



Congratulations on the purchase of your new home at Liberty Market Lofts!

This guide has been created to assist you in making a smooth transition into your new home. We have made every effort to address frequently asked questions on a variety of important topics including warranty and insurance information, move in procedures, and cleaning and maintenance tips for the products in your new home.

In addition to this guide, we encourage you to review the Homeowner Information Package that is provided by The Tarion Warranty Corporation. This is your reference for warranty coverage and the process for making warranty service requests.

Please keep both of these reference manuals at hand for your convenience. Should you have any further questions beyond what is covered in this guide, please do not hesitate to contact our Customer Care office at (416) 977-0370, or via email at customercare@lifetimedevolutions.com, and we will be happy to assist you.

Wishing you continued happiness in your new home,

The Lifetime Developments Team



PRE MOVE-IN GUIDE

LEGAL

- Advise your solicitor of your occupancy date and book an appointment to finalize your documents
- Ensure that the Customer Care Office has been provided with the name, phone number and address of your solicitor

INSURANCE

- Contact your insurance agent and make the necessary arrangements for the condominium homeowners insurance. Be sure to advise your agent if you have purchased upgrades in your new home. We will require proof of insurance for the Corporations records

COORDINATING THE MOVE IN

- Once your occupancy date is confirmed, please contact the property management office to book the service elevator. You will be restricted to a 2 hour time slot for initial move-in.
PLEASE NOTE: It is recommended that you do not book the service elevator on the same date as your occupancy date, as key release times are uncertain, and you may not get your keys until later in the day
- Contact your moving company to book your move as soon as possible. Keep in mind the time you have been assigned. Ensure your movers are aware of the start and end time of your elevator booking.



SCHOOLS

- If you have children, contact the appropriate school board to make the necessary arrangements for registration. The Toronto District School Board contact number is (416) 397-3000.

UTILITIES

- Contact your current utilities provider to cancel your present service. Your new suite is individually metered by Toronto Hydro and the contact number is (416) 542-8000. Heat and water costs are covered in your monthly common element expense.

SERVICES

- Contact your current service providers (cable, internet, etc) to cancel or change your current services or notify them of your change of address. They may require 30 days notice of cancellation.
- Be advised that you will have the choice of either Bell or Rogers service in your new home.

CHANGE OF ADDRESS

- Advise the post office of your change of address (approximately 8-10 days notice is required). Canada Post now offers this service online at www.smartmoves.ca.
- Advise relatives and friends of your change in address, as well as your employer, doctors offices, and other companies from which you receive regular mailings
- Ensure necessary changes will be made to your Driver's License and other important documents

Your new address: 5 Hanna Avenue, Suite #____, Toronto, ON, M6K ____



Brookfield Residential Services Ltd.

3190 Steeles Avenue East, Suite 200, Markham, Ontario L3R 1G9

Telephone (416) 510-8700 Facsimile (416) 510-8880

May, 2011

RE: LIBERTY MARKET LOFTS

Dear Sir/Madame:

WELCOME TO LIBERTY MARKET LOFTS

Brookfield Residential Services Ltd. is very pleased to have been appointed as the Property Managers for Liberty Market Lofts. We are taking this opportunity to introduce ourselves and to offer you whatever assistance we can as you prepare to move-in. We are looking forward to meeting you personally and to setting-up your condominium as one of the finest addresses in Toronto.

Who Are We?

Our company specializes in the management of condominiums and we have started up a number of condominium communities in the Greater Toronto Area and in your neighbourhood.

How to Contact Us?

The Head Office phone number for Brookfield is 416-510-8700 and this number is personally answered 24 hours a day, 7 days a week. After occupancy begins the concierge Desk will be your first point of contact in the event of an emergency but you can also call the Brookfield number to contact anyone from the Brookfield team at any time. The Concierge telephone number and Property Management Office telephone numbers will be made available once confirmed by the service provider.

Arranging to Move-In

You can reserve a moving elevator with Ms. Lana Chan by calling 416-354-1967. In order to ensure that all necessary paperwork is completed before you move in, please expect that all move-in dates will follow interim closings. Reservations will be made on a "first come, first served" basis, so please call at your earliest opportunity. Please note that you will not have access to your suite until all necessary paperwork is received and the interim closing is complete. Please ensure all moving arrangements are scheduled in accordance with your interim occupancy. There is only one elevator available for move-ins. All move-ins will require the use of the service elevator, together with co-ordinating the use of loading and unloading facilities. In order to accommodate everyone fairly and effectively, three time slots per day will be scheduled from Monday through Saturday.



