
- Mop Cover
- 3-Piece Handle
- Non Abrasive Floor Cleaner with a Fresh Scent (700 ml)



www.satinfinish.com

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#2002003

**Hardwood
Flooring
Maintenance
Guide**



Care and Preservation

As a purchaser of a *Satin Finish Hardwood Flooring* product, you must take the necessary measures to ensure the proper care and preservation of your floors. To protect your investment, we have provided the following recommendations.

Control Moisture

Because hardwood flooring (both solid and engineered) is a living material, it will expand and contract with changes in moisture conditions.

During the hot and humid summer months, wood floors will expand. Therefore, the use of a dehumidifier is recommended. Air conditioning is also highly recommended to help remove moisture from the air.

Wood floors will contract during the dry, winter season, possibly creating gaps between boards. The use of a humidifier is highly recommended during these months.

No matter what time of year, a humidity level of 45% is recommended. Not only is this level ideal for your hardwood flooring, but your health as well. Problems related to moisture level variation can be minimized by proper ventilation.

Prevent Unnecessary Exposure to Moisture

- Floor protectors such as mats or rugs should be checked thoroughly to ensure no moisture is trapped underneath.
- Windows and doors should be closed during rainy weather.
- Wall or roof leaks must be taken care of immediately.
- Interior drains and downspouts should be properly insulated to prevent the development of excessive condensation moisture.
- Use hardwood floor cleaner as indicated on the bottle (see general maintenance procedures).

Do Not Use:

- A scrubbing machine or wet mopping process for cleaning
- Soaps and strong detergents
- Water emulsion type waxes
- Oil treated sweeping compounds or oil treated mops in daily maintenance, as they will eventually leave a residue that could make the finish appear dull or smeared

Prevent Indentation Marks and Scratches

To prevent scratching the floor, use adequate floor protection (felt pads) under all furniture and chair legs. Use protective mats at doorways and in other high traffic areas such as in front of reception desks, walkways, or checkout counters.

Protect your floor when moving heavy pieces of furniture or appliances. Anytime heavy objects are moved across a hardwood floor, it should be protected by rolling over plywood protection only.

Wood floors will show indentation marks caused by high pressure points such as high-heeled shoes. Do not wear shoes that are covered with dirt, gravel or abrasive dust. Keep your pet's nails cleaned and trimmed as they could damage the finish of your hardwood floor. Although our *Eco-Last™* finish is very durable and resistant, sharp and pointed objects can cause damage to your floor.

General Maintenance Procedures for Wood Flooring

Keep the wood floor surface free from dust, grit, sand and abrasive particles by sweeping daily with a proper mop and vacuum. Remove marks from the surface with *Satin Finish Floor Care Kit* Spot clean your flooring with *Satin Finish Cleaner* where required. This cleaner is specifically designed for hardwood floors so it will not harm the floor, nor will it increase the shine or change its appearance.

Never wash your hardwood floors with water. Do not leave water or any other liquid to dry on your floors. Avoid tracking water onto your floors by protecting your floors at exterior doorways with mats or rugs.

Maintenance Procedures for Wood Flooring in Commercial Applications

- Vacuum the floor on a daily basis to remove debris.
- In the summer months, use the cleaner over the entire floor every two weeks.
- Apply the cleaner by spray misting the mop and buffing the floor surface along the grain or length of boards over a section of floor approximately 10' x 10' in size.
- Using a 15" white buff pad mounted under a floor polisher, buff the area completely and continue to buff until dry. Continue onto the next section until the floor area is complete.
- If using the applicator pad system in smaller room areas around furniture, spray mist the mop and work in sections that can be easily reached with the applicator and work in a back and forth motion to clean the floor.
- The white buff pads should be cleaned periodically and may be turned over and used as required. When necessary, replace.
- If dirty buff pads or cotton covers (from the applicator pad) are used, streaking will develop over the floor surface.
- If vacuuming or sweeping is not done properly, small stones or grit could lodge under the buff pads and cause scratches over the floor surface.
- If the floor's appearance stands up longer, you may extend this process to every three weeks, and so on until the floor area warrants extra attention, you may want to clean it more often.
- In the winter months, use clean and dry walk off mats for salt, water, etc. The application of cleaner will be more frequent than in the summer.

