

# THREE HUNDRED

FRONT STREET WEST

## Home Orientation Checklist – Tower Suites

**TRIDEL**  
BUILT FOR LIFE

Location	Item	Comments
My Tridel Home	Personal Website: mytridelhome.com	Explained web site and confirmed access.
Occupancy Status	Confirmed Possession Date:	<b>March 3, 2014</b>
Parking & Locker Status		Parking Spot # is: <b>P3 43</b>
		Locker: <b>P3 127</b>
<b>Please initial at the bottom of each page as your Customer Care Representative has explained the outlined features to you.</b>		
Exterior	Access to Building	Explained entrances; including handicap access and guest drop off procedures. Main entrance to building off 300 Front Street.
Common Area	Enterphone	Explained that the door entry system is connected to the suite telephone. This allows guests to quickly announce their arrival. To utilize the Enterphone system you must register your name and phone number with Property Management. Please refer to page 7 of your Homecare Guide for details on the operation of the enterphone.
Common Area	Security – Concierge	Explained role of Concierge. Responsible for 24-hour access control of all guests. Access to building is outlined on page 7 of the Homecare Guide.
Common Area	Property Management Office	Introduced to the Property Management Team and showed location of office. Explained that all residents must register with Property Management upon interim closing. Please refer to the forms enclosed in the closing package.
Common Area	<b>15<sup>th</sup> Floor</b> Party Room/Lounge Fitness Centre Rooftop Infinity Pool Dining Room Sauna Billiards Sun Deck Theatre Poker Room	Indicated location and booking procedures. Advised of location and amenity regulations as outlined on page 39 of the Homecare Guide.
Common Area	Mail Pick Up  Temporary Mail Pick up  Toronto Station B 600 Commissioners Street Toronto, Ontario Monday to Friday 9:00 am to 6:00 pm  <i>Photo ID required.</i>	Shown location of mailroom. Your new mailing address is:  <b>300 Front Street West, Suite # 2706 Toronto, ON M5V 0E9</b>  The Concierge will be able to accept parcels on the homeowner's behalf provided a waiver is signed. Please refer to page 3 of your Homecare Guide for details on parcel deliveries. Please note that the concierge is not responsible to accept registered mail.

Exterior	Access to Parking *Parking Garage is minimum of 6'10" in height  * Slow down while approaching the garage door – your vehicles speed should not be more than 5 km/h*	Explained where the parking entrance is for residents and visitors. Explained traffic patterns. Provided detailed directions outlining entrance to the parking.
Exterior	Moving Room and Ramp <u>Approximate dimensions</u>  Moving elevator dimensions are: 6'10" wide X 4'4" deep X 9'0" height  Moving elevator door dimensions are: 3' 6" wide X 7' tall  Door into the moving corridor dimension are: 5'7" wide X 8' 7 1/2" tall	Showed location. Confirmed that the elevator appointment has been booked for move in and is required for any large deliveries such as furniture. All elevator bookings are on a first come, first serve basis and can be arranged. Moving information is outlined on page 3 of the Homecare Guide.
Common Area	Designated Disposal Area	Showed location. Reviewed guidelines for refuse removal as outlined on page 5 of the Homecare Guide.
Parking	Remote Intercom Station	Showed location and demonstrated panic button, concierge intercom and security cameras, as outlined on page 10 of the Homecare Guide.
Bike Rack		Provided location information.
Parking	Parking & Lockers  Lockers/Bicycle Storage Lockers (if applicable)	Showed location of Homeowners Parking and Locker location if applicable. Provided layout with highlighted parking/locker indicating location. Reviewed parking and locker guidelines as outlined on page 9 of the Homecare Guide.  Advised Homeowner that all items within locker room are to be kept elevated off the floor and that all items are placed under a plastic cover. The Condominium Corporation or the Declarant is not responsible for items which are damaged as a result of water leakage.
Corridor	Fresh Air Vents	Explained that Fresh Air Vents ensure fresh airflow into the commons areas. The vents in the corridor should never be adjusted by a resident. Please contact Property Management if there is a problem with the corridor venting. Referred to page 38 of Homecare Guide.
Corridor	Smoke Detector	Indicated location. The smoke Detector is hardwired to building emergency systems.
Corridor	Garbage Disposal	Explained proper usage of the garbage disposal system. Please review the guidelines on page 5 of Homecare Guide.  Hours of operation (8 am – 10pm).
Corridor	Stairs/Emergency Exits	Indicated location of both Exits. For Fire and Emergency Procedures, referred Homeowner to page 11 in the Homecare Guide.
Suite Entrance	Suite Entry Door	

