

HOMEOWNER MANUAL

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Welcome To Your New Home.

Amacon would like to welcome you to your new home at Alaska.

Amacon’s goal is to create homes that help you Live Well[®]. With over 50 years of development and construction expertise, Amacon brings a precise level of design and craftsmanship which is evident in every one of our homes. We know that your home is also an important investment, and for Amacon, creating long-term value through the quality we put into each home is one of our fundamental goals.

Homeownership is an exciting and rewarding experience. It is also a commitment which requires your on-going care and attention therefore it will continue to look its best and perform well for many years to come. Our team has created this important manual specifically for Alaska Homeowners. We encourage you to take the time to read this manual and keep it close at hand. You will find helpful information on everything from homecare tips to service procedures provided by The Amacon Customer Care team and Alaska Property Management Company.

At Amacon, our dedication to service and customer care stands behind everything we build. All new Amacon homes are backed by a comprehensive third-party coverage with you and your home in mind. Our knowledge and commitment to service has earned Amacon the loyalty of thousands of satisfied homeowners over the past 50 years.

We are pleased to add Alaska to our memorable list of completed residential communities. Amacon has completed several communities throughout Metro Vancouver including Vancouver, Burnaby, Richmond and Coquitlam. We have also developed new communities in Alberta and Ontario and recently expanded into Denver, Colorado. Our vision is to continue to be one of North America’s largest and most successful builders for decades to come.

Residents are encouraged to explore the outdoor amenity area, meet their neighbours, get to know each other, and enjoy life at Alaska as a community.

We wish you many memorable moments and peace of mind at your new home here are Alaska. Thank you for choosing an Amacon-built home.

The Amacon Team





QUICK ACCESS INFORMATION

ALASKA ADDRESS

Mail: 4433 Alaska Street
Burnaby, BC V5C 5T3

AMACON / CUSTOMER CARE SERVICE REQUESTS

To place an in-suite customer service request, please contact Amacon Customer Care in writing and detail the issue(s).

Mail: Amacon Customer Care Department
Suite 500 – 856 Homer Street
Vancouver, BC V6B 2W5

Email: CustomerCareVan@amacon.com

Website: www.amacon.com and click on Customer Care > Homeowner Care > BC

- Service requests may only be placed by homeowners. If you are a tenant, please contact your landlord.
- If you would like to place a service request for a common area related deficiency, please contact the Property Management team (contact information below.)

RANCHO / PROPERTY MANAGEMENT & CONCIERGE CONTACT INFORMATION

Rancho Management Services (B.C.) Ltd. has been selected as the property management company for Alaska. The role of the Property Management Company is to handle the day-to-day operations and condominium related concerns of the residents. Property Management is accountable to and takes direction from the Strata Council, and is directly responsible for the maintenance, appearance and upkeep of all the common areas throughout the complex. You have also been provided with a Welcome Package from Rancho containing information about strata living, the responsibilities of the Strata Council and property management, building procedures and use of the facilities in the building.

Mail: Rancho Management Services (BC) Ltd.
8th Floor - 1125 Howe Street
Vancouver, BC V6Z 2K8

Phone: 604-684-4508



Contact: Dan Cathcart, Senior Strata Agent
Email: dcathcart@ranchogroup.com
Direct Line: (604) 331-4249

Head Office: Phone: (604) 684-4508 (24 hours)
Hours: 8:30 a.m. - 5:00 p.m. (Plus 24-hour answering service)

Non-Emergency: (604) 646-9999 (Burnaby RCMP)

Emergency: 911

UTILITY DIRECTORY

Telephone + Internet	Telus Shaw Novus	1-888-811-2323 604-629-8888 604-642-6688
Cable	Telus Shaw	1-888-811-2323 604-629-3000 or 1-888-472-2222
Electricity	BC Hydro	604 224-9376 1-800-224-9376
Fortis	BC Gas	1-888-224-2710
All Emergencies – Fire, Police & Ambulance		911
Non-Emergency Fire		604-294-7190
Non-Emergency Police		604-646-9999
Non-Emergency Ambulance		604-872-5151

EMERGENCIES – CALL 911

WHAT TO DO IN CASE OF FIRE & CARBON MONOXIDE (CO) EMERGENCY

It is always important to remain calm, remember the following information and procedures, and execute them as quickly as possible. Use the nearest phone at a **safe location** to call the fire department.

1. **Dial 911.**
2. Stay calm and state your name and phone number; give the address of the fire or alarm.
3. Follow instructions given by the Fire Department representative.

When leaving your unit and building:

- Keep clear of flames and remember that smoke is deadly.
- Stay low to avoid smoke.
- Notify other residents of the fire hazard if it is safe to do so.
- Never attempt to extinguish a fire when the flames are higher than counter height.
- If the fire is uncontrollable, leave and close all doors behind you.
- Feel doors for heat before opening.
- Do not use a stairway that is full of smoke.
- Do not re-enter the building for any reason.
- Provide the fire department with all the information they need.
- Remain close by at a predetermined muster station.

FIRE AND CARBON MONOXIDE EMERGENCY PLANNING

It is important to be prepared for a fire or carbon monoxide emergency should one occur. Here are some things to consider:

- Always have a pre-determined plan of action in case of fire.
- Plan and practice an escape route for you and your family.
- Establish a meeting place with friends and family for after when you leave the building.
- Know the location of fire extinguishers, fire alarms and fire exits.
- Look out for children and others requiring assistance. They may panic or become disoriented during a fire.

It is important to keep in mind that a fire can happen at any time. Do not take fire safety for granted. Knowing the risks and being prepared may not only reduce damage to property but may save lives.

FIRE PREVENTION

The best way to fight fires is to prevent them. Here are a few common-sense rules to help reduce the likelihood of a fire.

- There is no smoking permitted in any of the common areas of the building.
- Keep your stove and oven clean and the area around them clear.
- Use only approved appliances. Look for a label by either the Canadian Standards Association (CSA) or the Underwriters Laboratories (UL or ULC).
- If an appliance has a worn or frayed cord, don't use it and have it repaired as soon as possible.
- Be sure not to exceed the wattage restrictions on lamps by installing a higher wattage bulb than recommended.
- Keep electrical cords visible, and out from under rugs and furniture. Attempt to install appliances close to their power source. Do not secure electrical cords with staples.
- It is never advisable to store gas or oil indoors, or to store oily rags in a confined space.
- Make certain that exit doors close fully behind you; notify your Property Management Company as soon as possible if they don't.
- Never leave burning candles unattended.

Fire Sprinklers

Fire sprinklers have been installed to protect your home. Their operation is contingent upon a glass filament inside them which may break if the sprinkler is struck, causing them to discharge unnecessarily. Be careful not to contact them if you are moving furniture. **Do not hang anything from them.**

Smoke/Carbon Monoxide Detectors

These devices have been installed throughout your home. These devices are hardwired and will be tested regularly by professionals through your property management company. The type of smoke detector, the installation procedure and the location(s) of the smoke detector(s) are selected to meet the requirements of local and provincial building codes. Do not move or disable the smoke detector. If you feel the need for additional protection, consider purchasing additional battery-operated CO and smoke detectors to be installed at additional locations.

Portable Fire Extinguishers

A portable fire extinguisher can be a very effective tool in saving lives and property, and it is recommended that you keep one in your home. Use portable fire extinguishers to extinguish small, contained fires (i.e., on the stove top, in the oven or in a waste-paper basket). Use an extinguisher only if the fire is in its early stages.

Make sure you purchase a CO₂ or dry chemical type as these are the most versatile. Your extinguisher should be checked yearly and recharged as required.

Keep your extinguisher in an accessible place and when using always position yourself between the fire and the closest exit.

Carefully read all the operating instructions on the side of the extinguisher. If possible, familiarize yourself with its operation prior to a fire. A good time to do this would be during your practice drills. If in doubt, call 911, pull a nearby fire alarm and evacuate the building.

Use the P.A.S.S. Word

To use a portable fire extinguisher effectively, remember the 4 step P.A.S.S. Word!

1. Pull the pin: Holding the extinguisher with the nozzle pointing away from you, remove the pin, seal or the lever release mechanism. This unlocks the operating lever.
2. Aim low: Point the extinguisher nozzle (or hose) at the base of the fire. Always hold the extinguisher vertically, never horizontally.
3. Squeeze the lever fully: This will release the extinguishing agent through the nozzle. Releasing the lever will stop the discharge.
4. Sweep from side to side: Sweep the nozzle from side to side aiming at the base of the fire. As the fire closest to you goes out, you may move closer to the fire and continue the sweeping motion until the fire is extinguished.

NOTE: If your extinguisher is empty, stops extinguishing the fire, or the fire grows larger, leave the building immediately, closing the doors behind you. Call the Fire Department and ensure the Fire Department inspects the fire site even if you think the fire is extinguished.

EMERGENCY PREPAREDNESS

Public Safety Canada recommends that you follow these 3 simple steps to ensure your family is prepared in the case of an emergency. For more information visit: www.getprepared.gc.ca.

1. Know the risks.
2. Make a plan.
3. Get a kit.

Know the Risks

Major hazards can vary by region and include:

- Earthquakes
- Wildfires
- Tornadoes
- Landslides
- Storm Surges
- Pandemics
- Floods
- Hurricanes
- Terrorism
- Tsunamis
- Severe Storms

Make a Plan

Your family may not be together when an emergency occurs. Your plan should cover:

- Household – Document the emergency exits and safe meeting places nearby.
- Workplace – Learn about evacuation plans and consider keeping some basic supplies at work.
- Children – Find out about your children’s school or daycare emergency policies and ensure the school or daycare has updated contact information for parents, caregivers, and designated persons.
- Pets – Pets may not be allowed in some shelters due to health regulations. Identify alternate pet boarding facilities along the evacuation route.
- Special health needs – Ensure your family, friends, and neighbours understand your special needs including allergies, medical history/conditions, medications, recent vaccinations, and surgeries.
- Safe home instructions – ensure everyone in your household knows the location and operating instructions for: the fire extinguisher, water valve, electrical box, gas valve, and floor drain.

