

1335 HOWE

REFINED RESIDENCES

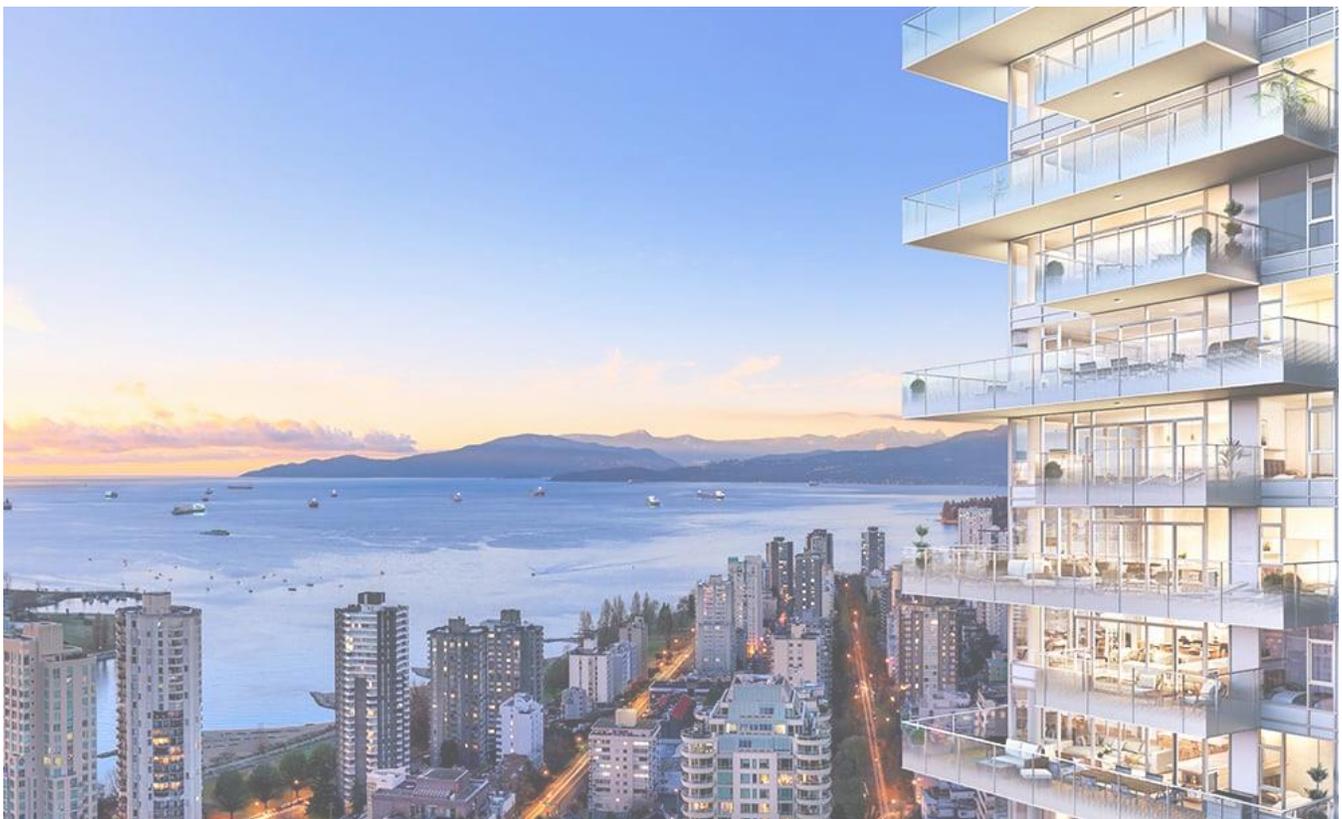
Homeowner Manual

WELCOME HOME

Congratulations on the purchase of your new home at 1335 Howe Street! We would like to take this opportunity to welcome you to your new home and the neighborhood!

The Onni Group prides itself on constructing homes of the highest quality and on providing our homeowners with a first-class experience.