We cannot assume responsibility for maintaining conditions within your building.

Condensation & Humidity

Excess Humidity

Excessive levels of humidity in the home cause condensation on windows. This encourages mold to form on plaster, cupboards to smell musty, rooms to feel damp. Condensation can develop on windows if curtains or blinds are left closed.

Tips to provide better ventilation:

- Let in fresh air on fair weather days
- Run exhaust fans in the kitchen and bathrooms
- Ensure the clothes dryer vent is cleaned regularly
- Do not hang clothes to dry indoors
- Your house plants should be kept in a well-ventilated room

The amount of humidity a household produces varies according to the number of occupants, amount and kind of cooking done, number of showers or baths taken, how often laundry is done, number and size of pets, and number and size of plants, therefore, you cannot compare one unit to another.

Ventilation is the only practical way to control the humidity. A Humidifier in the dry winter months is recommended to be used and a Dehumidifier in the hot summer months.

To stop the condensation you must maintain and monitor your humidity levels. It is recommended you purchase a hygrometer to ensure the relative humidity levels are maintained and your warranty is protected.

Normal Day to Day Condensation Control

Common causes of water vapor:

- Cooking
- Showers/Baths
- Drying clothes indoors
- Unvented dryers
- The washing cycle

Solutions to condensation:

- The kitchen fan or window should be large enough to remove water vapor
- Close the bathroom door when showering with the fan on
- Open windows for a brief period (10 minutes) to ventilate the house each day

(The following is from Ford Glass Limited)

Supplemental Fans

Your builder has put a fan in each bathroom for additional ventilation. These fans should be used to control local moisture and odors. Operating the fan up to 30 minutes should control humidity from a shower or bath.

Range Hood

Regularly clean kitchen grease filters with hot, soapy water. Some exhaust fans need to be oiled and cleaned according to manufacturer's instructions.

Here are some extra tips you can follow from the **Tarion Guidelines** to help prevent moisture damage to your home

Inside the home

1. In the winter, keep the relative humidity in your home in the range of 30-45%. Lower humidity levels may affect your health and cause things made of wood to shrink. Excess humidity can cause condensation on windows and damage the surrounding wall. When using a humidifier, follow the manufacturer's instructions.
2. In the summer, purchase a dehumidifier to avoid condensation buildup. Relative humidity levels should not exceed 60%.
3. Clean and completely dry any areas that are dampened or wet.
4. Keep storage areas tidy so that air circulates freely.
5. Purchase a "hygrometer" to monitor the relative humidity in your home.
6. Investigate and identify any musty smells and odours. They are often an indicator that there is a hidden moisture problem.

Basic Carpet Maintenance

The carpeting in your home will require daily and ongoing care and maintenance.

Lighter coloured carpets will require more cleaning than darker colours. Dirt, dust and grit are the carpet's worst enemy. Solid contamination settles to the base of the pile and quietly grinds away creating premature wear. Moisture, spillages and atmospheric pollution creates the perfect environment for bacterial growth if left for too long.

There are many companies who offer cleaning advice and planned maintenance on a regular ongoing basis. Most of them offer a variety of wet and dry cleaning methods. These ongoing maintenance programs ensure that the appearance of the carpet is retained throughout its life.

Daily maintenance (vacuuming) of your carpeted areas is highly recommended as the dust and particles that build up in the bottom of the pile of the carpet are removed.

In high traffic areas, a mat may protect and ensure the longevity of the carpet underneath.

Spills and stains do occasionally occur, and should be removed as quickly as possible.