Get a Kit

In case of a major event, you will need some basic supplies set aside. At a minimum, Public Safety Canada recommends that you have:

Water – two litres of water per person per day
Food that won’t spoil, such as canned food, energy bars, and dried foods (replace once a year)
Manual can opener
Wind-up or battery-powered flashlight (and extra batteries)
Wind-up or battery-powered radio (and extra batteries)
First aid kit
Special needs items – pet food, prescription medications, infant formula or equipment for people with disabilities
Extra keys for your car and house
Cash – include smaller bills, such as \$10 bills and change for payphones
Emergency plan – include a copy in your kit as well as contact information

IN AN EMERGENCY

- Follow your emergency plan.
- Get your emergency kit.
- Make sure you are safe before assisting others.
- Listen to the radio.
- Stay put until all is safe or you are ordered to evacuate

YOUR HOME

This section includes the specifications of materials, fixtures and appliances used within your homes as well as some quick tips on how to operate your home’s systems.

SPECIFICATIONS OF MATERIALS USED IN YOUR HOME

IMPORTANT: Failure to follow the appropriate process for obtaining service or repairs under warranty may void your warranty. Please consult the “Service and Repair During My Home Warranty” section of this manual for more information.

APPLIANCE SPECIFICATIONS

24” Package – Studios, Lofts, and 1 Bedrooms

FRIDGE/FREEZER

PRODUCT:	24” BUILT IN FRIDGE – PANEL READY 8.4 CU. FT.
MANUFACTURER:	BLOMBERG
MODEL:	BRFB1051FFBIN
SIZE:	21 7/8" W X 21 5/8" D X 69 7/8" H
SUPPLIER:	TRAIL APPLIANCES

COOK TOP

PRODUCT:	COOK TOP
MANUFACTURER:	FULGOR
MODEL:	F4GK24S1
UNIT DIMENSIONS:	24 1/2" W X 20 1/16" X 3 15/16" H
TRIM FINISH:	STAINLESS STEEL
SUPPLIER:	TRAIL APPLIANCES

HOOD FAN

PRODUCT:	SLIDE OUT HOOD FAN 300CFM
MANUFACTURER:	FABER
MODEL:	CRIS24SS300 or FLEXA24SS300
UNIT DIMENSIONS:	23 9/16” W X 11 18” D X 1 9/16” H (Visible Trim)
FINISH:	STAINLESS STEEL
LAMPING:	HALOGEN TASK LIGHTING
SUPPLIER:	TRAIL APPLIANCES

DISHWASHER

PRODUCT: DISHWASHER
 MANUFACTURER: BLOMBERG
 MODEL: DWT51600FBI
 SIZE: 23 9/16" W X 22 1/2" D X 33 7/8 – 35 7/8" H
 SUPPLIER: TRAIL APPLIANCES

WALL OVEN

PRODUCT: STAINLESS-STEEL WALL OVEN
 MANUFACTURER: FULGOR
 MODEL: F1SM24S2
 SIZE: 23 3/8" W X 21 7/8" D X 23 3/8" H
 SUPPLIER: TRAIL APPLIANCES

30" Package – 2 Bedrooms & 3 Bedrooms

FRIDGE/FREEZER

PRODUCT: 32" FRENCH DOOR FRIDGE – SMART TOUCH CONTROL PANEL;
 INTERNAL AUTOMATIC ICE MAKER
 MANUFACTURER: FISHER + PAYKEL
 MODEL: RS32A72J1
 SIZE: 31 5/16" W X 23 7/8" D X 70 13/16" H
 SUPPLIER: TRAIL APPLIANCES

COOK TOP

PRODUCT: COOK TOP
 MANUFACTURER: FULGOR
 MODEL: F4GK30S1
 UNIT DIMENSIONS: 30" W X 20 1/16" D X 3 15/16" H
 TRIM FINISH: STAINLESS STEEL
 SUPPLIER: TRAIL APPLIANCES

HOOD FAN

PRODUCT: SLIDE OUT HOOD FAN 300CFM
 MANUFACTURER: FABER
 MODEL: CRIS30SS300
 UNIT DIMENSIONS: 29 7/8" W X 11 18" D X 1 9/16" H (Visible Trim)

FINISH: STAINLESS STEEL
 LAMPING: HALOGEN TASK LIGHTING
 SUPPLIER: TRAIL APPLIANCES

DISHWASHER

PRODUCT: DISHWASHER
 MANUFACTURER: BLOMBERG
 MODEL: DWT51600FBI
 SIZE: 23 9/16" W X 22 1/2" D X 33 7/8 – 35 7/8" H
 FINISH: INTEGRATED / PANEL READY
 SUPPLIER: TRAIL APPLIANCES

WALL OVEN

PRODUCT: WALL OVEN
 MANUFACTURER: FULGOR
 MODEL: F1SM30S1
 SIZE: 29 3/8" W X 22 1/16" D X 23 1/4" H
 FINISH: STAINLESS STEEL
 SUPPLIER: TRAIL APPLIANCES

Penthouse Package

FRIDGE/FREEZER

PRODUCT: 36" FRENCH DOOR FRIDGE –INTERNAL AUTOMATIC ICE MAKER
 MANUFACTURER: FISHER + PAYKEL
 MODEL: RS36A72J1_N
 SIZE: 35 21/32" W X 23 3/4" D X 71 13/16" H
 FINISH: INTEGRATED / PANEL READY
 SUPPLIER: TRAIL APPLIANCES

ALL UNITS

WASHER

PRODUCT: FRONT LOAD WASHER – CLOSET DEPTH
 MANUFACTURER: WHIRLPOOL
 MODEL: WFW560CHW
 SIZE: 27" W X 31.5" D X 39 3/4" H
 FINISH: WHITE, SS TUB
 SUPPLIER: TRAIL APPLIANCES

DRYER

PRODUCT:	FRONT LOAD DRYER & STACKING KIT
MANUFACTURER:	WHIRLPOOL
MODEL:	YWED5620HW
SIZE:	27" W X 31" D X 38 3/4" H
COLOUR	WHITE
SUPPLIER:	TRAIL APPLIANCES

HEATING AND VENTILATION

THERMOSTAT

EXTENT:	ALL ALASKA SUITES
PRODUCT:	THERMOSTAT
MANUFACTURER:	Honeywell
PRODUCT NUMBER:	T4 Pro

CABINET DOOR & DRAWER SPECIFICATIONS

SCHEME 1 (WHITE SCHEME)

EXTENT:	KITCHEN UPPER CABINET DOORS / DISHWASHER + FRIDGE DOOR PANELS + KITCHEN LOWER CABINETS + PANTRY
MATERIAL:	SOLID COLOUR LAMINATE
COLOUR:	#201-SM URBAN WHITE SM
DOOR STYLE:	UPPERS - SQUARELINE (EASED EDGES) ON TOP AND BOTTOM EDGES OF DOORS / EDGE TAPE ON VERTICAL EDGES LOWERS – SLAB DOORS WITH INTEGRATED PULL PENDENZA PEN
FINISH:	SATIN MATTE
SUPPLIER:	DAMNA KITCHEN CABINETS
EXTENT:	KITCHEN ACCENT SHELVES
MATERIAL:	WOOD GRAIN LAMINATE
COLOUR:	RIFT CUT WHITE OAK 5082-37
SHELF STYLE:	OPEN SHELF
FINISH:	37 COASTLINE (STRUCTURED)
SUPPLIER:	DAMNA KITCHEN CABINETS

SCHEME 2 (GREY SCHEME)

EXTENT: KITCHEN UPPER CABINET DOORS / DISHWASHER + FRIDGE DOOR PANELS + KITCHEN LOWER CABINETS + PANTRY

MATERIAL: SOLID COLOUR LAMINATE

COLOUR: #Q012-SM STONE GREY

DOOR STYLE: UPPERS - SQUARELINE (EASED EDGES) ON TOP AND BOTTOM EDGES OF DOORS / EDGE TAPE ON VERTICAL EDGES
LOWERS – SLAB DOORS WITH INTEGRATED PULL PENDENZA PEN

FINISH: SATIN MATTE

SUPPLIER: DAMNA KITCHEN CABINETS

EXTENT: KITCHEN ACCENT SHELVES

MATERIAL: WOOD GRAIN LAMINATE

COLOUR: VERANDA TEAK #8209K-28

SHELF STYLE: OPEN SHELF

FINISH: 28 – GLOSS LINE

SUPPLIER: DAMNA KITCHEN CABINETS

BATHROOMS

SCHEME 1 (WHITE SCHEME)

EXTENT: BATHS AND ENSUITES

MATERIAL: WOOD GRAIN LAMINATE

COLOUR: RIFT CUT WHITE OAK 5082-37

STYLE: SLAB DOORS WITH INTEGRATED PULL PENDENZA; 5” DEEP
CUSTOM TOM MEDICINE CABINET WITH SOFT CLOSE DOOR

FINISH: 37 COASTLINE (STRUCTURED)

SUPPLIER: DAMNA KITCHEN CABINETS

SCHEME 2 (GREY SCHEME)

EXTENT: BATHS AND ENSUITES

MATERIAL: WOOD GRAIN LAMINATE

COLOUR: VERANDA TEAK #8209K-28

DOOR STYLE: SLAB DOORS WITH INTEGRATED PULL PENDENZA; 5” DEEP

FINISH: CUSTOM MEDICINE CABINET WITH SOFT CLOSE DOOR
 28 - GLOSS LINE

SUPPLIER: DAMNA KITCHEN CABINETS

CABINET SPECIFICATIONS

EXTENT: 1Aa VANITIES

BOXES: 5/8 WHITE MELAMINE

DOORS: LAM PENDENZA DOORS 0.5/1MM EB

RIFT CUT: WHITE OAK-37 / VERANDA TEAK-28

GRAIN: HORIZONTAL

HINGES: MARATHON SOFT CLOSE

HANDLES: N/A

COUNTERTOP: 3CM BY OTHERS

CEILING: 90"

INSTALL HEIGHT: 76"

CROWN: N/A

KICK: 6"

EXTENT: 1Aa KITCHEN

BOXES: 5/8 WHITE MELAMINE

UPPER/APP DOORS: LAM SQUARELINE (TOP & BOTTOM 1MM EB)
 URBAN WHITE SM / STONE GREY SM

LOWER DOORS: LAM PENDENZA DOORS 0.5 / 1MM EB
 URBAN WHITE SM / STONE GREY SM

HINGES: MARATHON SOFT CLOSE

DRAWERS: MARATHON BOX SYSTEM WHITE

UPPER HANDLES: 1" DOOR HANG FOR FINGER PULL

COUNTERTOP: 3VM BY OTHERS

CEILING: 94"

INSTALL HEIGHT: 93"

CROWN: 1" FLAT

KICK: 4"

QUARTZ SPECIFICATIONS

ALL COLOUR SCHEMES

EXTENT: ALL KITCHEN COUNTERTOPS

MATERIAL: QUARTZ

MANUFACTURER: GEM STONE

CODE: JN-L034
 COLOUR: CASHMERE
 FINISH: POLISHED
 EDGE PROFILE: SQUARE, EASED
 THICKNESS: 3 cm FOR ALL COUNTERTOPS - 2 cm FOR KITCHEN BACKSPLASH
 SUPPLIER: JJ STONE LTD.