Each elevator booking will be for a 2 hour period. It is critical that once you have reserved your time that it be used.

Your choices are:

Monday to Friday

11:00 a.m. - 1:30 p.m.

2:00 p.m. - 4:30 p.m.

5:00 p.m. - 7:30 p.m.

Saturday

10:00 a.m. - 12:30 p.m.

1:00 p.m. - 3:30 p.m.

4:00 p.m. - 6:30 p.m.

With the tight schedule being set, you must ensure that your movers arrive on time and are finished within your prescribed time slot. We may not be able to accommodate you should you arrive late or require extra time. You will have to give up use of the elevator at the end of your reserved time.

Weekend moves will be eliminated once most residents are moved in. We have also enclosed an information bulletin titled "Move-in Guidelines" to assist you in planning your move.

Your New Address / Postal

5 Hanna Ave, Toronto, ON

Until a certain level of occupancy in the building has been reached, mail delivery to the condominium will not commence. Your mail can be picked up at the local post office, located at 600 Commissioners Street, suite 200, Toronto, Ontario, M5T 2C0.

Hours of operation 8:30 a.m. to 6:00 p.m.

Please ensure that you bring proper identification with you as a requirement of Canada Post. If you have any questions, you may contact Canada Post's Customer Service Department at 1-800-267-1177.

Those of you who will be among the first occupants are going to endure some continuing construction and inconvenience. Liberty Market Lofts has assured us that they are working as quickly as possible with the construction team and your vendor to complete the common areas. Situations may arise that require patience and understanding. As your Property Manager we will do whatever we can to make your interim occupancy and your long term living at Liberty Market Lofts everything that you had hoped for.

Should you have any questions or require any assistance over the next few months, please don't hesitate to contact myself at (416) 354-1926.

Yours very truly,



BROOKFIELD RESIDENTIAL SERVICES LTD.

Sandro J. Zuliani, B.A., CPM, RCM

Chief Operating Officer

SZ:lc

Email: thaluk@simerra.com

M9W 6R4 Tel. 416.293.5900 Fax. 416.293.5904



WARRANTY INFORMATION

Tarion Warranty Corporation provided your “Homeowner Information Package” which is an important reference guide for all warranty coverage and timeframes for service completion. While we anticipate that you will have a trouble-free experience with your new home, we want you to know that it is not unusual for adjustments to be required.

Keep in mind when viewing your new home that, as Tarion states, “Homes are the result of application of human trade skills to a wide variety of materials which by their nature are not perfect. Terms such as “workmanlike” and “free from defects in material” are therefore not intended to mean perfection. Reasonable tolerances should be expected”.

Please be advised that alterations or additions to any of the services and materials in your home could void the warranty, and must be done by a certified contractor. If you have a contractor perform work in your home that in any way affects present service, for example, drywall, plumbing, electrical, heating, completion of intercom, security or central vacuum systems – we will not be responsible for any malfunction or deficiency related to this area.

PRE-DELIVERY INSPECTION

The pre-delivery inspection (PDI) represents one of your first opportunities to view your home in its completed state. During your PDI, you or your designate should identify any damaged, incomplete or missing items as well as anything which is not operating properly. You will be asked to sign the PDI form provided, as well as a Certificate of Completion and Possession (CCP) which will state your official date of possession, and also marks the start date of your home’s statutory warranty.

Please note that chips, scratches, surface defects or missing items not identified and listed during the Pre – Delivery Inspection (PDI) will not be accepted as a warranty concern. Items of this nature will only be considered warranted if they are listed on the PDI.

COMMON ELEMENTS

Common elements are covered from the date the condominium corporation is registered. The condominium board of directors will conduct a separate PDI with the builder for all common elements. Common elements will not be documented on your PDI. All common element items are to be submitted in writing to the attention of your board of directors and the property manager.



Customer service forms will be available at the concierge desk (see example of form below). You may drop off a completed form at the Property Management Office. These requests will be processed on a continuing basis as they are received. You will be advised of the status of your requests on an individual basis. Management will appreciate your patience in this matter, as all requests will be dealt with on a priority and availability of trade basis.