Please note that this manual is not intended to deal with all issues related to your new home; however, it will better acquaint you with the neighborhood and provide you with a summary of the more important maintenance issues you can expect to encounter with regards to caring for your new home.



No Home Is Maintenance-free

Proper and timely maintenance can extend the life of many of the components and systems incorporated in your new home and help you to protect your investment.

These maintenance recommendations are intended to provide you with a basic understanding of the maintenance requirements of your home; however, should any questions arise, please contact either Onni Group, or the specific product supplier or manufacturer. Undertaking maintenance is not for everyone. If you are uncomfortable undertaking any specific maintenance task, please hire a professional. Please note that maintenance is the responsibility of the homeowner; regular and ongoing maintenance is not covered under warranty.



General Information		Warranty Exclusions	pg. 15-16
Community Information	pg. 4/5	Owners Duty to Mitigate & Maintain	pg. 17
Utility Information	pg. 6	Emergency Situations	pg. 17
Important Names/Numbers	pg. 6	Classification of Problems	
Mail Delivery Information	pg. 7	Building or in suite Emergencies	pg. 18-19
Strata Living		Items requiring attention	pg. 19
Property Designation	pg. 8	How to submit a Service Request	pg. 20
Common Property	pg. 8	Items for year-end review	pg. 21
Limited Common Property	pg. 8	Year-end service call	pg. 21
Strata Lot	pg. 8	Care and Maintenance of Interior Finishes	
Strata Corporation		Flooring	pg. 22-23
Organization	pg. 9	Drapes and Blinds	pg. 24
Maintenance Fees	pg. 9	Interior Doors	pg. 24
Bylaws	pg. 9	Paint	pg. 24
House/Condominium Insurance	pg. 10	Counter tops and Cabinets	pg. 25
Third Party Warranty Provider	pg. 10	Plumbing	pg. 25-27
The First Year in Your New Home	pg. 11	Electrical Systems	pg. 29
Construction Inspections	pg. 12	Heating and Ventilation	pg. 30-32
Pre-Delivery Inspection	pg. 12	Appliances	pg. 33
Year-end Service Request	pg. 12	Care and Maintenance of Exterior Building Components	
Your Role as a Homeowner	pg. 13	Winterizing Hose Bibs	pg. 34
Warranty Information		Caulking	pg. 34
12 Months	pg. 14	Decking and Handrails	pg. 34
15 Months	pg. 14	Weather Stripping	pg. 34
24 Months	pg. 14	Windows	pg. 34-35
5 Year	pg. 14	Doors	pg. 35
10 Year	pg. 14	Trades List	pg. 36
Definitions	pg. 15	General Q&A	pg. 37
		General Home Maintenance Tips	pg. 38-39

GENERAL INFORMATION

IMPORTANT CONTACTS:

SAFETY & EMERGENCIES

Ambulance, Police, Fire & Rescue (Emergency only)	911
Police – VPD (Non-Emergency)	(604) 717-3321
BC Poison Control	1-800-567-8911
Vancouver General Hospital	(604) 875-4111
Saint Paul’s Hospital	(604) 682-2344
Mount Saint Joseph Hospital	(604) 874-1141
Vancouver Coastal Health	(604) 736-2033
Children’s Hospital	(604) 875-2345
B.C. Hydro	1-800-244-9376

SERVICES

Vancouver City Hall	(604) 873 7000
City of Vancouver Parks & Recreation	(604) 257-8507
BC Translink	(604) 953-3333
Yellow Cabs (Taxi)	(604) 681-1111

Community Information

We have only highlighted some of the great facilities and services and invite you to visit the following website as a source of additional information.