ALL COLOUR SCHEMES

EXTENT: ALL BATHROOM COUNTERTOPS
 MATERIAL: QUARTZ
 MANUFACTURER: GEM STONE
 CODE: JN-L035
 COLOUR: MATTE WHITE
 FINISH: MATTE
 EDGE PROFILE: SQUARE, EASED
 THICKNESS: 3 cm FOR ALL COUNTERTOPS - 2 cm FOR KITCHEN BACKSPLASH
 SUPPLIER: JJ STONE LTD.

LAMINATE FLOORING SPECIFICATIONS

WHITE SCHEME

EXTENT: MAIN FLOOR, EXCLUDING POWDER ROOM
 PRODUCT: LAMINATE FLOORING
 MANUFACTURER: RICHMOND LAMINATE
 COLOUR: BARNWOOD BEIGE
 CODE: RLAR270CASTLEMOR
 SIZE: 47.64" x 7.72"
 THICKNESS: 8mm
 SUPPLIER: GESCO

GREY SCHEME

EXTENT: MAIN FLOOR, EXCLUDING POWDER ROOM
 PRODUCT: LAMINATE FLOORING
 MANUFACTURER: RICHMOND LAMINATE
 COLOUR: BUROAK RLAR271CASTLEMOR
 CODE: RLAR271CASTLEMOR
 SIZE: 47.64" x 7.72"

THICKNESS: 8mm
 SUPPLIER: GESCO

TILE SPECIFICATIONS

PORCELAIN FLOOR TILE

EXTENT: BATHROOMS/ENSUITES AND POWDER ROOMS
 PRODUCT: MATTE PORCELAIN FLOOR TILE
 SERIES: MAYFAIR SERIES
 CODE: SA348
 COLOUR: STELLA ARGENTO
 FINISH: MATTE
 SIZE: 12" X 24"
 GROUT COLOUR: MAPEI ULTRACOLOUR PLUS #02 PEWTER
 SUPPLIER: AMES TILE

PORCELAIN WALL TILE

EXTENT: BATHROOMS
 PRODUCT: WALL TILE
 SERIES: MAYFAIR SERIES
 CODE: SA895
 COLOUR: STELLA ARGENTO
 FINISH: POLISHED
 SIZE: 12" X 24"
 GROUT COLOUR: MAPEI ULTRACOLOUR PLUS #02 PEWTER
 SUPPLIER: AMES TILE

FLOOR TILE

EXTENT: LAUNDRY
 PRODUCT: FLOOR TILE
 SERIES: TRUSTONE SERIES
 CODE: TSWHM1224
 COLOUR: WHITE
 FINISH: PLAIN PRESSED
 SIZE: 12" X 24"
 GROUT COLOUR: ULTRACOLOUR PLUS #93 WARM GRAY
 SUPPLIER: AMES TILE

PAINT SPECIFICATIONS

EGGSHELL FINISH

EXTENT: ALL WALLS THROUGHOUT
 PRODUCT: BENJAMIN MOORE
 CODE: CC-30
 COLOUR: OXFORD WHITE
 FINISH: EGG SHELL FINISH – 2 COATS + PRIMER (LOW VOC)

SEMI GLOSS

EXTENT: ALL INTERIOR DOORS & TRIM COLOUR THROUGHOUT
 PRODUCT: BENJAMIN MOORE
 CODE: CC-30
 COLOUR: OXFORD WHITE
 FINISH: SEMI GLOSS FINISH (LOW VOC)

FLAT

EXTENT: CEILINGS THROUGHOUT
 PRODUCT: BENJAMIN MOORE
 CODE: CC-30
 COLOUR: OXFORD WHITE
 FINISH: FLAT FINISH (LOW VOC)

LIGHTING SPECIFICATIONS

RECESSED LED DOWNLIGHT

EXTENT: THROUGHOUT SUITE – KITCHEN, BATHROOMS, AND HALLWAYS
 MANUFACTURER: NORA
 MODEL: NOX-431
 DIMENSION: 5” DIAMETER X 3” D
 FINISH: WHITE WITH WHITE FLANGE
 COLOUR TEMP: 3000K
 LUMENS: STEVE’S LIGHTING, VANCOUVER
 SUPPLIER: 650

RECESSED LED DOWNLIGHT

EXTENT: BATHROOMS
 MANUFACTURER: NORA
 MODEL: NOX-431

DIMENSION: 5" DIAMETER X 3" D
 FINISH: WHITE WITH WHITE FLANGE
 COLOUR TEMP: 3000K
 LUMENS: 350
 SUPPLIER:

LED TAPE LIGHT

EXTENT: BATHROOM VANITY LIGHT
 MANUFACTURER: GENERATION LIGHTING
 PRODUCT: 900005-15 JANE 200 – 40 FEET
 LAMPING: 3000K LED / VOLTS: 24 / WATTS: 88
 CODE: 40' ROLL; 900005-15 / POWER CORD; 905000-15 / 60W TRANSFORMER
 98745S-12
 SUPPLIER: NUVO

FLUSH MOUNT, LED

EXTENT: BEDROOMS THROUGHOUT
 MANUFACTURER: SUNLITE
 MODEL: 87768
 FINISH: BRUSHED ALUMINUM
 SIZE: 13" DIAMETER, 2.6" HEIGHT
 SUPPLIER: LVL ELECTRIC

LED PUCK LIGHT

EXTENT: SHOWER/TUB
 MANUFACTURER: ORTECH
 MODEL: PUK SS SUPER SLIM LED DOWNLIGHT
 FINISH: SATIN NICKEL
 SIZE: 75 MM DIAMETER, CUT OUT 58 MM
 WATTAGE: 2.2 W
 LUMENS: 150
 COLOUR TEMP: 3K – WARM WHITE
 SUPPLIER: LVL ELECTRIC

DOOR HARDWARE

LEVERSET

EXTENT: BEDROOM + BATHROOM DOORS
 MANUFACTURER: TAYMOR

STYLE: BERGEN LEVERSET WITH ROUND ROSE
 CODE: PRIVACY LEVER: 30-D006224SN
 DIMENSIONS: 4 23/32" L X 2 9/16 DIAMETER X 2 3/4 EXT
 FINISH: #15 SATIN NICKEL
 SUPPLIER: TAYMOR

KNOBSET

EXTENT: CLOSETS WITH SWING DOORS + LAUNDRY + DENS
 MANUFACTURER: TAYMOR
 STYLE: BERGEN LEVER WITH ROUND ROSE
 CODE: DUMMY 30-624SN
 DIMENSIONS: 2 1/2 DIAMETER X 2 9/16 EXT
 FINISH: #15 SATIN NICKEL
 SUPPLIER: TAYMOR

ROUND DOOR PULLS

EXTENT: CLOSETS WITH BI-PASS DOORS
 MANUFACTURER: TAYMOR
 CODE: 20-L2900SN
 DIMENSIONS: 62 MM X 54 MM
 FINISH: #15 SATIN NICKEL
 SUPPLIER: TAYMOR

DOOR SPECIFICATIONS

INTERIOR SINGLE SWING + BI-PART DOORS

EXTENT: INTERIOR DOORS & CLOSET DOORS THROUGHOUT
 PRODUCT: 2 PANEL CARRARA
 MANUFACTURER: MASONITE, METRIE OR APPROVED EQUIVALENT
 STYLE: 1 3/8" TH FLAT PANEL PAINT GRADE, HOLLOW CORE
 FINISH: PRIMER + 2 COATS PAINT
 SUPPLIER: MCGREGOR THOMPSON HARDWARE LTD.

BIPASS DOORS

EXTENT: LOFT, BEDROOM & CLOSET
 PRODUCT: FLAT PANEL DOORS WITH TRACK
 MANUFACTURER: MINIMAL GLASS & DOOR
 FINISH: PRIMER + 2 COATS PAINT
 SUPPLIER: BALLARD PRE-HUNG DOORS & HARDWARE LTD.

MISCELLANEOUS SPECIFICATIONS

BASEBOARD DOOR STOPS

EXTENT: THROUGHOUT
 PRODUCT: SPRING DOOR STOP
 FINISH: SATIN CHROME
 SIZE: 3 1/8"
 MANUFACTURER: TAYMOR OR EQUIVALENT
 SUPPLIER: BALLARD PRE-HUNG DOORS & HARDWARE LTD.

HINGE PIN STOPS

EXTENT: BIPART DOORS WHERE FLOOR MOUNTED STOPS OR BASEBOARD STOPS CAN'T BE INSTALLED
 PRODUCT: SPRING DOORSTOP
 MODEL: 25-P4614SC
 FINISH: SATIN CHROME
 MANUFACTURER: TAYMOR OR EQUIVALENT
 SUPPLIER: BALLARD PRE-HUNG DOORS & HARDWARE LTD.