FIRST 30 DAYS OF OCCUPANCY

During your first 30 days of occupancy, should you discover any new items that are non-emergency, please submit them in writing on your 30 Day Tarion form.

AFTER 30 DAYS OF OCCUPANCY

After your first 30 days of occupancy, should you discover any new items that are non-emergency please submit them in writing on your Year End Tarion form.

If a particular item is causing you great inconvenience and needs attention prior to your Year End, please submit your request in writing either by fax at (416) 977-2337, by email to customercare@lifetimedevolutions.com, by mail, or drop off to the customer care office in person.

URGENT DEFICIENCIES

Deficiencies that result in a leak or water damage, electrical outage, or the absence of heat or air conditioning (in the appropriate season) can and should be reported as soon as they are observed.

THE ONE YEAR WARRANTY

The one year warranty guarantees that your home is free from warrantable defects in workmanship and materials, free from major structural defects, fit to live in, and constructed in accordance with the Ontario Building Code.

THE TWO YEAR WARRANTY

The two year warranty protects against water penetration through foundation walls or defects resulting in water penetration into the building envelope, defects in work or materials in the electrical, plumbing and heating delivery and distribution systems, defects in work or materials that result in detachment, major structural defects, and violations of the Ontario Building Code affecting health and safety.

THE SEVEN YEAR WARRANTY

The seven year warranty covers against major structural defects. Any claims during these years should be made directly through the Tarion Warranty Corporation.



COMMON AREA WARRANTY REPORTING

SUBMIT THIS FORM TO PROPERTY MANAGEMENT IF YOU WISH TO REPORT AN ISSUE IN A COMMON SPACE

REQUEST FOR COMMON AREA MAINTENANCE WARRANTY SERVICE

Owner's name: _____

Day-time Telephone No. _____

I hereby on this day _____, request the common area repairs as noted below be completed

(Date of Request)

I request that it be verified if the repairs form part of the common areas warranty and, if so confirmed, be attended to as soon as possible from the date of this request; and for such purpose, I confirm that the Vendor's and Builder's authorized agents, contractors and personnel are permitted to enter my site during usual business hours, without further notice, in order to effect such repairs. Should more than one visit be required for such verification and/or repairs, I also signify my consent.

This authorization shall operate as my consent at the time of entry for you to enter my suite in order to affect such verification and repairs notwithstanding my absence from the suite at the time of such entry. To facilitate same, we have left a suite entry key with the Concierge for your use..

Suite No. _____

Owner Authorization: _____

Description of Work Request:

The above work has been completed satisfactorily.

Service Supervisor: _____

Date: _____

Owner's Signature: _____

Date: _____

I acknowledge that above items marked 'NA' by the Service Supervisor are not covered by warranty.

Owner's signature: _____

Date: _____



KEY RELEASE AND SIGN-OFF

KEY RELEASE

Your interim occupancy date is fast approaching. The following is important information with respect to your keys and closing documents. Your keys/closing packages are to be picked up from the Customer Care Office located in the Liberty Market building.

CUSTOMER CARE OFFICE ADDRESS:

171 East Liberty Street, Suite 116B, Toronto, ON, M6K 3P6

Telephone: (416) 977-0370

Fax: (416) 977-2337

Email: customercare@lifetimedevolutions.com

All Keys/Closing Packages will be released to the registered unit owners only (the registered owner has the option to write a letter of authorization for a representative to pick up the closing package on his/her behalf – the letter is to be handed to us before we release keys).

If you wish to pick up your Keys/Closing Package on the day of your interim occupancy date, please be advised of the following three items:

1. Make sure you have contacted your lawyer in advance of your interim occupancy date and advised him/her if you want key release as early as possible. We cannot release keys until the package from your lawyer is received by our lawyer.
2. Once notice is received from our lawyer's office, we will record your unit as closed, notify you that your unit is closed, and release your keys immediately.
3. If you are unsure if your unit has closed, call us at (416) 977-0370 prior to visiting our office to pick up your keys. We will NOT release keys to you until we have received notice from our lawyer's office. This could occur at any time between 9am to 5pm.

Please bring photo identification and the key release form with you to your appointment.



If you wish to pick up your keys any day after your closing date, please be advised key release is available from 9am to 5pm Monday to Friday.

You will be assigned a locker and parking space (if applicable) at this time as well. You will be receiving a key to your locker, as well as a key remote for the parking garage and/or a FOB for the doors. If you do not have a parking space, you will receive two FOBS instead.