	Suite Entrance	Alarm Panel	Demonstrated how to code the alarm. Please be advised that Property Management may enter Suite for Emergency Situations. The Operation Manual is included in the Closing Package.
	Suite	Fire Alarm Speakers	Indicated location. The speaker is hardwired to emergency systems in the building, therefore no batteries are required. Security/Concierge will be alerted if the speaker is tampered with.
	Suite Entrance	Heat Detector	Indicated location. The Heat Detector is hardwired to the emergency systems in the building; therefore no batteries are required. Security/Concierge will be alerted if the heat detector is activated.
	Suite Entrance	Carbon Monoxide Detector (Where Applicable)	Indicated location. The Carbon Monoxide Detector is hardwired to the buildings emergency systems; therefore batteries are not required. Security/Concierge will be alerted if unit is activated or tampered with.
	Suite Entrance	Foyer Closet	Inspected installation of shelving (standard feature) and ensured good operation of doors.
	Suite Entrance Closet	Demarcation Unit	Indicated location; Where applicable, Telephone and/or Cable company will require access to this point for initial installation of phone and cable service. Referred Homeowner to page 6 of the Homecare Guide for further details about the telephone and cable service installation.
	Suite	Smoke Detector(s)	Explained that smoke detector is hardwired to the breaker panel in the suite. Should a fire be detected within your suite, please activate the fire alarm pull station located in the corridor. Homeowner to test monthly by pressing "test" button on unit.
	Laundry	Washer/Dryer Energy Star High Efficiency front loading  For Warranty Concerns, Contact Whirlpool at 1-800-807-6777	Referred Homeowner to manufacturer's manual for proper use and care. Ensured unit is in good condition. <b>Front loading washer must use High Efficiency Detergents. Laundry detergent packages will be marked "HE" or "High Efficiency".</b> Explained that washer door is to be left slightly ajar so residual moisture can evaporate when not in use. Informed Homeowner they are not required to submit warranty card. Explained to homeowner to contact Whirlpool for any warranty concerns.
	Laundry	Water Shut Off	Demonstrated water shut off for washer. Steel braided hoses have been provided to prevent bursting under pressure, it is best to turn the water off when not doing laundry. It is also recommended to turn the main water off when away for an extended period. <b>Turned water valves off after demonstration.</b>
	Laundry	Lint Traps	Demonstrated Lint Trap removal. Vacuum or remove debris after each use or as needed. Referred Homeowner to page 22 in the Homecare Guide.