- Outdoor adventures: Fishing, hiking, canoeing, camping, bird watching, etc.
- Sporting activities: Golfing, swimming, biking, running and many more
- Arts and Culture: Theatre, dance, music, art, history, festivals, etc.
- Shopping and Dining: Over 230 restaurants and a wide variety of destination shopping centres

Visit the city of Vancouver’s website for more details: <http://vancouver.ca>

UTILITY INFORMATION

Telephone, Cablevision, Hydro, Gas and Internet connection arrangements should be made directly with the companies concerned. **You will be responsible for all hook-up and monthly costs.**

Shaw Cable & Internet

1-888-472-2222

TELUS Home Services

1-888-811-2323

IMPORTANT INFORMATION & ADDRESSES

Rancho Management Services (B.C.) Ltd.

P: (604) 684-4508

8th Floor – 1125 Howe Street,
Vancouver, BC V6Z 2K8

www.ranchovan.com/

National Home Warranty

P: (604) 608-6678

F: (604) 408-1001

100-1125 Howe Street

Vancouver, British Columbia

V6Z 1B1

<https://nationalhomewarranty.com/>

Onni Customer Care

P: (604) 602-7711

F: (604) 688-7907

customercare@onni.com

www.onni.com/customer-care/greater-vancouver/

During Business Hours

Onni Group

200-1010 Seymour Street

Vancouver, British Columbia

V6B 3M6

P: (604) 602-7711

F: (604) 688-7907

Attention: Customer Care

(Monday – Friday: 8:00 AM – 5:00 PM, Holidays

Excluded)

customercare@onni.com

www.onni.com/customer-care/service-request/

After Business Hours

Rancho Management Services (B.C.) Ltd.

24-Hour Answering Service: (604) 684-4508

8th Floor – 1125 Howe Street, Vancouver, BC V6Z 2K8

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

For a Building Emergency or In-Suite Emergency, please call the appropriate number listed above. Please note, unless service is an emergency, all service requests should be sent by email to customercare@onni.com or online at www.onni.com/customer-care/service-request. The business address is noted on the service request form. This will enable us to respond to your requests in a fair equitable manner. **Please refrain from giving your service request to your sales representative or our construction personnel.**

DEVELOPMENT INFORMATION

Garbage disposal and Recycling

The garbage /recycling room for 1335 Howe Street is located on level P2. After exiting the elevator at P2, turn left and immediately left again (this will take you through 2 doors). Then, take the stair well up where the garbage room door will be on the right side.

Alternatively, the garbage room can be accessed from level P1. Leave elevator on left side and walk down parkade until you reach the gates and there is a door on left where garbage room will be.

Mail Delivery

Civic Address: 1335 Howe St, Vancouver, B.C. Canada, V6Z 0H1

All individual mailboxes have been installed in the main lobby. The 2 keys to your pre-assigned mailbox are provided in your completion package. Be sure to let Canada Post know that you are moving. See your local post office for details on their relocation services.

Change of Address

As a reminder, we have included a list of several organizations you should notify of your address change. This will ensure proper continuation of the services you subscribe to:

- Canada Post
- ICBC, Driver's License
- Car Ownership
- BC Medicare
- Extended Health care
- Doctor
- Dentist
- Veterinarian
- Lawyer/Notary
- Electrical Utility, Gas
- Telephone
- Cellphone
- Cable TV
- Car, Home & Life Insurance
- Warranty Providers
- Banks
- Credit Cards

Condominium Living

The comments below reference general observations. Reference should be made to the applicable provisions of the Condominium Act.

Property Designation

Common Property

The **Strata Property Act** defines the Common Property as,

1. The part of the lands and buildings of Howe shown on a strata plan that is not part of a strata lot, and
 - a. pipes, wires, cables, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services if they are located
 - i. within a floor, wall or ceiling that forms a boundary
 - ii. between a strata lot and another strata lot
 - iii. between a strata lot and the common property, or
 - iv. between a strata lot or common property and another parcel of land, or wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property.