Upon picking up your keys, a representative from Lifetime will accompany you to your suite to inspect the status of the deficiencies reported on your PDI form. You will be asked to sign off on the items that have been completed. During this time you may also report warranted items that were not listed in your PDI. If such items exist, the representative will verify the items and note them as supplementary issues.

Please be advised that it is the homeowner's responsibility to monitor your suite for things such as leaks, water penetration and other plumbing issues as well as ensuring proper humidity levels are maintained, regardless of whether you move in right away. Failure to do so can have an impact on your insurance coverage as well as your home warranty. If you do not plan on living in the suite, you must ensure it is checked for any problems every 2-3 days (consult your insurance policy for specific details).



INSURANCE

Your Insurance Responsibilities as a Unit Owner are as Follows:

- ❖ Personal Property – i.e. Furniture, clothing, all personal effects stored, etc.
- ❖ Improvements or betterment's made to the unit, i.e. wallpaper, paneling, light fixtures, upgraded flooring and upgraded kitchen cabinets.
- ❖ Personal Liability – Your legal liability arising out of your personal activities as a unit owner and the ownership of your individual unit.

Unit Owners Should be Aware of the Following

- ❖ You may be responsible for the deductible under the Corporation's insurance policy if a loss occurs to any property the corporation is responsible for insuring. This charge back of the corporation's deductible would apply if damage was a result of an act or omission on the part of the unit owner.
- ❖ If an insurable loss assessment is valid under the Condominium Corporations governing rules, you could be responsible for your share of this special assessment, which could be quite substantial.

The Condominium Corporation is Responsible for Insuring the Following:

- ❖ The building excluding the units
- ❖ Personal property of the corporation, but excluding the personal property of the unit owners.
- ❖ The units as defined from an insurance stand point (refer to Definition of a standard unit) excluding any improvements made or acquired by the unit owners.
- ❖ Liability against the legal liability imposed by law, as the result of bodily injury and property damage, arising out of the corporation's activities as a condominium. This coverage is extended to provide coverage on behalf of the individual unit owners but only with respect to their interests in the common elements of the condominium.
- ❖ Boiler and machinery coverage as required in the condominium corporation.

In the event of a potential claim, an insurance adjuster will be required to view and access the damage to determine cause and responsibility. Therefore, please ensure that you contact the management office immediately.



MAIL PICK-UP

There is a possibility that mail will temporarily have to be picked up off site at the following address:

600 Commissioners St

Suite 200

M5T 2C0

Hours of operation: 8:30am to 6:00pm

We will advise you on your date of occupancy if this is the case.

Please ensure that you bring proper identification with you as a requirement of Canada Post. If you have any questions, you may contact Canada Post's Customer Service Department at 1-800-267-1177.



WATER SHUT OFF

Each floor of your suite is equipped with two main water shut-off valves that control water flow to all fixtures on that floor. There are separate valves for hot water and cold water, and each is controlled by a special key which will only be available to the concierge and property management. They will typically be located in the bathroom, either next to your toilet or inside your vanity or closet. Alternatively, they may be located in the kitchen. Your PDI representative will show you where the valves are in your suite. Please note the location of your water shut off valves and pass this information to anyone occupying your suite should there be an emergency. ***Should you need to turn off the main water valves in your suite, please contact security or property management, and they will assist you.*** Most of the individual fixtures in your suite have their own shut off valves that do not require a special key.

If you are planning on leaving your suite unattended for an extended period of time, it is recommended that you shut off your main water valves to prevent unexpected leaks from occurring.



NATURAL STONE COUNTERTOPS AND TILES

Granite and Marble are natural products. Like most natural products, it is recommended that the surface be cleaned daily with soap and water. It is highly recommended that no harmful or abrasive chemicals be used on the exposed area. It is highly suggested that the natural stone be resealed annually.