BASEBOARD

EXTENT: THROUGHOUT – INTERIORS
 PRODUCT: PRIMED MDF
 SIZE: 1/2" THICK X 4 1/2"
 FINISH: PAINTED
 CODE: MFPU 497 OR EQUIVALENT
 SUPPLIER: METRIE OR EQUIVALENT

CASING

EXTENT: THROUGHOUT - INTERIORS
 PRODUCT: FLATSTOCK PRIMED MDF
 SIZE: 5/8" X 3" WIDE
 FINISH: PAINTED
 CODE: MFPU 433 OR EQUIVALENT
 SUPPLIER: METRIE OR EQUIVALENT

SILL

EXTENT: INTERIOR WINDOWS AND PATIO DOORS
 PRODUCT: FLATSTOCK PRIMED MDF
 SIZE: 1" DEEP x 8"

FINISH: PAINTED
 SUPPLIER: METRIE OR EQUIVALENT

SILL NOSING

EXTENT: INTERIOR WINDOWS AND PATIO DOORS
 PRODUCT: FLATSTOCK PRIMED
 SIZE: 1/2" X 1-1/2"
 FINISH: PAINTED
 SUPPLIER: METRIE OR EQUIVALENT

BASE SHOE MOULDING

EXTENT: CABINET BASE LOCATIONS ONLY
 PRODUCT: SOLID OAK SHOE MOULD
 SIZE: 1/2 WIDE X 3/4 HIGH – SQUARE PROFILE ALL SIDES
 FINISH: STAINED AND CLEAR COAT FINISH TO MATCH LAMINATE
 SUPPLIER: METRIE OR EQUIVALENT

STAIRS

GUARDRAILS + HANDRAILS

EXTENT: LOFT STAIRS AND GUARD RAIL
 PRODUCT: GUARDRAILS + HANDRAILS
 COLOUR: LIGHT GREY
 STYLE: RECTANGULAR PROFILE
 MANUFACTURER: ACCURATE ALUMINUM
 SUPPLIER: ACCURATE ALUMINUM

PLUMBING FIXTURES SPECIFICATIONS

PULL DOWN KITCHEN FAUCET

EXTENT: KITCHEN
 PRODUCT: PULLDOWN KITCHEN FAUCET WITH PULL DOWN SPRAY – 68" BRAID HOSE
 MANUFACTURER: MOEN
 SIZE: 16" H X 8 3/8" D
 MODEL: GENTA 7882
 FINISH: SPOT RESISTANT BRUSHED NICKEL
 SUPPLIER: MOEN

SINK

EXTENT:	KITCHEN
PRODUCT:	UNDERMOUNT SINGLE BASIN, REAR DRAIN HOLE
MANUFACTURER:	EXCALIBUR
MODEL:	ESUF1829/10
FINISH:	STAINLESS STEEL
SIZE:	INSIDE DIMENSIONS – 16” X 27” X 10”; OUTSIDE DIMENSIONS – 18” X X 10”
SUPPLIER:	EXCALIBUR

LAVATORY SINK

EXTENT:	MAIN BATHROOM AND ENSUITE
PRODUCT:	LAVATORY – UNDERMOUNT RECTANGLE WITH OVERFLOW HOLE
MANUFACTURER:	CHELINI
MODEL:	UL2014 BASIN
SIZE:	INSIDE DIMENSIONS – 12.75” X 8”; OUTSIDE DIMENSIONS – 20” X 14”
FINISH:	BITREOUS CHINA ; WHITE
SUPPLIER:	CHELINI

LAVATORY FAUCET

EXTENT:	BATHROOMS THROUGHOUT
MANUFACTURER:	MOEN
MODEL:	GENTA WS84760SRN – MOUNT WITHOUT DECK PLATE
SIZE:	7 13/32” H (OFF); 8 15/32” H (ON)
FINISH:	SPOT RESISTANT BRUSHED NICKEL
SUPPLIER:	MOEN

BATHTUB

EXTENT:	MAIN BATH
MANUFACTURER:	GLASSWORLD
MODEL:	LH COQUINA / RH COQUINA
FINISH:	WHITE ACRYLIC
SIZE:	60” X 30” X 22.25”
SUPPLIER:	GLASSWORLD

TOILET

EXTENT:	BATHROOMS, ENSUITES & POWDER ROOMS *Non-Adaptable Units*
MANUFACTURER:	AMERICAN STANDARD
MODEL:	BOWL: STUDIO ELONG WHT 3075120.020 / TANK: STUDIO DUAL WHT 4000204.02

DIMENSIONS: 15.75" W X 30.25" L X 30.7/8" H
 COLOUR: WHITE
 SUPPLIER: AMERICAN STANDARD

TOILET

EXTENT: BATHROOMS, ENSUITES & POWDER ROOMS *Adaptable Units*
 MANUFACTURER: AMERICAN STANDARD
 MODEL: BOWL: ROUND FRONT WHT 3053.120 /TANK: DUAL FLUSH 4000.204 / SEAT: ROU FRONT 5025B.65G
 DIMENSIONS: 15.75" W X 28.25" L X 30.75" H
 COLOUR: WHITE
 SUPPLIER: AMERICAN STANDARD

TUB & SHOWER FAUCET

EXTENT: MAIN BATHROOM
 PRODUCT: 8" SHOWER ARM: 123815BN
 MANUFACTURER: MOEN
 MODEL: GENTA SERIES – 82760SRN
 FINISH: SPOT RESISTANT BRUSHED NICKEL
 SUPPLIER: MOEN

SHOWER ONLY FAUCET

EXTENT: ENSUITE
 PRODUCT: 8" SHOWER ARM: 123815BN
 MANUFACTURER: MOEN
 MODEL: GENTA SERIES – 82760SRN
 FINISH: SPOT RESISTANT BRUSHED NICKEL
 SUPPLIER: MOEN

SHOWER PAN

EXTENT: ENSUITE
 MANUFACTURER: GLASSWORLD
 PRODUCT: SHOWER BASE
 SIZE: 60" X 32"
 MODEL: #SB6032 (LH DRAIN), #SB6032 (RH DRAIN)
 COLOUR: WHITE
 SUPPLIER: GLASSWORLD

BATHROOM ACCESSORIES SPECIFICATIONS**PAPER HOLDER**

EXTENT:	BATHROOM, POWDER ROOM & ENSUITES
MANUFACTURER:	MOEN
PRODUCT:	PIVOTING PAPER HOLDER
MODEL:	90 DEGREE YB8808BN
FINISH:	BRUSHED NICKEL
SUPPLIER:	MOEN

TOWEL BAR

EXTENT:	BATHROOMS, POWDER ROOMS & ENSUITES
MANUFACTURER:	MOEN
PRODUCT:	TOWEL BAR
MODEL:	SIZE 18" – YB8818 SIZE 24" – YB8824
FINISH:	BRUSHED NICKEL
SUPPLIER:	MOEN

SHOWER ENCLOSURE

EXTENT:	ENSUITE SHOWER
MANUFACTURER:	GLASS WORLD
STYLE:	FRAMELESS WITH CLIPS & HINGES IN BRUSHED NICKEL
GLASS:	10MM CLEAR TEMPERED GLASS
FINISH:	BACK TO BACK D-HANDLES IN BRUSHED NICKEL
SUPPLIER:	GLASS WORLD

VANITY ORGANIZER

EXTENT:	ALL BATHROOM VANITIES
MANUFACTURER:	RICHELIEU
PRODUCT:	PULL OUT VANITY ORGANIZER – WITH ADJUSTABLE SHELVES AND 2 STAINLE STEEL BINS TO STORE HAIR ACCESSORIES
MODEL:	445VCG20SC8
FINISH:	NATURAL WOOD + STAINLESS STEEL
SUPPLIER:	RICHELIEU

CLOSET SPECIALITIES + WINDOW TREATMENTS

SHELF + ROD CLOSET SYSTEM

EXTENT: ALL ENTRY AND BEDROOM CLOSETS – EXCEPT MASTER BEDROOM CLOSETS
 MANUFACTURER: GLASSWORLD
 PRODUCT: MELAMINE SHELF (1) WITH CHROME CLOSET ROD (1)
 DEPTH: 12” SHELF
 COLOUR: WHITE
 SUPPLIER: GLASSWORLD

MELAMINE CLOSET SYSTEM

EXTENT: MASTER BEDROOM CLOSETS
 MANUFACTURER: GLASSWORLD
 PRODUCT: MELAMINE SHELVING AND DRAWER FRONTS WITH CHROME CLOSET ROD SINGLE AND DOUBLE HANGING + ANGLED SHOE SHELF
 DEPTH: 12-16” FOR TOWERS AND SHELVES
 FINISH: EURO PULL HARDWARE – CHROME FINISH
 SUPPLIER: GLASSWORLD

ROLLER SHADES

EXTENT: ALL INTERIOR WINDOWS AND PATIO DOORS – ALL UNIT TYPES
 MANUFACTURER: SWF CONTRACT OR EQUIVALENT
 FABRIC: CROSSHATCH A-300 – 3% OPACITY, 1% FOR BEDROOMS
 CHAINS: WHITE PLASTIC BEADS
 COLOUR: WHITE
 VALANCE: 871 WHITE - ALUMINUM
 SUPPLIER: SPRINGS WINDOW FASHIONS

TIPS FOR HOME OPERATION

We recommend you familiarize yourself with how to operate the various systems in your home.

HEATING AND HUMIDITY

Thermostat

Review the instructions found in the thermostat manual so you can program it for optimum comfort.

Humidity

Be aware of the humidity in your home, as too much can cause mold and mildew growth. Cold weather may exacerbate the issue of humidity, and cause condensation on your windows. To reduce humidity, turn on your fan systems (bathroom fan and range hood) for 8 hours per day and open your window coverings so warm, moist air is not trapped. Cooking, baths, showers, dryers and humidifiers can all cause excess humidity. Be sure to check all window sills for moisture build-up in wet weather. If you see water, use absorbent towel to dry visible moisture. Please note that damages caused by humidity and condensation are not covered under warranty.

PLUMBING

Water Shut-Off Valves

Please take a moment to familiarize yourself with the location of all water shut-off valves, as it varies from suite to suite, as you may need to turn them off in the event of a leak. Your toilet has its own water shut-off valve, and your faucets, dishwasher and laundry pipes also have individual hot and cold water shut-off valves. There are two main shut off valves sometimes located in a bedroom closet or flex space behind an access panel, one for hot and one for cold. Access panels do need to be accessible in case of an emergency. Please avoid placing items in front of or covering the access panels. Make sure to close your water shut-off valves if you are away for an extended time, as this will prevent leaks during your absence.

WARRANTY

This section provides information on your new home warranty.

This section includes the following documents:

- Your Home Warranty
- Service and Repair During Your Home Warranty

YOUR HOME WARRANTY

WARRANTY PROVIDER

Travelers Insurance Company of Canada

2500 - 650 W Georgia St, Vancouver, BC V6B 4N7

604.682.2663 • www.travelerscanada.ca

Note: Travelers will provide homeowners with a warranty information package.