Limited Common Property

Limited common property (LCP) is the common property that is designated on the strata plans as being for the exclusive use of one or more homeowners. The balcony or patio of each strata lot is designated as LCP. These areas are sketched and dimensioned on the strata plan filed in the Land Title Office. Although LCP is designated for the exclusive use of the homeowner, it is subject to the right of ingress and egress for members, employees and agents of the Strata Corporation in cases of emergency or where it provides access to other common areas.

Strata Lot

Your strata lot is that area shown as such on the strata plan filed in the Land Title Office. The boundary of this area with another strata lot or with common property is the centre of the floor, wall, or ceiling as the case may be. Each homeowner is individually responsible for everything inside these boundaries. **Exterior doors and windows, however, may be the exception and remain the responsibility of the homeowner.**

Strata Corporation

Organization

The Strata Corporation is the body made up of all the owners at Howe. The Strata Corporation will elect a small “Executive” from its members referred to as the Strata Council. The Strata Council carries out the mandate of the Strata Corporation and is charged with the responsibility of organizing and operating Cambie Gardens with the assistance of professional property managers. They will enforce the bylaws, award maintenance contracts, and assure payment of corporation bills. As the Developer, Onni has appointed Rancho Management Services as the property manager. The property manager will call the first meeting of the Strata Corporation, being the first annual general meeting (AGM), sometime in the coming months when one of two conditions are met. Either the building is 50% in possession of homeowners, or nine (9) months has elapsed from substantial completion of the building. Until that time, Onni will act as the Strata Council with the assistance of Rancho Management Services.

Maintenance Fees

As you are aware, part of living in a Strata Corporation requires the payment of maintenance fees. These fees are based on unit entitlement - that is, they are assessed based on the square footage of your unit as it relates to the total square footage of all the units. They are payable on the 1st day of each month to the Strata Corporation so that they in turn can pay all the bills relating to the operation of 1335 Howe. The fees are paid by post-dated cheques or pre-authorized debiting plan and are made payable to **Rancho EPS # 8387** in care of your Property Manager. When submitting any payment, please ensure that your strata plan number, unit number, and the strata lot number are clearly identified on the back of your cheque so that it may be credited to the correct account.

Rancho Management Services Ltd.
8th Floor – 1125 Howe Street
Vancouver, BC V6Z 2K8

Bylaws

The bylaws are the rules and regulations of a Strata Corporation that determine the rules of conduct by which each owner in 1335 Howe must abide by. After the first annual general meeting, the owners may enact new, or vary the existing bylaws, provided that they satisfy the requirements of the Condominium Act in doing so.

If there are bylaw violations, fines can be levied against the individual strata lots by the Strata Council. Please refer to the Disclosure Statement for the applicable bylaws for 1335 Howe.

House/Condominium Insurance

Condominium (Strata) Insurance

Generally, the insurance coverage provided by the insurer for the Strata Corporation will repair or replace items that are damaged and were included in the original specifications by the Builder/Developer. This will include items such as the building and its components, carpets or a dishwasher.

Household or Contents Insurance

We strongly recommend that you obtain insurance coverage for your personal possessions and possibly any upgrades to your strata lot above and beyond the building standards. These are not covered under the Strata Corporation's policy.

NOTE Please contact your Insurance Agent or the Strata Agent to clarify any questions about insurance and the coverage provided.

Condominium Insurance

To inquire about the insurance coverage required under the Condominium Act, for the common property of your condominium, please contact your local insurance broker.

****Please Note**** your own personal contents are **not** covered by the Strata Corporation's insurance. Some suite upgrades may not be covered. Speak to your own Insurance Agent about these matters.

Third Party Warranty Provider:

National Home Warranty

P: 604-608-6678

F: 604-408-1001

100-1125 Howe Street

Vancouver, British Columbia

V6Z 1B1

www.nationalhomewarranty.com

BC Housing Licensing & Consumer Services

203-4555 Kingsway

Burnaby, B.C.