Regular Maintenance

- Immediately wipe up spills and messes. Use pH neutral cleaners and soapless detergents for daily cleaning
- Rinse the stone and grout thoroughly to remove any remaining cleaner
- Agitate grout joints with a soft bristled brush to loosen debris
- Thoroughly rinse, dry, and polish cleaned areas
- Acidic cleaners will etch and remove the polished surfaces from calcium based stones such as marble, travertine, and limestone
- Acidic cleaners will eventually erode the grout in the joints making cleaning and maintenance more problematic. This is especially true if using acid cleaners on sanded grout installations.
- Coloured grout pigment can be permanently damaged by using acidic cleaners. This is especially true if acidic cleaners are used on a daily basis

Heavy Duty Maintenance

Heavy duty cleaning requires the use of pH alkaline based cleaners. These can include scouring cleaners and poultices manufactured for this purpose. Use a soft bristled brush to agitate the cleaners in the grout joints

- Test an inconspicuous area with any abrasive powder to evaluate if it will adversely affect the finish of the stone
- Allow the cleaner to rest upon the surface to gain the full potential of the cleaner
- If these results are not acceptable, then proceed to the more aggressive high alkaline “heavy duty” or “deep clean” type cleaners available from reputable manufacturers



- Commercial floor buffers or cleaning machines are perfectly suited to clean large areas. The biggest question here is the selection of the cleaning solution
- It is very important to rinse the tile and grout thoroughly to remove remaining cleaner
- If the results are not satisfactory using high pH alkaline cleaners, it may be necessary to use an acidic solution to solve a particular problem
- Acidic cleaners will etch and remove polished surfaces from calcium stones like marble, travertine and limestone
- Sulfamic and phosphoric acids are the safest and most used acids in solving cleaning problems. These two acids have very specific mixing and application recommendations must be followed correctly
- Always thoroughly rinse the cleaned area, dry and polish

Other Maintenance Information for Natural Stone

- Most stone, once protected, require occasional scrubbing to remove surface build-up of dirt and grime
- Using a neutral cleaner, apply cleaner as directed, rinse using clean water
- Towel drying after rinsing removes streaks especially on polished surfaces
- On some types of stone you can apply coatings to produce a “wear layer” or “sacrificial coating”, but this may change the look of the stone and may sometimes require more maintenance to maintain the beauty of the floor
- On honed (smooth but not polished) or slate (rough) finish stones, a good scrubbing is required more often, due to the texture of the product holding the dirt to the surface
- A good penetrating sealer cuts down on the frequency of this task
- Most stones will be easy enough to maintain with a high quality sealer and regular maintenance



PORCELAIN TILES

Regular Maintenance

- Sweep or vacuum the floor free of debris. If sweeping, use a soft natural bristle broom
- Use the recommended amount of general purpose neutralizing cleaner to clean the surface
- Rinse with clean water or a mild solution of neutral cleaner, suspend and remove all soft residues
- Remove excess water

Maintenance for Extremely Dirty Areas

- Sweep or vacuum the floor free of debris
- Scrub with a high pH or alkaline cleaning compound and floor machine equipment with an abrasive pad or natural bristle brush
- Pick up soiled cleaning solution with a wet vacuum
- Rinse floor area twice with clean water
- Remove excess with a wet vacuum

Maintenance for Textured Surfaces

NOTE: Textured surfaces require additional maintenance. Due to the crevices on the tile surface, it will be necessary to reach the soil that rests in the low points. Standard wet mopping will not be completely effective in maintaining these surfaces.

- Sweep and vacuum floor debris to ensure that all soil is removed completely
- Use a scrubbing machine or mop with a mild cleaning solution, using cross action to ensure that all dirt is removed
- Rinse several times with clean water
- Proper cleaning enhances the aesthetic characteristics of any floor



CABINETS

Lifetime Limited Warranty on Drawer Guides and Hinges

Door hinges and drawer guides carry a manufacturer's LIFETIME LIMITED WARRANTY to be free from defect in materials and workmanship under normal use. Replacement hinges and drawer guides are subject to availability from the manufacturer.

General Warranty Guidelines

Should defects in material or workmanship be shown to exist in any LivingArt product, LivingArt may repair or replace, at our option any such defective product covered by our warranty. Further, the warranty does not cover costs associated with shipping or transportation of replacement components, removal or installation costs, loss of time, loss of use, loss of revenues, inconvenience or other incidental damages. Neither does the warranty cover deterioration due to normal wear and tear, damage by misuse, neglect, acts of God, exposure to moisture, UV radiation or extreme heat, abuse and other occurrences beyond the control of LivingArt.