COVERAGE

2 Year Materials & Labour Warranty

- First 12 months: coverage for any defect in materials and labour.
- First 24 months: coverage for any defect in materials and labour supplied for the electrical, plumbing, heating, ventilation delivery and distribution systems. In addition, coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home.

5 Year Building Envelope Warranty

- Coverage against unintended water penetration such that it causes, or is likely to cause, material damage to the new home.

10 Year Structural Defects Warranty

- Any defect in materials and labour that results in the failure of a load bearing part of the new home.
- Any defect which causes structural damage that materially and adversely affects the use of the new home for residential occupancy.

LIMITATIONS & EXCLUSIONS

Please be aware that while it is comprehensive, your home warranty doesn't cover everything. For your convenience, here are some important limitations and exclusions:

- Normal shrinkage of materials caused by drying after construction;
- Materials, labour, or design supplied by an owner/occupant. This includes changes, alterations, or additions made to the new home by anyone after initial occupancy, except those performed by the Builder or its employees, agents, or sub-contractors under the construction contract or sales agreement, or as required by Travelers Guarantee Company Of Canada;
- Accidental loss or damage from acts of nature including, but not limited to, fire explosion, smoke, water escape, glass breakage, windstorm, hail, lightning, falling trees, aircraft, vehicles, flood, earthquake, avalanche, landslide, and changes in the level in the underground water table which are not reasonably foreseeable by the Builder;
- Reduction in value of the new home;
- Subsidence of the land around the new home or along utility lines, other than subsidence beneath footings of the new home or under driveways or walkways;
- Landscaping, both hard and soft, including plants, fencing, detached patios, gazebos and similar structures;
- Non-residential structures including sheds, garages, carports or any structure or construction;
- Roads, curbs, and lanes;
- Site grading and surface drainage, except as required by the Building Code;
- The operation of municipal services, including sanitary and storm sewer;
- The quality or quantity of water, either piped municipal water supply or from a well; and
- Contaminated soil



IMPORTANT: For more information on the specifics of your coverage, please consult the Material & Labour Standards Guidelines at:

www.travelerscanada.ca

YOUR RESPONSIBILITIES

There are three things you should keep in mind to be certain that your home warranty serves you well:

1. **Know your home.** Operational instructions are included within this manual.
2. **Maintain all equipment.** Detailed instructions are included within this manual.
3. **Understand your coverage.** Read and understand your warranty information and you should not encounter any surprises. Do not attempt repairs yourself (or contact anyone else to do the work) if you wish to have the work covered under your home warranty.

Service and Repair During Your Home Warranty

At Amacon, we strive to ensure that every home is built to meet or exceed the standards and quality in materials set out by the province’s building code. Despite our efforts, the inherent complexity of home construction lends itself to occasional issues.

When placing a warranty service request, it is important to classify the nature of the issue to ensure an appropriate response.

IMPORTANT: For life threatening emergencies, always call 911.

Classification	Description	Handling
Emergency	<p>An emergency can be defined as an issue that will affect the well-being of the resident(s) and requires immediate skilled attention. Examples include:</p> <ul style="list-style-type: none"> • Water line burst; • Circuit board overload/total loss of electricity; • Total loss of heat (check thermostat and electrical breaker before calling for service). 	For emergency repairs, please contact: Rancho Management at 604-684-4508.
Immediate Non-Emergency	<p>These defects could pose a safety hazard or could cause greater harm to your home. Examples include:</p> <ul style="list-style-type: none"> • Loose railings; • Malfunctioning plumbing; • Water seepage visible as damp areas on surfaces such as exterior stucco; • Window seal failure (the space inside the sealed glass becomes foggy); • Window cracks not due to accidents; • Exterior or entry doors and windows that no longer fit or function properly; • Cracked or broken tile in the shower not due to accidents. 	These issues should be reported to Amacon’s Customer Care Department at time of discovery to prevent further damage and/or reduce the safety hazard.
Low	<p>These items do not require immediate attention. Examples include: drywall cracks or nail pops.</p>	These items should be compiled and submitted near the end of the 1-year warranty period to Amacon’s Customer Care Department.
Appliances	<p>You require warranty service to one of your household appliances.</p>	Contact the appliance manufacturer directly. See “Items in My Home” section of this manual.

SERVICE REQUEST PROCESS

Please submit all requests relating to in-suite deficiencies in writing Please note that we can only accept service request from the Homeowner directly. If you are a tenant, please contact your landlord for service enquiries. For any Common Area or Amenity Rooms service requests, please contact Rancho at 604-684-4508 and not the Amacon Customer Care team.

Mail: Amacon Customer Care Department
Suite 500 – 856 Homer Street
Vancouver, BC V6B 2W5

Email: CustomerCareVan@amacon.com

Once received, your request will be processed as follows:

1. A member of our Customer Care team will review your request for clarity. If there are any uncertainties in respect to the nature of the issue(s) and/or warranty coverage you will be contacted to confirm the specifics of the issue(s).
2. A Customer Care Representative will arrange for service with the appropriate service/trade(s).
3. A Customer Care Representative will contact you by email to arrange access to your home for initial inspection and/or service. **IMPORTANT:** Please be prepared to provide the service/tradesperson access to your home. Should access to your home not be possible, warranty can be voided.
4. As scheduled, the contractor(s) will complete the repairs. Please note that contractors are advised to only inspect/repair what has been requested from our office. Therefore, any invoices received in our office for non-warranty work will be forwarded to the homeowners.
5. Customer service will follow up with you to verify that the work has been completed.

Tips for a Successful Service Request

Please do:

- Send requests prior to the expiration date of your warranty;
- Report your request for service in writing;
- Be prepared to provide access to your home for repair work; and
- Where possible, please compile your requests to be sent in all at once.

Please do not:

- Report warranty items over the phone;
- Present service requests to anyone other than your builder and/or warranty provider;
- Attempt repairs yourself or hire someone to do them for you; this will void the warranty
- Ask the contractors to fix anything else.

PROTECTING YOUR INVESTMENT

This section provides information on how to take care of your new home, as well as a checklist of recommended seasonal maintenance items:

- New Home Maintenance Guide
- Seasonal Maintenance Checklist

New Home Maintenance Guide

Maintenance of the home is your responsibility. All homes require periodic maintenance to prevent premature deterioration and to ensure proper functioning and systems integrity. Please familiarize yourself with maintenance procedures, as we are not responsible for maintenance issues related to your home, or for damage that results from your failure to maintain your home, such damages will not be covered under warranty.

This maintenance guide covers general maintenance and care required for items and fixtures in your home. It is by no means an all-inclusive list and may not apply to all items in your home. For full maintenance details, please consult all guides, manuals, warranties, and literature provided by the manufacturer which may be found on the manufacturer's web site.

Travelers Canada

www.travelerscanada.ca

Licensing & Consumer Services - Branch of BC Housing

www.bchousing.org/licensing-consumer-services/new-homes/maintenance-home

NEW HOME MAINTENANCE GUIDE

APPLIANCES

Appliances are warranted by their manufacturers, in accordance with the terms and conditions of the written warranties supplied by the manufacturers. These manufacturers' warranties, as well as any operation, maintenance and preventative maintenance procedures provided by these manufacturers, have been provided to you in conjunction with the purchase of your home, and should be read and preserved for reference. If a problem arises with an appliance, call the warranty service number listed in the manufacturer's warranty. When reporting warranty items to the appliance manufacturer, be prepared to supply:

1. The date of purchase (closing or move-in date, whichever occurred first);
2. The serial and model numbers (found on a metal plate on side, back or bottom of appliance); and
3. A description of the problem.

Dishwasher

1. Effective use of the dishwasher depends on proper loading, correct water temperature, and chemical content of the water. Experiment with several different dishwasher detergents to find the one that works best. Use each brand for a week to allow it to condition your dishes.
2. Experiment with varying amounts of detergent to determine its effectiveness with the water in your area. If you find that your dishes still are not being cleaned properly, check the manufacturer's manual.

Microwave

1. Do not remove the waveguide cover. To clean, wipe with a damp cloth.
2. Clean the inside and outside surfaces of the oven with a damp cloth and mild detergent if needed. Do not use harsh abrasives.
3. Remove the turntable for cleaning. Use warm soapy water, or you may put the tray in the dishwasher.
4. Keep the microwave clean and dry to avoid rusting or arcing.

Electric Oven & Gas Cooktop

1. Let the range cool to a safe temperature before cleaning or removing grates.
2. Do not use abrasive cleaners or scouring agents or pads on the surface of the range. Use warm water and mild soap instead. Stainless steel surfaces can be cleaned with non-abrasive stainless steel cleaner.
3. Do not use any sharp objects to clean.
4. Wipe up spills promptly to avoid buildup, which can catch fire during cooking.

5. Self-cleaning ovens use high temperature to burn off soils. Wipe spills promptly to avoid buildup, which can cause excessive smoke during the self-cleaning process.
6. When using the self-clean feature, be sure to remove all contents, the racks and turn on the hood fan.
7. Sugars and other carbohydrates such as pasta and rice can adhere firmly to the oven surface, causing damage to the enamel glaze when burned off.
8. Always follow the directions in your user manual carefully before using the self-cleaning function.

Refrigerator

1. To prevent odor build-up, keep an open box of baking soda in the fridge and clean your refrigerator and freezer on a regular basis.
2. Wipe up any spills immediately.
3. Do not use abrasive cleaners or scouring pads and brushes.

Washer/Dryer

1. Clean the dryer lint screen after every load to ensure maximum airflow, minimize drying times and preventing fires.
2. Clean booster fan filter (secondary lint trap) frequently.
3. Do not use abrasive cleaners on the exterior. Use warm water and mild soap instead.
4. Do not overload machine.
5. Use laundry soap, fabric softener and bleach as recommended by the manufacturer.

ELECTRICAL SYSTEMS

The electrical system in your home is intended for normal residential use. We highly recommend that you consult a licensed electrician to make changes or additions to your electrical system. Please note that a permit may be required for changes and additions to your electrical system. Approval is required by your Strata Council. Any complications due to work done by homeowner or other professional will not be warrantable by Amacon or Travelers.