V5H 4V8

P: 604-646-7050

F: 604-646-7051

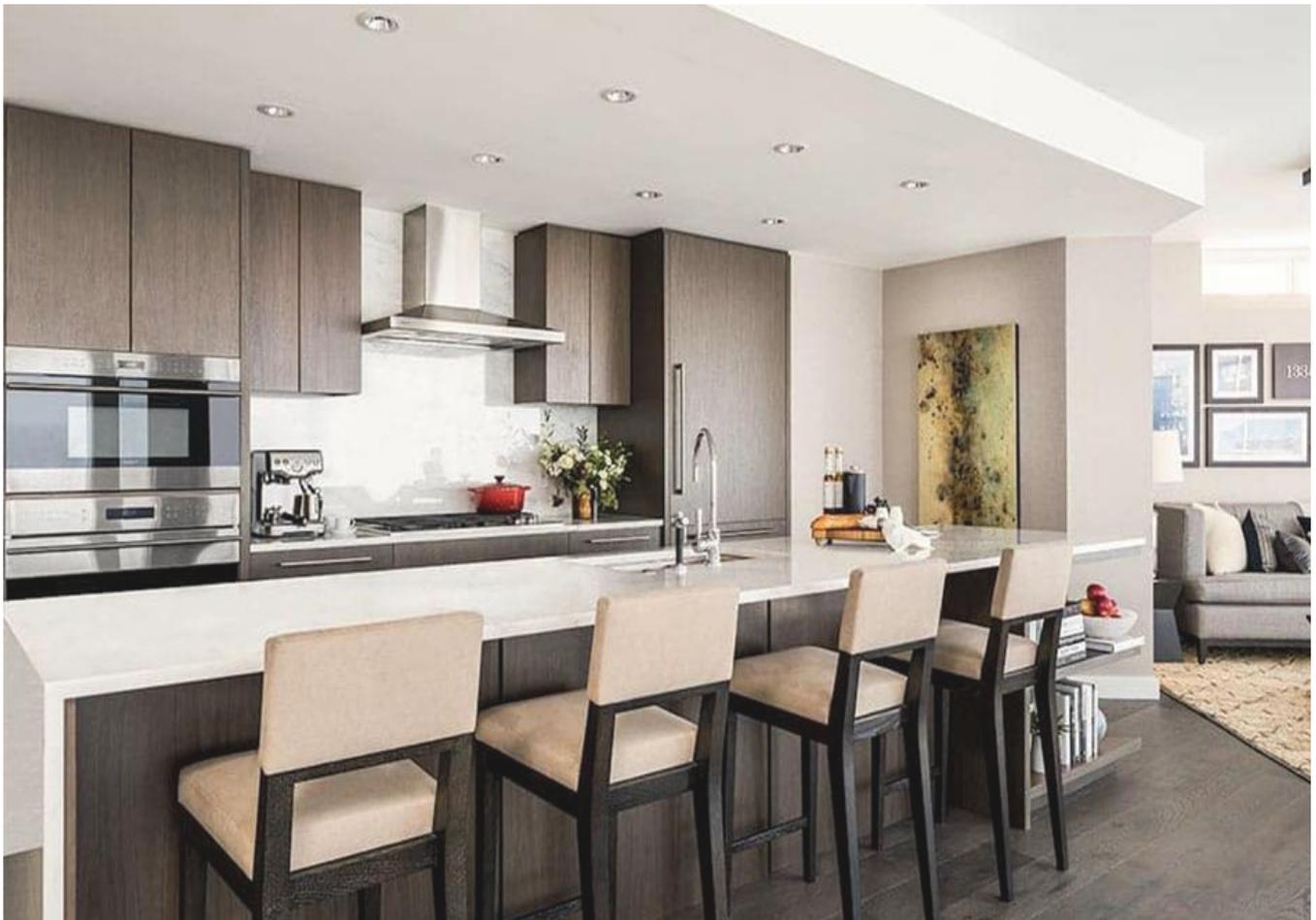
www.bchousing.org

THE FIRST YEAR IN YOUR NEW HOME

Your new home at Howe Street is complete and ready for occupancy. However, during the first year there may be some minor adjustments that will need to be taken care of.