Bathrooms (Where applicable )	Central Exhaust Fan	<p>Explained the continuous venting of the bathroom(s) exhaust to central building energy recovery system.</p> <p>Central exhaust system contains fire and smoke dampers. These are used to prevent transmission of flame and/or smoke where ducts penetrate fire/smoke barriers.</p> <p>Maintenance/access may only be required by Property Management.</p>
Suite	Vertical Fan Coil System  (Individual metering of water, electricity, heating and cooling consumption.)	<p>Showed location and demonstrated the changing of the filter. Explained that it is the responsibility of the Homeowner to change the filter as needed (standard every three months). Improper maintenance of the fan coil system may result in reduced effectiveness. Referred Homeowner to page 6 and page 33 in regards to metering consumption in the Homecare Guide.</p>
Capped Outlets	Dinning Room (other locations where applicable)	<p>Recommended that a qualified electrician be used if Homeowner is planning on lighting installation. The wiring in condominiums differs from a standard dwelling and an improper installation will affect the functions of other electrical outlets and/or switches. Indicated that the electrical warranty is for two years and failure to use a licensed electrician may result in electrical warranty becoming void. In the past <b>Raymack Electrical: 416-747-1726</b> has serviced Tridel Buildings.</p>
Bathroom	Accessories	Ensured installation of accessories.
Bathroom	GFI Outlet	<p>Informed that Ground Fault Circuit Interrupters (GFI) protect against accidental electrical shock. When there are two bathrooms the GFI outlets may be wired on the same circuit and can only be reset from the bathroom with the reset button.</p>
Bathroom	Dual Flush, low-flow high performance Toilet	<p>The low flush toilet is a requirement of the Ontario Building Code. As a result of the lower water capacity, the toilet may require two flushes to remove solid waste. The dual flush toilet exceeds the building requirement and is part of the LEED program. Explained the two button activation. It is strongly recommended to not discard paper towel, cotton swabs, feminine hygiene products or any other item other than the intended use by flushing them down the toilet. The toilet may easily clog as result and it will be the responsibility of the homeowner to dislodge any clogs in the toilet. Water cleaning treatments are prohibited as they may damage internal parts of the toilet.</p>
Bathroom	Vanity/Countertop	Checked surface of counter and installation.
Bathroom	Sink	Inspected faucet. Demonstrated use of hot water and water pressure.
Bathroom	Mirror	Checked surface of mirror and installation.
Bathroom	Bath/Shower	Inspected tile installation, faucets, run water and tested water stoppers.

Bathroom	Wood Blocking Locations	Indicated approximate location of wood blocking for future grab bar installation. In suites with two bathrooms, the main bathroom was generally selected but may vary per suite design. <b>Diagram provided.</b>
Kitchen	Main shut off Valves	Indicated location; operation and importance of valves and water shut off.
Kitchen	Granite Countertops	Inspected overall condition. Explained care and maintenance responsibilities of Homeowner. <b>Recommended that the countertop be sealed every few years with professional consultation to protect from staining.</b> Referred Homeowner to care instructions on page 25 in the Homecare Guide.
Kitchen	Quartz Countertops (Where applicable)	Inspected overall condition. Explained care and maintenance responsibilities of Homeowner.
Kitchen	GFI Outlet	Ground Fault Circuit Interrupters (GFI) protects against accidental electrical shock.
Kitchen	Cabinets	Inspected that doors are level, not rubbing together, and that drawers open and close freely. Ensured cleanliness, shelf installation and checked for bumpers.
Kitchen	Cabinets and Potlights (where applicable)	Explained that all cabinets should not be left in the open position for an extended period of time when pot lights are located in the bulkhead directly above the cabinet. If the cabinet is left open, the potlight will scorch the wood or laminate and damage the cabinet. (sticker placed).
Kitchen	Sink & Faucet	Checked functions of faucet in regards to water flow and temperature. Indicated location of water shut off.
Kitchen	Dishwasher Energy Star High Efficiency  <b>For Warranty Concerns</b>  <b>Please contact Europarts</b>  <b>1-800-678-8352</b>	Showed location of shut off valve Make sure unit is centered and door operates properly. Demonstrated functions. Referred Homeowner to manual for complete instructions. Informed Homeowner they are not required to submit warranty card. <b><i>Turned off the dish washer valve after demonstration. Informed to turn it back on before using the dish washer. (showed reminder tag/label).</i></b>
Kitchen	Fridge/Freezer Energy Star High Efficiency  <b>For Warranty Concerns</b>  <b>Blomberg Fridge</b> <b>contact Elite Appliance</b> <b>Repair 416-848-0670</b>  <b>Liebherr Fridge</b> <b>Contact Europarts</b> <b>1-800-678-8352</b>	Checked doors to ensure proper installation and range of movement. Demonstrated all operational functions of unit. Referred Homeowner to manual for complete instructions. Informed Homeowner they are not required to submit warranty card.