This warranty shall become void if the cabinets are in any way modified, improperly re-installed or damaged prior to or during reinstallation, or utilized in other than normal residential applications. Wood varies in color and characteristics and will exhibit changes as it ages. Sunlight, smoke, household cleaners and other environmental conditions will affect the color match of all cabinetry over a period of time. The occurrences are considered to be the nature of the materials and are not covered under this warranty. From time to time LivingArt will change the design, specifications and materials as conditions require and improvements are developed, without obligation to make similar changes to products previously manufactured. If a warranty claim is filed after a product has become obsolete, or has undergone design changes, we reserve the right to honor the warranty in one of the following manners:

- To replace the affected component with a new component of the same style.
- To replace the affected component with a component that is as similar and comparable in style as possible.

If components are replaced, the finish of the new component may not fully match the finish and appearance of existing cabinetry.

ALL IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE, ARE LIMITED IN DURATION TO THE DURATION OF THIS EXPRESS WARRANTY. LIVINGART SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM A BREACH OF THIS WRITTEN WARRANTY OR ANY IMPLIED WARRANTY.

CARE AND MAINTENANCE GUIDELINES

Avoid Sunlight Damage

Exposure to sunlight (UV radiation) will damage and fade lacquered wood surfaces. Consider draperies or blinds or UV protective film on your window glass to shield your cabinets from sunlight (UV radiation).

Care and Cleaning Guidelines

Soft cotton cloth dampened with warm water is usually sufficient to clean your cabinets. For a more thorough cleaning use one of the following cleaning solutions:

- A fresh solution of dishwashing liquid mixed with warm water.
- A mild all-purpose cleaner which does not contain ammonia or silicone.

Stronger products may damage or discolour your cabinet finish and are not recommended.

After cleaning, wipe all surfaces with a clean, damp cloth.

Dry immediately, using another soft, clean cloth.

Spills

Clean all spills and splatters immediately. Prolonged exposure to spills, including food, water or other liquids, or to oil and grease splatters, will cause permanent discoloration or damage to your cabinet's finish.



Cleaning Products to Avoid

- Harsh chemicals
- Abrasive cleaning products such as tub and sink cleansers, scouring powder, scouring pads or steel wool
- Sponges or dish clothes which may contain particles that could scratch your cabinets, food or oil residue.
- Solvent-based or petroleum-based products such as mineral spirits, nail-polish removers or paint thinners.
- Ammonia or cleaning products that include ammonia.
- Bleach or cleaning products that include bleach.
- Silicone-based cleaning, waxing or polishing products.

Regular Dusting

Use a clean, soft, lint-free cotton cloth for regular dusting. Packaged dusting sheets are not required or recommended. Do not use pre-moistened dusting sheets, and do not use aerosol products made for dusting.

Waxing and Polishing

Waxing is not required or recommended.

Cleaning Metal Framed Glass Doors

Extra care is required. Spray an ammonia-free glass cleaner on a clean, soft, lint-free cloth or paper towel. Do not spray cleaner directly on the glass. It will seep in between glass and metal frame and will cause damage.

Avoid Moisture and Heat Damage

Avoid draping damp clothes or dish towels over cabinet doors. Do not operate coffee machines, electric kettles or toasters directly beneath the wall cabinet units. The escaping steam and the high temperature will damage cabinets and doors.



APPLIANCES

Dear Purchaser,

On behalf of Appliance Canada, we would like to inform you that all appliances installed in your suite come with a one year manufacturer's warranty, effective from the date of your interim occupancy. For service requests, you are required to contact the manufacturer directly.

Below is a list of all of the contact information you need regarding your new appliances.

Please note, a copy of the manuals for all of your appliances can be found on the USB.

Fridge/Freezer/Dishwasher/Oven/Cooktop

Blomberg-Fulgor

Aftersales service department

Distinctive Appliances Inc.

Tel. : 1 800 561-7265

service@amiel.ca

Microwave/Washer/Dryer

Whirlpool

Appliance Canada

www.appliancecanada.com

Customer service Tel: 905 660 2424 ext 2362

Enjoy your new home,

Appliance Canada



MIRRORS AND SHOWER STALLS

VANITY MIRRORS AND CLOSET SLIDERS

1. Never spray cleaning solution directly onto the mirror. Cleaning solution should always be sprayed onto a lint-free rag and then used to wipe the glass, as excess cleaning solution may damage the silvering on the back of the mirror.

2. Avoid using any cleaner that contains harsh ingredients like acids and alkalis. One way to always remember this is to stick to the three A's of glass cleaning: avoid acids, alkalis and abrasives.