AFCI (Arc Fault Circuit Interrupters)

Similar to GFCI's, Arc Fault Circuit Interrupters are sensitive to power surges caused by electrical arcing. Arcing can occur when wires or cords are damaged, and the resulting heat can cause a fire. As with GFCI's, AFCI circuits have TEST and RESET buttons and should be tested monthly. If an AFCI breaker trips, unplug the affected appliance or device and reset the breaker at the electrical panel. If the same circuit trips again, it may indicate a damaged electrical cord.

Circuit Breaker

During your home orientation, you will have learned the location of the circuit breaker panel. There will be one master circuit breaker and several individual circuit breakers.

Circuit breakers trip under excessive electrical load. Circuit breakers have three positions: ON, OFF, and TRIPPED. When a circuit breaker trips it must first be turned OFF before it can be turned ON. Switching the breaker directly from TRIPPED to ON will not restore service. Reset tripped circuit breakers by moving them to the OFF position and then to the ON position.

In the event of a loss of electrical power in your home, follow these steps:

If the power loss is in one area of your home and power is available in other areas of your home, it is likely that an individual circuit breaker has turned off. Unplug any appliances in the area that are without power and turn other appliances off. Check the circuit breaker and, if necessary, reset it. Plug your appliances back in. If the circuit breaker fails repeatedly, you have either a short circuit in one of your appliances or a short circuit in the electrical system in your home. Do not attempt further repair. Call a licensed electrician.

If electrical power is lost throughout your home, check the master circuit breaker. If the master circuit breaker has tripped, reset it. If the master circuit breaker trips repeatedly, refer the problem to a licensed electrician. If the master circuit breaker has not tripped, take a look around your neighbourhood. If you notice a general electrical failure in your neighbourhood, call BC Hydro and Rancho to report the problem.

GFCI (Ground Fault Circuit Interrupters)

Usually, GFCI outlets are located in bathrooms near tubs and bathroom sinks, in kitchens, laundry rooms, and garages, and on the exterior of your home. These are special circuit breakers that are designed to break the flow of electricity in the event of a short circuit. This will prevent dangerous electrical shock.

GFCI circuits have a TEST and RESET button. These are pointed out during the orientation walk through. Once each month the TEST button should be pressed. This will trip the circuit. To return service, press the RESET button. If a GFCI breaker trips during normal use it may be an indication of a faulty appliance and some investigation is in order.

Do not plug appliances such as air conditioners, refrigerators, and food freezers into GFCI outlets. The electrical surge that occurs when these appliances cycle will trip the GFCI outlets and break the circuit. Heavy electrical usage appliances such as power tools or even hair dryers can trip the GFCI breaker. Atmospheric moisture, such as during rains or after a hot shower, may also trip the GFCI breaker.

It is possible that some outlets that are connected to the GFCI device are not so marked. If you have a failure at an outlet, reset the GFCI devices as well as the circuit breaker. Continued failures indicate a potentially dangerous electrical problem. Contact a licensed electrician for assistance.

Interior Lighting

The lighting fixtures in your home are designed for standard wattage bulbs. To avoid excessive heat, you should not exceed the manufacturer's recommendations. If a light fails to come on, check the bulbs to be sure they are not loose or burned out. Also, check to see that they are the correct wattage for the fixture. Next check the breakers. If this fails to solve the problem, you will then need to arrange for a licensed electrician.

DO NOT hang a ceiling fan from an existing ceiling light box without adding additional support to carry the extra weight. Moving lighting fixtures to accommodate special changes is a homeowner responsibility. It is recommended a licensed electrician be consulted. Approval from the Strata Council is required. Unpermitted changes will void warranty.

Outlets and Switches

Electrical outlets can be found in every room in your home. Do not exceed the capacity for which the outlets were designed. Devices that increase the capacity of electrical outlets and multiple extension cords can cause a fire and severe personal injury or death.

If any electrical outlet does not have power, there are two possible explanations:

1. Some outlets are controlled by a wall switch. Plug an appliance into the outlet and turn on nearby wall switches to see if the problem is corrected.
2. Check the circuit breaker. If the circuit breaker has been tripped, reset it and try the outlet again. Check the GFCI devices and reset if necessary. If the circuit breaker trips repeatedly,

call a licensed electrician or your builder if your home is still covered under your third-party warranty policy.

CAUTION: Small children can be injured by poking small fingers and objects into wall outlets. You can prevent this by installing child proof devices on all floor level electrical outlets. These devices are available in children's supply stores, drug stores and some home centers and hardware stores.

HEATING & VENTILATION

Exhaust Fans

The exhaust fans provided in your home are designed to reduce odours, smoke, and moisture produced by cooking and bathing. Ensure that bathroom fans are turned on while showering or bathing and left on until all excess moisture has dissipated. Regular cleaning and inspection quarterly (more frequently if required by heavy usage) will help keep them in working order.

Fans are installed according to building codes and the main bathroom fan is required to run at all times inside the sealed suite. All main bathrooms have energy recovery ventilators, which run continuously with humidistat to initiate high speed.

Range Hood

Grease build-up in your range hood can present a fire hazard. Avoid this problem by cleaning both hood and filters at least once every three months (more frequently if required by heavy usage) or installing new filters.

Thermostat

The temperature in your home is controlled by thermostats. Do not place a lamp or heat-producing appliance next to a thermostat, because heat generated by such an object may produce an incorrect reading. Follow the manufacturer's manual for operation and care instructions.

INTERIOR FINISHES

Wall Tiles

Use a tile sealant to seal the grout prior to using the shower. Then seal the grout once a year to prevent stubborn stains from penetrating the grout and becoming unsightly. Routine scrubbing of the grout with warm soapy water will keep it clean and fresh. Strong cleaners such as Lysol can stain the grout. Sealers and cleaners can be found at your local hardware store.

Grout

Grout is cement with colour additives. Colouring can change with time. It is suggested that the grout be sealed with a penetrating sealant every 6 to 12 months to prevent particles seeping into the pores. There are products designed for homeowner use such as grout colour blender; stains and dyes; and grout cleaners, strippers and sealers. Application of grout sealant is a homeowner maintenance responsibility.

Grout sealers may change colour over time and may change the colour of your grout when applied. Grout colour is not a warranted item.

Cabinets

Remove splashes and splatters promptly to avoid permanent stains. Do not use abrasives on the finish of your cabinets. Excessive heat and moisture from other appliances (e.g. countertop ovens, water kettles, etc.) can also cause damage to the finishing and door. Avoid placing these items directly under a cabinet.

The hinges on your cabinet doors can be lubricated, if necessary, with an oil-based lubricant. Apply a very small drop of oil to the top of the hinge and work the door back and forth several times so the oil will penetrate into the hinge. Wipe the excess oil with a dry paper towel.

Countertops

The countertops in your home are constructed of quartz. To maintain your countertops, follow these general care instructions:

- Always use a cutting board to protect your counter tops when you prepare food. While minor scratches that can result from cutting food may not be noticeable at first, in time they will dull and mar the luster of the finish.
- Wipe up spills immediately. Some liquids, particularly hot ones, can cause almost imperceptible stains. In time, the stains can accumulate and become unsightly.
- Be careful to avoid dropping pots and pans and other kitchen items on your counter tops. This can break or chip the counter's surface. Do not place extremely hot pans on the counter.
- Re-caulk separations that occur around sinks and along the backsplash of countertops, before water can enter into those separations and cause damage.

For routine cleaning of quartz, use a mild soap and warm water solution. Hot objects and harsh chemicals on your countertop should be avoided. Use a cutting board to prevent scratches. Remove spills immediately to avoid stains.

Doors and Hardware

The doors and doorframes in your home are made of painted or varnished wood. Wooden doors are subject to expansion and contraction with changes in heat and humidity. The result can be warping and sticking. This is normal and may correct itself as conditions change. You should allow your home to go through at least one dry and damp season before you make other permanent changes.

Small cracks may also develop during a dry season and may disappear during wet winter months. If the cracks do not disappear over time, they can be easily filled with wood putty, caulking compound or filler. These materials may be obtained at your local hardware store or home center.

Avoid slamming doors to prevent damage. Do not make hasty adjustments on new doors, since the condensation and humidity of a new home will affect them only temporarily. Occasional slight sticking is normal and even desirable for a weather-tight fit. To eliminate minor sticking, try paraffin, or commercial dry lubricant sticks.

If occasional lock sticking occurs, exterior locks can be easily freed with lubricant sold in most hardware stores. Locks may require adjustments of the strike plate on the door jamb. Remove the strike plate and carefully file the latch opening or move the strike plate by moving the screws into new positions.

The hinges and locks on your doors may require lubrication from time to time for proper maintenance and to prevent squeaks. Remove the hinge pin and rub it with a light coating of WD-40 or another petroleum jelly (we do not recommend using oil because it accumulates dust), replace the pin (and wipe off any excess), and then swing the door back and forth a few times.

Doorknobs that are used frequently can become loose. As soon as you notice such a condition, tighten any screws on the doorknob that are loose.

Flooring

The subfloors of your home have been designed to support the weight of your home, plus a per square foot furniture and occupancy load. Excessively heavy furniture may exceed this limit. Check with Amacon if you are in doubt.

In some instances, the floors may squeak. Squeaky floors are usually caused by a change in the weather, or by normal shrinkage of the wood materials and/or settlement of your home. This is normal in new home construction and is not considered a construction defect.

We offer these steps for routine maintenance of your flooring. Please follow your manufacturer's recommendations.

Tile (Porcelain)

Porcelain tiles are easily maintained by observing a basic rule: never use abrasive cleaners. They scratch through the glass-like surfaces quickly. Liquid dishwashing detergent or a pH neutral cleaner on a moist cloth is preferred. Although porcelain is durable, be careful not to drop heavy articles on it that can cause chipping. Always wipe up spills immediately to prevent staining of the grout.

Refer to the manufacturer's recommendations on care for additional information.

Interior Paint

The paint on interior wood surfaces such as doors, trim and baseboards must be maintained in good condition at all times. Chips, scratches and other breaks in the surface of the paint must be repainted promptly, or serious damage to the underlying wood could result.

Please be aware that all paint is subject to yellowing and discolouration. The action of the sun usually minimizes yellowing on exterior surfaces. However, yellowing can be noticeable on interior surfaces.