	Kitchen	<p>Cooktop and Oven</p> <p><b>For Warranty Concerns</b></p> <p>Bertazzoni cooktop/oven contact Elite Appliance Repair 416-848-0670</p> <p>AEG cooktop/oven Contact Europarts 1-800-678-8352</p>	<p>Demonstrated all operational functions of unit. Referred Homeowner to manual for complete instructions. Informed Homeowner they are not required to submit warranty card.</p>
	Kitchen	<p>Microwave</p> <p><b>For Warranty Concerns</b></p> <p>Panasonic microwave contact Transglobal 905-6696-3462</p> <p>AEG microwave Contact Europarts 1-800-678-8352</p>	<p>Demonstrated all operational functions of unit. Referred Homeowner to manual for complete instructions. Informed Homeowner they are not required to submit warranty card.</p>
	Kitchen	<p>Hood Fan</p> <p><b>For Warranty Concerns</b></p> <p>Falmec Hoodfan contact Elite Appliance Repair 416-848-0670</p> <p>Faber Hoodfan Contact Europarts 1-800-678-8352</p>	<p>Demonstrated all operational functions of unit. It is important that the hood fan is used any time the homeowner is cooking. The hood fan will help control cooking odors as well as control humidity levels within the suite.</p>
	Kitchen	<p>Lighting</p>	<p>Ensured light bulbs are installed in fixtures as well as any under cabinet lighting if applicable. Demonstrated location and operation of switches.</p>
	Living Room	<p>Switched Outlet</p>	<p>Demonstrated and explained which outlets are controlled by wall switch with use of circuit tester.</p>
	Suite	<p>Laminate Floor</p>	<p>Inspected overall condition of flooring. Reviewed the aspects of Laminate flooring.</p> <ol style="list-style-type: none"> <li>1. Wear and tear resistant</li> <li>2. Impact resistant</li> <li>3. Although scratch-resistant, it is not scratch proof</li> <li>4. Fade resistant</li> <li>5. Easy to clean</li> <li>6. Hygienic: Due to sealed surface dust cannot attach to it. Dust mites and other allergy-causing substances cannot survive on the surface of floor.</li> </ol> <p>Referred Homeowner to page 27 of the Homecare Guide for care and maintenance.</p>
	Suite	<p>Pre Engineered Hardwood Floor (Where Applicable)</p> <p>¾ " Solid Hardwood Floor (Where Applicable)</p>	<p>Inspected for overall condition of flooring. Reviewed the aspects of Pre-Engineered and Solid Hardwood Flooring and the maintenance procedures for which the Homeowner will be responsible.</p> <p>Explained :</p> <ol style="list-style-type: none"> <li>1. Wood is a natural product there may be colour variation.</li> <li>2. Temperature/humidity has an effect on expansion and contraction.</li> <li>3. Transition in height between different materials.</li> </ol> <p>Referred homeowner to pages 26 in the Homecare Guide for care and maintenance.</p>