SHOWER STALLS

1. Use a squeegee every single time you shower to prevent water stains.

2. Clean the glass on a frequent and regular basis.



WINDOWS AND GLASS DOORS

Cleaning and Maintenance

- Commence cleaning as soon as the glass is visibly dirty.
- Avoid cleaning tinted and reflective glasses in direct sunlight as the glass will be excessively hot for optimum cleaning.
- Washing of the glass should be preceded by a thorough cold-water flushing to remove all surface grit.
- Glass should be washed using a soft, clean, grit-free cloth and a mild soap or detergent. Glass should be rinsed immediately with clean water, and the excess water should be removed with a clean squeegee, or a clean, lint-free cloth. Do not allow metal squeegee holders to touch the glass surface.
- If paint or glazing compounds have to be removed from the surface, conventional cleaners and solvents should be used. Do not use razor blades or broad knife blades to remove these contaminants.
- Solutions that are strongly alkaline or acidic, fluoride salts or hydrogen fluoride producing compounds must not be used.
- Fingerprints, grease stains, smears, dirt, scum, sealant residue, scratches and abrasions are more noticeable on coated glass than on uncoated glass. Extra care should be exercised in handling and cleaning to keep such markings off the glass.
- Abrasive cleaners must not be used on first-surface reflective glass products.
- Window and door hardware should be inspected once a year (or more if necessary) for dirt and dust, and cleared of dirt or grime build up, paying particular attention to the slides in window hinges and the patio door track (vacuum track to remove debris if necessary). Clean water should be used when possible to flush the hardware clean, and a mild dish soap and water mixture can be used to loosen stubborn dirt. Always rinse the hardware afterwards with water, and dry.
- Periodically, clean rollers under door sash and spray rollers and track with a mild spray lubricant. Do not use grease or oil as these items tend to attract dirt and dust.
- During the lifetime of a sliding door, weather seals may require changing. The weather seals are designed to be easily replaced without special tools.



Window Coverings

Any window coverings that can be seen from the exterior of the building must be white or off-white only.

Draperies, venetian blinds or other interior shading devices must not be hung directly from or off of window wall systems. Where drapery track or hardware is secured directly to the window frames the warranty becomes null and void.

Draperies, venetian blinds or other interior shading devices must be hung so as to provide space at the top and bottom or one side and bottom to permit natural air movement over the room side of the glass. The same goes for furniture positioned along the window wall.

The following criteria must be met to avoid formation of a heat trap:

- Minimum 1 ½" (38mm) clearance required top and bottom or one side and bottom between shading device and surrounding construction.
- Minimum 2" (50mm) clearance between glass and shading device.
- Heating/cooling outlets must be to room side of shading device

Failure to ensure these conditions are met could let to "heat glass breaks", which are not covered under warranty.



PLUMBING

WATER SHUT-OFF VALVE LOCATIONS

Your suite is equipped with one or more water shut-off valves, which will require a special key. For multi-level suites, there is one for each floor. They will be located underneath either the kitchen or bathroom sink, or inside a closet.

There are individual shut off valves on most fixtures (toilets, sinks, dishwasher).

The laundry machine will have a separate shut-off located on the wall beside the machines. This valve must be turned off after each use.

Please be advised, location may vary for certain layouts. You will be shown the location of shut-off valves during your PDI.

IMPORTANT:

Water should also be turned off at all water sources in your suite when you are away for a prolonged period of time.

In case of a plumbing emergency, every member of your household should know the location of these valves.

If you choose to have plumbing work done in your, it is recommended that you use the original contractor for the building: Malfar Mechanical Inc. at (905) 850-1242.

EXTERIOR HOSE BIBS (if applicable)

If applicable to your suite, maintenance is required for the hose bib in your unit. There are a few steps that must be taken each fall to prevent the exterior hose bib from freezing:

1. Disconnect garden hoses from exterior hose bib.
2. Shut the water off from the water shut-off valve inside of the suite. The water shut-off will be located on the opposite side of the exterior wall as the hose bib.
3. After the water valve inside is off, open the exterior hose bib and drain any water that is in the pipe. Leave the hose bib open during the winter, and shut it just before you turn the water back on in the spring.



ELECTRICAL

OVERVIEW

There is a two-year warranty on electrical installation and system distribution. Light fixtures installed after occupancy must be installed by a certified electrician. Any homeowner alterations, additions or deletions will void your warranty.