For the first year, your new home is covered by our comprehensive warranty. This is regulated by The Homeowner Protection Act and is supported by National Home Warranty, your third-party warranty provider.

During construction and right through to the end of the first year, Onni will make every effort to warrant the quality and satisfaction of our product.



Construction Inspections

In addition to our own quality assurance inspections, architects, city inspectors, and other consults, we inspect the building throughout the construction process to ensure all work is being completed with care and according to the building and Municipal Codes and our specifications.

Pre-Delivery Inspections

A representative of Onni will guide you through a home orientation. At this time, all items needing attention will be identified and listed on the Pre-Delivery Inspection Report and signed by both parties

Service Request

All homeowner service requests that require scheduled appointments are to be made during business hours of 8:00AM – 4:30PM Monday to Friday (weekdays, excluding statutory holidays)

Year-End Service Request

Towards the end of the first year of your one-year Workmanship and Materials Warranty, we, again, recommend that any concerns you have be documented and forwarded to our office. Onni will be sending out a Year-End reminder letter prior to your expiration date. Please use the service request form provided or the form located on our website at www.onni.com. Alternatively, please visit www.onni.com/customer-care/greater-vancouver/ for additional contact info. A representative of Onni will contact you to arrange a review of your concerns during regular business hours. Our representative will make repairs or adjustments as required under the terms and conditions of the home.

Warranty Materials and Labour Standards Guide is provided by National Home Warranty. If you are not in agreement with the corrective measures taken or the standards, National Home Warranty or the Homeowner Protection Office can assist you with your concerns.

YOUR ROLE AS A HOMEOWNER

Your role during the first year is very important. There are five things you should keep in mind to make certain your warranty serves you well:

1. Read all operation manuals that were supplied with your home. It is recommended, although not essential, that you fill out any warranty cards that were provided with the appliances. For more information on your appliance warranty and extended warranty options, contact Trail Appliances directly at (604) 777 3300 EXT #2, and/or customersupport@trailappliances.com.
2. It is suggested that you do not redecorate your walls with products such as wall coverings until the end of the first year. This will enable you to identify problems such as shrinkage cracks in the drywall and allow us to make repairs. Of course, you should feel free to paint and otherwise decorate your

home as you wish.

3. Use and maintain all equipment properly as recommended in their respective manuals. This is especially important in regard to your hydronic furnace heating system, humidity control, kitchen fans, and other moisture control devices within your home. Please read the “Care and Maintenance” chapter of this manual for more details.
4. Keep informed of the work of your Strata Council, especially regarding the warranty for common areas. Remember that the common area warranty starts with the first possession or occupancy of the first home. Thus, the expiry for the common area warranty will be different from the expiry for residential homes.
5. If you wish an item to be covered by warranty and corrected by Onni, please do not attempt the repairs yourself, or contract anyone else to do the work (i.e., plumber or electrician). Please note this does not apply to very minor paint or drywall flaws that are not covered by your warranty. You can correct these at any time.



WARRANTY INFORMATION

The Homeowner Protection Act regulates the residential construction industry. Builder licensing and mandatory home warranty coverage came into effect July 1, 1999. The standard for home warranty coverage has been established by the act and is commonly referred to as a **2-5-10 warranty**.

Home warranty is an insurance product. Only an insurance company that has been approved by the Financial Institutions Commission can provide the warranty coverage. Home warranty is a regulated insurance product designed for the benefit of new homeowners.

First 12 months – Materials & Labour Warranty

- Coverage for any defect in materials and labour within the home. The drywall warranty applies to shrinkage cracks and nail pops. We will repair them only once during the warranty period. It is recommended that homeowners wait until the 1-year mark before requesting drywall repairs.