Suite	Thermostat	Showed location and demonstrated use. Referred Homeowner to page 33 in the Homecare Guide for further details. Ensured that the thermostat was set to "manual" mode for ease of operation and informed that it can be turned to "program" mode to use at its full potential.
Suite	Air Registers	Showed location of grills and demonstrated how to properly adjust the airflow.
Suite (Specify location/room)	Breaker Panel	Showed location and explained operation. Demonstrated different positions of breaker.
Suite (Specify location/room)	Multiport	Explained Multiport outlet.
Suite	Cornice Molding (Where applicable)	Inspected for flaws and examined joints.
Suite	Sliding Door/Terrace Door	Ensured door opens, closes and locks properly. Inspected finish and installation on both sides.
Exterior	Balcony/Terrace	Inspected finishing. Ventilation purpose at top, drainage at bottom. Informed Homeowner of post construction cleaning. Balconies and Terraces are exclusive use common areas and details on regulations can be obtained through Property Management.
Exterior	Balcony/Terrace Exterior Hose Bibs (Where applicable)	Reviewed the process of winterization of exterior hose bibs and explained that it is the responsibility of the Homeowner.
Suite	Windows (Thermally broken aluminum windows with Low-E coated, argon gas filled, double pane, sealed glazed units.)	Demonstrated operation of windows and insured all safety locks are operable. Examined j-mould. Explained condensation as well as maintenance procedures of interior and exterior.
Suite	Window Coverings (Where applicable)	Reviewed the operation and care of window coverings provided by the builder. Recommended to the homeowner in order to assist in maintaining optimum temperatures within the suite, window coverings should be installed as soon as possible. Window coverings will also assist in protecting wood floors or cabinetry from the harmful UV rays, which may discolour or affect the moisture content in the wood.
Suite	Baseboards	Inspected for flaws and examined joints.
Suite	Drywall & Paint (low levels of volatile organic compounds - VOC's)	Checked for marks, scratches, stucco over spray on walls and overall painting of suite. Explained shrinkage/settlement cracking.
Suite	Carpet	Checked for loose areas, gaps, and fraying. Explained unavoidable seams and initial carpet shedding. Mentioned maintenance and traffic patterns.
Information	24 Hour Grace Period	Explained the 24-Hour Grace Period. This period begins when Homeowners pick up their keys. While we will be happy to address warrantable items within the suite, we will not be held responsible for damage that occurs either by the move in process, or through irregular use or abuse.

	Warranty Status	Maintenance and Warranty Review Date: Tentative	Explained to the Homeowner that they will receive a letter explaining the Maintenance and Warranty Review.
	Information	Occupancy Date	Informed the Homeowner that they will be notified by Customer Care when their keys are released. Explained express key pick up with the concierge.
	Information	Insurance	Recommended Homeowner to obtain minimum insurance coverage as follows: \$2,000,000 Liability content insurance, betterment and improvement insurance, loss assessment and contingency insurance. Outlined on page 15 of the Homecare Guide.
	Information	Toronto Noise by-law	Construction noise permitted Monday to Saturday from 7:00 a.m. to 7:00 p.m. Sunday and Statutory Holidays from 9:00 a.m. to 7:00 p.m.
	Information	Always on Program – Rogers Cable Kit	Provided Homeowner kit with instruction copy.
	Information	Sun-Brite Draperies	Provided Homeowner brochure and referral form.
	Information	Casalife and Direct Interior	Provided Homeowner with brochures.
	Information	Provident	Explained Provident turnover procedure. <i>Explained that Provident will not start billing for the utilities monitored by them until building registration.</i>
	Information	Tarion New Home Warranty Program	Ensured that the Tarion CCP form has been reviewed and signed. Gave top copy to Homeowner and put remaining copy in Homeowners file.
	Information	Tarion Home Owner Information Package  (If homeowner has not already received one at Décor Appointment)	Provided Homeowner with a copy of the Booklet. Explained its purpose (booklet provided by Tarion to explain Homeowner and Builder's obligation for warranty issues). Explained the 30 Day and year end forms.
	Information	Home Care Guide	Explained that homeowner can download the homecare guide from <a href="http://mytridelhome.com">mytridelhome.com</a> within the "My Library" section or ask for a digital copy via email. Pointed out Emergency Procedures which can be found on page 11.
	Information	Quick Start Guide	Provided Homeowner with copy of guide and explained purpose.
	Information	Del Condominium Rentals: (416) 296-1012 <a href="http://www.dcri.ca">www.dcri.ca</a>	Discussed the option of using Del Rental if Homeowner is considering using the property as an investment.  <b>Explained services offered by Del Rentals and handed out Del Rental information.</b>
	Information	Del Realty 416-736-2617 <a href="http://www.delrealty.ca">www.delrealty.ca</a>	Del Realty Inc is the exclusive agent for Tridel. Del Realty is firmly committed to helping you buy or sell your home (Tridel-built or otherwise) with the same care, expertise and commitment to customer service that Tridel is renowned for.