1. Soak up as much as possible of the stain by means of a clean white cloth or a piece of paper towel.
2. Apply the recommended stain remover/solution (having first tested a small inconspicuous area for possible discolouration) to a clean cloth and remove the stain working from the outer edge inwards, towards the center. Continue this treatment until the cloth has absorbed the whole of the stain. Stain remover residue, if any, can be removed by a wet cloth and soaked up by a piece of paper towel. Continue this process until the treated area is dry.
3. Do not pour the stain remover directly onto the carpet. Some spot cleaners are formulated to spray directly onto the stain – check the manufacturer's instructions on the packaging.

Keep in mind the following when treating stains:

1. Some chemicals can soften the foam backing if they are used too liberally.
2. On man-made fibres the cleaning fluid should be neutral to alkaline pH.

Please refer to carpet stain removal guide on following page.

CARPET STAIN REMOVAL GUIDE

Main Group	Cleaning Material & Treatment
1. INDISSOLUBLE PARTICLES Soot, ashes, earth dye, hydrated calcium sulphate, common dust.	Most of these particles can be removed by ordinary vacuum cleaning. The rest can be removed by suspension in a shampoo which is removed by suction.
2. WATER-SOLUBLE PARTICLES Ex: Browning, syrup, liquor, jam, sugar, Lemonade	Is removed by means of hydrous cleaning materials-possibly with water only. It is useful however to add a bit of shampoo.
3. SOLUBLE IN ALKALINE CLEANING MATERIALS Ex: Oils, animal & vegetable fats, butter, Margarine, salad oils, fat and fallow	These can be affected by alkaline detergents, household ammonia, etc. Solvents such as chloroethane or stain remover containing a solvent can also be used.
4. SOLUBLE IN ORGANIC DETERGENTS Ex: Mineral fats - lubricating oil, fuel oil, Car greases, natural and synthetic wax, Asphalt tar	Solvents like onorothene or stain removers containing a solvent can be used. Dry stains of asphalt tar is first and carefully rubbed with butter, and after a couple of hours the stain is removed by using one of the above agents.
5. SOLUBLE IN ACID DETERGENTS Ex: Water discoloration (light calcium Precipitates), ceratrain types of building dust, Lye	Are removed by means of 25% acetic acid, 1 part to 15-20 of water, if necessary with an admixture of acid synthetic detergent. Do not use shampoo as this can result in precipitates.
6. SPECIAL TYPES OF DIRT 6.1 With calcium Milk, cream, ice cream 6.2 With protein Blood, egg	Belong to group 3 animal fats. Can however not be removed in the same way as they contain casein which forms a membrane after wiping up. This membrane can be dissolved by acetic acid stains and then ready for sucking up. Ex. Spot remover is most suitable for these. Soften by means of acetic acid then soak up and treat with shampoo ex. Spot Cleaner
6.2 Color Stain: Ink 6.4 Coffee, tea, red wine, lemonade and fruit juices	Dab with 8% acetic acid and the color will immediately disappear. Rinse with cold water and vacuum. If this is not done the stain will appear again when the acetic acid has evaporated. First use ege Spot Cleaner. Follow by an application of EGE Katan as directed. DO NOT use on wool.
6.5 Carbon paper 6.6 Brown iodine 6.7 Mareurochrome	Is removed by means of organic solvent such as e.g. Chloroethene. Then use colour stain remover as mentioned under 6.4. Dab with a solution of 20% of hypo in water - the stain disappears immediately.
6.8 Duplicator ink and printing ink 6.9 Rust 6.10 Street salt	Is almost impossible to remove. The best agent is shampoo with an admixture of acetic acid. Colour stain removed (6.4) makes the colour yellow. Consists of minerals and are (most often) black pigments, etc. Very difficult to remove. Can be treated with chloroethene. Small stains can be treated with dressing agent fir textile.
6.11 Vomit, feces, urine 6.12 Removal of bad smells, if any	Use an acid synthetic detergent which dissolves the salt. Then suck with an extraction machine and rinse and suck several times. Use warm water with an admixture of 1 part of 25% acetic to 20 parts water. Soak with 10% citric acid with water. Wait 5-10 minutes. Then rinse with water and suck. Then rinse the stain with a fluid detergent. 1 part for 100 parts of water and suck. Ex. Spot Cleaner is also very useful. In order to avoid bad smells, if any, the are is treated with a solution of 1g of chlortamine, 1 litre of water, 1ml of 25% acetic acid.
6.13 Removal of colour residue, if any	When the carpet is dry colour residues, if any, are removed by means of a colour stain remover (6.4)