HOMEOWNER ELECTRICAL TIPS

1. Loss of electrical power may be the cause of a tripped breaker. With any power loss, check the main electrical panel for tripped breakers.
2. Never overload electrical outlets.
3. Circuit breakers are safety devices located on your electrical panel to prevent overloading and fires. They stop the electrical current if it exceeds the safe level for some portion of the home electrical system. If the demand for electrical current exceeds the safety level, a circuit breaker will “trip” causing power loss. This requires manual resetting of the breaker. The “tripped” breaker will be in the off position, visible once the panel door is opened. The circuit must be turned to the “off” position and then back to the “on” position to regain power.
4. Ground Fault Circuit Interrupters (GFCI) detect any loss (leakage) of electrical current in a circuit that might be flowing through a person using an electrical product. When such a loss is detected, the GFCI turns electricity off before severe injuries or electrocution can occur. These outlets are required in places where there is water. The ON Electrical Safety Code requires that a GFCI be installed in one bathroom. They may also be installed in the kitchen. You can recognize the GFCI by the two buttons on the outlet. One says “TEST” and the other says “RESET”.



5. If the “TEST” button is popped out, power has been disconnected from the GFCI. You will have to press the “RESET” button to gain power in the outlet.
6. Be sure to clean your smoke detector at least twice a year. Dust particles and cobwebs can affect the sensitivity of the device. Using the brush attachment of your vacuum, gently dust the smoke detector.
7. Do not paint your smoke detector.
8. Smoke detectors are hard-wired into the building’s electrical system it is not necessary to change any batteries.

If you choose to have electric work done in your suite, it is recommended that you use the original contractor for the building: Protocam Electric Inc. at (905) 761-5413.



PAINT

The suites at Liberty Market Lofts have been painted with products from the Sherwin-Williams Company. The walls of the suites are painted with ProMar 400 latex flat finish, in White Dove (OC-17). This paint is a high quality, interior latex paint designed for the new home/condo market. It offers excellent coverage and very good touch-up. It flows on smoothly and can be used on interior walls and ceilings where flat finish is required.

The trim of the suites have been painted with Quali-Kote latex semi gloss (OC-17). This product is also designed for the new home/condo market and is designed to provide better brushing characteristics and a smoother finish. The product can be used on most surfaces and provides a washable finish.

The Sherwin-Williams store in Toronto has the formula for your colours on file and can assist you with your painting needs. Please contact us directly should you have any questions. All of the staff at Sherwin-Williams are pleased to have been involved in this project and look forward to the opportunity to assist you further.

Sherwin-Williams

31 Bathurst St

Toronto, ON

Phone: 416-504-8778

Hours: M-F: 7am-5pm, Sat: 7am-1pm

Regards,

The Sherwin-Williams Co, Brian MacKay, Store Manager

The Sherwin-Williams Company is the largest manufacturer of residential paint products in North America and operates more than 4000 stores in North America with 30 locations in Ontario. Visit www.sherwin-williams.com to learn more about the products and services available at your local Sherwin-Williams Paint store.



FLOORING

Easy Care Floor Maintenance Tips

Follow these easy floor maintenance tips, and spend years enjoying your TORLYS floor and its original shine:

- Dust-mop (with a non-treated, clean mop) or vacuum floors regularly to remove loose soil and fine dust particles that can scratch finished floors
- Wipe up spills on floors immediately with cloth or sponge. Clean as required with TORLYS Natural Glow® Floor Cleaner
- Use only TORLYS recommended floor maintenance products on your TORLYS floor
- Never use wet mops, highly acidic or alkaline cleaners, non-recommended commercial floor cleaners or polishes, treated mops that have been used to clean other floors or furniture
- Place felt floor-protector pads on furniture feet and protect your floor from hard castors or moveable furniture
- High heels and pet nails can cause permanent indentation in floor surfaces. Use caution when wearing high heels, and keep pets' nails trimmed
- 70% to 80% of dirt on the floors in your home is tracked in from the outside. One square yard of matting can capture one pound of soil. Use entry-way (non-skid, cotton) mats to capture tracked-in dirt and soil, and clean them regularly. Rubber or fibre-backed mats may stain or scratch floor finish
- To help minimize expansion and contraction of your TORLYS floor, use a humidifier or dehumidifier to maintain an even level of humidity. The recommended humidity range for all TORLYS floors is 30% to 60%



NOTES

This image shows a full page of white paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings on the page.