Yellowing is caused by the natural drying and aging of the paint and by exposure to certain chemicals such as ammonia fumes and others that are found in some household cleaners. Light colours and white painted surfaces are more subject to yellowing than darker colours.

Bathrooms and kitchen walls are painted with a latex paint. These areas may be wiped down with a soft sponge and soapy water.

Painted interior walls are not "scrub-proof". Scrubbing or harsh cleaners will remove paint. Also, you should avoid washing newly painted interior surfaces for at least three months after you move into your home or after re-painting, to allow the paint to fully set.

When doing paint touch-ups, use a small brush, applying paint only to the spot needing attention. Filler may be used to cover any small defects prior to paint touch up. Touch-ups will sometimes be visible. When it is time to repaint a room, prepare the wall surfaces first by cleaning with a mild soap and water mixture or a reliable cleaning product.

Always dispose of paint and other hazardous materials properly.

Trim

Shrinkage of wood trim occurs during the first two years or longer depending on the temperature and humidity both outside and inside your home. Wood is more prone to shrinkage during the heating season. Maintain a moderate and stable temperature and humidity level to help minimize the effects of shrinkage.

PLUMBING

Each plumbing fixture in your home has a drain pipe specially designed to provide a water vapor barrier between your home and the sewer. The drain pipe or p-trap is the U-shaped area of pipe directly under the sink. The trap holds water which prevents the airborne bacteria and odor of sewer gas from entering your home. If any of your faucets are used infrequently, we suggest that they be turned on occasionally to replace the water in the trap lost to evaporation. Because of their shape, the traps are the most likely area to become clogged. Periodically check under kitchen and bathroom cabinets for leaks.

If you detect the odor of sewer gas from a sink after you have ensured there is water in the sink trap, contact a licensed plumbing contractor.

Safety First: It is possible to be accidentally locked out of the bathroom. If you get locked out a small screwdriver, paper clip, hair pin, or similar tool can be used.

Bathtubs, Showers, and Surround Enclosures

Fiberglass or acrylics are lightweight materials which add beauty and style to bathroom tubs and showers. You can preserve the original high gloss finish by regular cleaning with a liquid cleaner, detergent or foaming cleanser. Do not use abrasive cleansers. Alcohol used as a cleaning agent may cause discolouration. Stubborn stains can be removed with various appropriate household cleaning agents

used with a nylon scouring pad. Never use metal scrapers or similar tools. Always rinse the walls and the door of the shower after each use.

Clogged Drains

Clogged traps can usually be cleared with plunger. Clean a plunger drain stopper, usually found in bathroom sinks, by loosening the nut under the sink at the back, pull out the rod attached to the plunger and lift the stopper out. Clean and return the mechanism to its original position. Do not use chemical agents. If the clog persists, contact a licensed plumber.

Fixtures

Plumbing fixtures with special finishes are susceptible to damage and staining if water is permitted to stand on the surfaces and by the use of an abrasive cleansing product. All of the plumbing fixtures in your new home are plated with finishes that are resistant to water corrosion. The plating materials forming these finishes are, however, relatively soft, and can be damaged with abrasive cleansers, scouring pads and tools or intense sunlight. Clean the fixtures with warm soapy water and a soft sponge or cloth. Rinse with clear water and wipe dry to prevent spotting and soap buildup.

If water is permitted to accumulate and stand at the base of the fixtures, corrosion and tarnishing can result. Always wipe the area dry.

Hard water can spot and damage bright chromed plumbing fixtures. While this is not entirely preventable, you can minimize the staining and discoloration by drying the fixtures after each use.

Avoid using excessive force when you turn your faucets on and off. The seals in the faucets can be damaged with force in a short time.

Faucets that are equipped with aerators will mix air with the stream of water to prevent splashing. They need to be cleaned occasionally to remove a buildup of mineral deposits. When you notice that the stream of water has lessened, unscrew the aerator from the mouth of the faucet. Remove the debris and rinse the washers and screens. Replace the parts in their original order and screw the aerator onto the faucet. Perform this homeowner maintenance as needed, usually every few months.

Shower Doors

Always rinse the walls and door of the shower after each use. Inspect every six months, or at any sign of leakage. At the same time, inspect the caulking, and re-caulk where any separations appear.

Sinks

Regular cleaning is important to maintain the appearance of your sink. Clean sinks with a soft cloth, mild detergent and water. Rinse and dry properly to eliminate any film build up and water spotting. Do not use abrasive, metal or scouring pads.

Toilets

Most toilets are made of vitreous china, a glasslike material that is highly resistant to staining. Clean your toilets with a toilet bowl cleaner and a brush or cloth. Vitreous china is brittle and will easily break or shatter if hit with a hard object.

Water conservation regulations have mandated the use of low flow or water-saving toilets in new homes. These toilets use less water, so they are important elements in the area's water conservation program. However, at times you may notice an incomplete flush. When this happens, allow the tank to refill, and then repeat the flush. Feminine products, diapers and baby wipes must not be flushed in toilets.

Always keep a plunger on hand to use in the event of a stoppage of a toilet. If a stoppage occurs, close the shut-off valve on the back side of the toilet. Usually, a few vigorous pumps with the plunger will free the obstruction. Stoppages that are not construction related are the responsibility of the homeowner. If you are unable to clear the obstruction yourself, we suggest that you call a licensed plumbing contractor.

Most blockages in plumbing drains, including toilet drains, are progressive – they begin slowly and get worse over time until the drain is completely blocked. Use a plunger at the first sign of a slow drain. This simple step can prevent most serious drain blockages.

Do not use drain cleaners for toilets. The harsh chemicals in drain cleaners can damage the toilet seals and cause a leak. Toilets should not be left unflushed for an extended period of time, to prevent the p-trap from drying and causing odors.

If the flush valve fails or begins to leak, you can purchase a new flush valve at a home center or hardware store. If you are not entirely comfortable with this do-it-yourself project, a licensed plumbing contractor can perform this task.

A clogged toilet is not a warrantable item.

Water Conservation

In the home, water conservation saves both water and energy, since energy is needed to heat water and run appliances. Here are a few things to keep in mind if you are trying to conserve water:

- Every time a toilet is flushed, about 6 litres of water goes into the sewer. Try to avoid using the toilet for things that should go into the wastebasket.
- While a short shower uses less than a full tub (35 to 55 litres), a partially full tub can use less water than a long shower.
- Rinse your dishes and load your dishwasher to capacity before turning it on. Most models use between 30 and 50 litres per run.
- Faucet leaks can add up to 30 to 40 litres a day, which can be easily saved with a simple repair.

Water Lines

Plumbing systems should be maintained by running water through each faucet, to minimize stagnation.

STRUCTURE

Caulking

Caulking is the method in which sealant compounds are generally applied to seal gaps between adjacent surfaces. Over time, and particularly during warm, dry weather, caulking will dry and shrink. When this happens, it no longer provides a good seal against moisture. As part of your routine maintenance, you should inspect the caulking around your windows, doors, sinks, showers, tubs, countertops, and ceramic tile, and should make any necessary repairs to the caulking every six (6) months or as needed. Caulking guns and applicator tubes, disposable caulking guns, and caulking compounds are available at hardware stores and home centers.

Condensation

Condensation is normal in a new home because many litres of water were used in its construction. This water causes higher than normal humidity until the drying process is complete. When condensation appears on a cool pipe or on glass surfaces, it may give the false impression that you have leaks. Open windows can aid the home drying process, but it takes time. Always use exhaust fans in the bathroom and hood fan for 8 or more hours a day. Avoid speeding up the process by using excessive heat. You should use a constant thermostat temperature. Be sure to also check for moisture buildup in windowsills monthly in damp seasons. Remove any water with absorbent towel. Please note, condensation is typically not covered under warranty.

Drywall

Slight cracking, nail pops or seam joints may appear in walls and ceilings. These are caused by the shrinkage of the wood and normal deflection of wall studs, trusses or rafters to which the drywall is attached.

Effects of Weather and Temperature

Natural building materials such as wood and concrete are subjected to constant expansion and contraction from day to day. Temperature variations, which can be extreme, can result in warping of wood materials and cracking of drywall, stucco, concrete and mortar. These effects are particularly obvious in the first two years after a home has been built.

You can minimize these effects by maintaining a constant temperature in your home during the first two years. This allows the wood to dry at an even rate and may eliminate larger settlement cracks. Minor cracks and displacement of wood are a normal part of the aging process of your home and do not affect its structural integrity.

Interior Walls

The walls in your home are constructed of wood and other materials, which are subject to normal expansion and contraction. Molding and trim can shrink and warp in some cases. Routine maintenance on molding, trim and wall boards is the responsibility of the homeowner beyond your warranty coverage. Replace warped molding and trim.

Some slight cracking, nail "pops" and/or seams may become visible in plaster, gypsum wallboard, drywall or sheetrock walls and ceilings. These occurrences are caused by the shrinkage of the wood and normal deflection of rafters to which the sheetrock is attached, are considered normal, and are a maintenance responsibility of the homeowner. They can be repaired by filling with filling compound, smoothing with fine sandpaper, and then painting the entire surface. Popped nails do not alter the strength of the wall and should be left alone until time to repaint.

Use care when you hang pictures and other decorative items. The wall board will be damaged if it is hit with a hammer. Costly repairs can be avoided by using picture hooks and other supplies from a home center or hardware store. Always repair nail holes with a dab of filler.