Countertops

For long lasting beauty of your counter tops, AVOID:

- A concentration of water or wet cloths at or near the side splash or other joints
- Excessive water standing in the area of the seam which causes glue failure
- Placing hot pans or activated electrical appliances on laminated surfaces: use protective insulating pads
- Using the surface as a cutting board
- Any damage to cupboards due to steam, (kettle, pots, etc.)
- Abrasive cleaners or steel wool when cleaning your countertop.

It is recommended that you:

- Use shelving paper for protection of interior cupboards
- Immediately wipe off any grease that may splatter on the counter or cabinets
- Clean the countertop with a damp soap cloth. For stubborn stains use a household solvent, rinsing thoroughly with clean water. (follow manufactures directions)

See the following Cleaning and Maintenance brochure on the next page from the supplier.

Caring For and Maintaining Your Natural Stone Countertops

Your countertops have been treated with a penetrating sealer, providing some protection against staining, however following the tips outlined below will ensure that your stone countertop will remain beautiful for years.

- Use coasters under all glasses and beverage containers, and wipe up any spills immediately to minimize possibly permanent damage. Many foods and drinks contain acids (such as wine, citrus juices and colas) will etch or dull the surface and finish of many natural stones.
- Always use a cutting board.
- Use placemats under ceramics, china, silver, or other items that may scratch the surface.
- Any oils spilled should be wiped up immediately to avoid staining.
- Do not sit, stand, or place heavy objects on countertops, especially on breakfast overhangs.
- Do not place hot items directly on the stone countertop. Always use trivets or heat resistant mats.
- Do not place wet bottles, such as perfume or aftershave, on a marble vanity.
- Protect your vanity countertop when using makeup, nail polish, or nail polish remover.

When cleaning your countertops:

- Do not use vinegar, lemon juice, bleach or ammonia to clean surfaces.
- Do not use cleaners that contain acids, such as tile, grout or toilet cleaners.
- Do not use abrasive powder or cream cleaners, disinfectants, or nylon scrub pads.
- Do not apply furniture polish to the surface.
- Clean the surface with a few drops of mild liquid dish soap, plenty of warm water, and a soft cloth.
- Rinse surfaces well, as too much soap may leave a film or streaks.
- Dry with a soft cloth.

Cabinets

Periodically check hinge screws and tighten if loose. Although shelves may be treated with a water resistant top coat, water or other liquids allowed to sit on the surface for periods of time will cause staining or bubbling.

Cabinetry Tips

Excess moisture is the worst enemy of any finish. Ensure dishes are completely dry and cool (if using a dishwasher) before placing on the cupboard shelves. For cleaning, wipe wood doors with a damp, soft cloth and dry immediately with another dry soft cloth. Also, you can use a light quality liquid or paste furniture wax.

Wipe non-wood laminate doors with a damp, soft cloth and dry immediately with a soft dry cloth. For high gloss polyester doors, a good quality window cleaner works well or other ammonia-free glass cleaners. Just spray it on and dry immediately.

Caulking, Grout & Weather-Stripping

Interior caulking and grout are materials that naturally shrink, dry and/or crack; therefore, they are not warranted, and these items are included under the Homeowner Maintenance section of your warranty.

Be sure to examine the weather stripping around doors and windows to ensure that it is intact. You can make sure that the seal is snug by adjusting the weather-stripping. It is important to keep weather-stripping free from paint, and to lubricate rubber or polyethylene products with petroleum jelly, to keep them soft. Weather-stripping wears with time and local hardware stores generally carry replacement parts.

Please note that weather-stripping is not allowed on the unit entry door (your suite entry door), as this would prevent proper airflow throughout your unit and the building, and it is therefore prohibited.

Bath Tub & Shower Areas

The inevitable crack that appears between the bath tub and wall tiles is caused through shrinkage of materials. As the homeowner, you must maintain this area to ensure the leakage does not occur. This can be properly maintained by periodically stripping off the old caulking and thoroughly cleaning the surface before replacing it with new caulking. We recommend that you use silicone caulking, as this will allow for movement due to settlement.

Caulking may be required on the kitchen counters, bathroom vanity tops, the wall joints between the cushion flooring and bathtub, around wall mounted soap dishes, bath tub and shower faucets, and the underside of shower thresholds.

Doors & Frames

Doors are subject to some variations and warping. Seasonal conditions may cause the door to undergo a change in size, wider in Spring/Summer seasons, narrower in dry Fall/Winter seasons. Therefore, do not adjust or cut your interior doors during these seasonal changes, as it will tend to correct itself. Variations of six millimeters (1/4 inch) or less out of plumb are considered normal for our climate.

Report any problems on the Tarion Year End Form.

Painting & Decorating

The walls, woodwork and other surfaces of your new home have been painted with products particularly suited to the uses expected.

Other than correction of defects, listed at the time of the Pre-Delivery Inspection, no further painting will be done by the builder.

Interior Flat paint is used in the living room/den and bedrooms.

Paint Name and code is: Pittsburgh Paint (**PPG UC65307 Flat White**)

Interior Semi-Gloss paint is used in the Kitchen, Bathrooms and on all interior trim.

Paint Name and code is: Pittsburgh Paint (**PPG 6-500 Semi-Gloss White**)

If you would like touch up paint, you may bring your own small container to the **Customer Care Office** and we will supply you a small amount of paint. If you are looking to repaint an entire suite or wall, you must purchase your own paint, however, please note that during the first year after construction, the building will be going through its settlement period and cracks and/or popped nails will likely result from the settlement, so it is recommended to wait until the period is over before repainting your walls or doing paint touch ups.

Plumbing

Bath Tub and Shower Areas

The inevitable crack that appears between the bath tub and wall tiles is caused through shrinkage of materials. As the homeowner, you must maintain this area to ensure the leakage does not occur by stripping off old caulking and thoroughly cleaning the surface before replacing it. We recommend you use silicone caulking, as this will allow for movement due to settlement.

Caulking may be required on the kitchen counters, bathroom vanity tops, the wall joints between the cushion flooring and bathtub, around wall mounted soap dishes, bath tub and shower faucets, and the underside of shower thresholds.

Sinks (Stainless Steel)

Keep it sparkling with normal, frequent cleaning. Wipe with soft cloth, soap and water, rinse and wipe dry.

KANAIRE

Bathroom Thermal Recovery System ("BTR")

This suite is equipped with a Bathroom Thermal Recovery System ("BTR") for improved air quality. Filtered outdoor air is continually introduced to the suite and circulates via the air conditioning while stale air is exhausted from the bathroom to the outdoors. To eliminate bathroom odours and high humidity levels, the system is activated to high volume exhaust by simply turning on the fan switch located on the bathroom wall.

The BTR unit is located in the ceiling space and is accessed by the ceiling access door. The BTR unit is equipped with a swing down pop-off bottom access panel. There is a unit core and filters (2) that will be maintained and cleaned by Property Management.

Please be advised that it is highly recommended that you do not tamper or touch the "BTR" unit. This is to be maintained by Property Management **Only** on a yearly basis. If you suspect that there is a problem with the unit or if it is not functioning properly, please contact the Property Management office promptly for assistance.



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