Mold Prevention

1. Keep the home free of dirt and debris that can harbor mold (dirt/dust/animal hair and dander are all very efficient hosts for mold);
2. Regularly clean and sanitize, windows, bathrooms, kitchens, and other home surfaces where water, moisture condensation, mildew and mold can collect;
3. Use dry towels or bath mats when stepping out of shower or tub;
4. Use bathroom fans while showering or bathing;
5. Use exhaust fans whenever cooking, dishwashing or cleaning. If no fan exists, open a window to allow proper ventilation and moisture to escape;
6. Maintain regular air flow and circulation throughout the home;
7. Use all reasonable care to close all windows and other openings in the home to prevent outdoor water from penetrating into the interior home (i.e. rain, irrigation water, etc.);
8. Clean and dry any visible moisture on windows, walls, ceilings, floors and other surfaces including personal property, as soon as reasonably possible (note: mold can grow on damp surfaces within 24 to 48 hours);
9. Limit the indoor watering of houseplants (total number of plants indoors is also an important variable);
10. Do not hang wet clothing on an indoor drying line;
11. Properly maintain your dryer vent exhaust line (clean/remove lint at least once a year or sooner as may be needed); strata will clean the exhaust line but regularly clean out the lint trap in the dryer and the lint trap in the booster fan.
12. Maintain caulking around tubs, showers, toilets, sinks and other interior water receptacles at least once a year and more frequently if needed;
13. Maintain caulking around windows, doors and other exterior openings at least once a year and more frequently if needed;
14. Maintain window tracks and weep holes at least once a year and more frequently if needed (keep tracks and weep holes clean of debris/dust to allow proper egress of water when rain or irrigated)

- water gets in them);
15. Properly use and maintain appliances containing water and other liquids;
 16. Do not alter insulation installed by builder;
 17. Prevent clogging of plumbing.
 18. Check all window sills for moisture during damp seasons and remove any water with an absorbent towel.

Report or fix water leaks promptly - Any indication of water leaks or resulting mold at roofs, windows, floors, carpets, etc., should be reported immediately.

Every homeowner must take all appropriate steps to prevent conditions that may cause mold or mildew to develop in your home.

Settlement

All homes settle to some degree. Some adjustment in lumber and framing is normal and should be expected.

Settlement within the first year is a warrantable issue. After the 12 month period from your possession date, settlement repairs within a home is the responsibility of the homeowner.

If the finish trim shows slight joint separation, fill the cracks with wood filler. If nails work out of position, reset them with a hammer and nail set; then fill the holes with wood filler or spackle. Normal settling, expansion and contraction also may cause small interior wall cracks around doorways, archways and at wallboard joints as well as minor cracking of exterior stucco (particularly at stress joints such as window or door corners).

Minor settlement cracks may surface within the first year after completion of your home. It is recommended you wait until after a year before repainting until the settling and shrinkage is complete.

SEASONAL MAINTENANCE CHECKLIST

REGULAR MAINTENANCE IS THE KEY

Inspecting your home on a regular basis and following good maintenance practices are the best way to protect your investment in your home. Whether you take care of a few tasks at a time or several all at once, it is important to get into the habit of doing them. Establish a routine for yourself, and you will find the work is easy to accomplish and not very time-consuming. A regular schedule of seasonal maintenance can put a stop to the most common (and costly) problems, before they occur. If necessary, use a camera to take pictures of anything you might want to share with an expert for advice or to monitor or remind you of a situation later.

This checklist is intended to provide you with a list of common maintenance tasks that most homeowners are required to perform, but is not intended to be a comprehensive list. Some items may not apply to your home, and some required maintenance may not appear on this checklist. For complete information on the maintenance you are required to perform on your home, please consult all manuals, warranties, and documentation provided to you and consult the manufacturer’s website.

If you do not feel comfortable performing some of the home maintenance tasks listed below, or do not have the necessary equipment, for example a ladder, you may want to consider hiring a qualified handyperson or licensed contractor to help you.

MONTHLY

CATEGORY	MAINTENANCE REQUIRED
APPLIANCES	Clean the range hood filter, replace as needed.
ELECTRICAL	Test and clean/dust smoke/carbon monoxide detectors.
	Test GFCI/AFCI receptacles and outlets.
HEATING & VENTILATION (HVAC)	Clean dryer vent exhaust ducts.
PLUMBING	Flush all toilets and run water through all sinks, especially in bathrooms that are not used on a regular basis.

QUARTERLY

CATEGORY	MAINTENANCE REQUIRED
APPLIANCES	Check and clean dishwasher strainer and spray arms.
	Check dishwasher drain and water connections for leaks.
	Inspect washing machine water supply hoses for leaks.
EXTERIOR	Check patio doors, windows, and balconies.
HEATING & VENTILATION (HVAC)	Check and clean bathroom exhaust fans.
INTERIOR	Check for cracks of separations and mildew in caulking around sinks, bathtubs, showers, toilets, faucets, countertops, backsplashes, ceramic tiles and floors, windows etc. Repair with the appropriate caulking compound as needed.
	Inspect shower doors for proper fit and leaks. Re-caulk where necessary.
	Inspect interior door hinges and hardware.
PLUMBING	Check faucet aerator water flow and clean screens if needed.
	Clean interior drains.

SEMI-ANNUAL (EVERY SIX MONTHS)

CATEGORY	MAINTENANCE REQUIRED
APPLIANCES	Inspect refrigerator and clean if necessary.
ELECTRICAL	Check electrical extension and appliance cords. Replace frayed or split cords.
EXTERIOR	Check security of guardrails and handrails.
HEATING & VENTILATION (HVAC)	Check connection between dryer and exhaust vent, repair as needed.
INTERIOR	Check cabinet drawers and hinges for proper alignment. Tighten and adjust as necessary.
	Vacuum/clean windows and sliding door tracks, lubricate with a suitable
	Inspect tiled areas for loose or missing grout/caulking. Re-grout or re-caulk as necessary.
PLUMBING	Check water supply lines and valves to sinks and toilets. Tighten if loose or leaking.

ONCE EVERY YEAR

CATEGORY	MAINTENANCE REQUIRED
INTERIOR	The ERV filter is to be cleaned twice a year (vacuuming it). More information on cleaning unit and ducting is also included in the manual with Property Management. For the Fam Coil Units (FCU) – it will vary depending on the use but typically every 120 days or so. Periodic check ups are required and cleaning of

SUPPLIER CONTACTS

Below is contact information for companies who have provided a product or service to your home. For more detailed information, see the items in "Your Home" section of this guide.

Trail Appliances

Appliances
6750 King George Blvd.
Surrey, BC V3W 4Z5
604-590-3377
www.trailappliances.com

Moen Inc.

Bathroom Fixtures Manufacturer
Customer Support –
Phone - 1-800-289-6636
Email - <https://www.moen.ca/customer-support/contact-us>
Website - <https://www.moen.ca/>

Spectrum Windows

Blinds
6755 Graybar Rd,
Richmond, BC
V6W 1H8
604-231-8788

Damna Kitchen Cabinets

Cabinets
718 Eaton Way, Annacis Island
Delta, BC V3M 6J9
604-525-1565
<http://danmakitchens.com>

I&N Janitorial Services

Cleaning
5496 184 St,
Surrey, BC V3S 1E1

Minimal Glass & Door

Door & Hardware
1675 West 2nd Ave
Vancouver, British Columbia V6J 1H3
604-336-2244

Standard Insulation & Siding

Drywall & Installation
Unit 101 – 17220 Heather Drive
Surrey, British Columbia V3S 0B4
604-572-7578
<https://standardltd.ca>

LVL Electrical Ltd.

Electrical
14868-141 St., Edmonton, AB T6V 0A6
780-266-2899

Tab Finishing

Finishing Carpentry
5-2719 St. Michael St,
Port Coquitlam, British Columbia V3B 5R4
604-945-2057

Greer Spray Foam Ltd.

Firestopping
6955 Buller Ave
Burnaby, British Columbia V5J 4S1
604-438-3570
<https://www.greersprayfoam.com>

Plutos Enterprise Ltd.

Flooring
#100 – 120 W 3rd Avenue
Vancouver, British Columbia V5Y 1E9
604-875-6484
<https://www.plutos.ca>

Two Pillars Construction Ltd.

Framing & Formwork
9712 190TH Street
Surrey, British Columbia V4N 3M9
604-888-0540
<https://www.twopillarsgroup.com>

William Kelly & Sons Ltd.

HVAC/Mechanical
202-6901 72nd Street
Delta, BC V4G 0A2
604-946-7192
<https://wksltd.com>

Give Back Contracting

Landscaping
#102 17 Fawcett Road
Coquitlam, British Columbia V3K 6V2
855-206-2647
<https://www.givebackcontracting.com>

Precise Communications

Low Voltage
22856-137th St
Maple Ridge, British Columbia V4R 0B6
604-466-3933

Fusion Masonry

Masonry
4958 11a Ave Delta, BC V4M 1Z4
778-847-4043

Glass World

Mirrors and Shower Doors
2146 Queen Street
Abbotsford, British Columbia V2T 6J4
604-854-5757
<https://www.glassworld.ca>

Jerzy Quality Painting

Painting
5143 Wilson Drive, Delta, BC V4M 1P3
604-948-1736

Accurate Aluminum

Railings
6410 Arbroath Street
Burnaby, British Columbia V5E1C4
604-437-6006
<https://accuratealuminum.ca/>

Awa-Tech Waterproofing & Roofing Ltd.

Roofing/Waterproofing
6069 Keith Street
Burnaby, British Columbia V5J 3C8
604-831-8433
<https://www.awa-tech.ca/>

JJ Stone

Stone

B4 5279 Still Creek Avenue
Burnaby, British Columbia V5C 5V1
604-299-6285

<https://www.jjstones.com/>

RNR Tile & Stone Ltd.

Tile

115 4268 Lozells Ave
Burnaby, British Columbia V5E 2B5
604-415-9090

www.rnrtileandstone.ca

Starline Windows

Windows

19091 36th Avenue
Surrey, British Columbia V3Z 0P6
604-882-5100

<https://www.starlinewindows.com>

Travelers Insurance Company

Home Warranty Insurance Provider

2500 - 650 W Georgia St.

Vancouver, BC V6B 4

604-682-2663

www.travelerscanada.ca



WARRANTY TRANSFER FORM

If you are selling your home at Alaska, please complete this form and forward to the Amacon Customer Care Team so that we may keep accurate records and provide customer service to the new owners.
Please fill out all information in full and email this form to **customer care van@amacon.com** or mail to 500-856 Homer Street, Vancouver, BC V6B

Strata Lot: _____, Unit # _____

Today's Date: _____

Date New Owner will take possession: _____

SELLER'S INFORMATION:

Name(s): _____

Home/Cell Number: _____

Work/Alternate Number: _____

Email Address: _____

NEW HOMEOWNER'S INFORMATION:

Name(s): _____

Home/Cell Number: _____

Work/Alternate Number: _____

Email Address: _____

Address: (If different from above): _____

Thank You, Alaska Customer Care Team