First 15 months – Common Property Materials & Labour Warranty

- Coverage for any defect in materials and labour in the common property of a multi-unit building

First 24 months – Mechanical

- Coverage for any defect in materials and labour supplied for the electrical, plumbing, heating, ventilation, and air conditioning delivery and distribution systems.
- 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

- Covers building envelope for defects that cause unintended water penetration from the exterior of the building through the windows, walls, or roof.

10 year – Structural Defect Warranty

- Any defect in Materials and Labour that results in the failure of a load bearing part of the New Home, and
- Any defect which causes structural damage that materially and adversely affects the use of the new home for residential occupancy

DEFINITIONS

Building Envelope means the assemblies, components, and materials of a new home which are intended to separate and protect the interior space of the new home from the adverse effects of exterior climatic conditions. Interior space of the new home includes all material not directly exposed to the exterior climatic conditions. Exterior climatic conditions mean the direct effect of weather on the above-grade portion of the new home.

Defect means any design or construction that is contrary to the Building Code or that requires repair or replacement due to negligence of a builder or person for whom the Builder is responsible by law.

Delivery and Distribution Systems mean the mechanical and electrical systems for delivery and distribution of gas, electricity, water, waste, heat, and air within and throughout a new home, but excludes plumbing and electrical fixtures and appliances.

Material and Labour means only the Materials and Labour supplied by the Builder for construction of the new home.

WARRANTY EXCLUSIONS

The warranty does not cover the following:

1. Regular and/or ongoing maintenance;
2. Weathering, normal wear and tear, deterioration consistent with normal industry standards;
3. Any loss or damage which arises while the new home is being used primarily or substantially for non-residential purposes;
4. Materials, labour, or design supplied by the Owner;
5. Any damage to the extent it is caused or made worse by an Owner or third party;
6. Owner's failure to take timely action to prevent or minimize loss or damage including the failure to give Onni prompt notice of a defect or discovered loss or a potential defect or loss;
7. Any damage caused by insects or rodents and other animals, unless the damage results from non-compliance with the Building Code by the Builder or its employees, agents, or sub-contractors;
8. 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;
9. Bodily injury or damage to personal property or real property which is not part of the new home;
10. Any defect in, or caused by, materials or work supplied by anyone other than the Builder or its employees, agents, or sub-contractors;
11. Changes, alterations, deletions, 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 National Home Warranty;
12. Contaminated soil;

13. 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;
14. Diminution in value of the new home;
15. Landscaping, both hard and soft, including plants, fencing, detached patios, gazebos and similar structures;
16. Non-residential structures including sheds, garages, carports or outbuildings, or any structure or construction not attached to or forming an integral part of a multi-unit building or the new home;
17. Commercial use area and any construction associated with a commercial use area;
18. Roads, curbs, and lanes;
19. Site grading and surface drainage, except as required by the Building Code;
20. The operation of municipal services, including sanitary and storm sewer;
21. The quality or quantity of water, either piped municipal water supply or from a well;
22. Damage caused or made worse by the failure of an Owner to take reasonable steps to mitigate any damage.

For complete warranty information on coverage, exclusions, terms, etc., please refer to National Home Warranty 2-5-10 Home Warranty Certificate

OWNERS' DUTY TO MITIGATE DAMAGE AND MAINTAIN

As per your National Home Warranty 2-5-10 home warranty certificate, you are required to maintain your new home and mitigate any damage to it, including damage caused by defects or water penetration. You must take all reasonable steps to restrict damage to your new home if the defect requires immediate attention i.e. turn off water system in the event of a burst pipe.

For defects covered by the National Home Warranty, the duty to mitigate is met through timely notice in writing to your builder and National Home Warranty.

An owner's duty to mitigate survives even if:

- the new home is unoccupied,
- the new home is occupied by someone else other than the homeowner,
- water penetration does not appear to be causing damage, or
- the owner advises the strata corporation about the defect.

Unfortunately, if a defect occurs or is made worse due to an owner's failure to follow the maintenance procedures provided, or to mitigate any damage, it will be excluded from warranty coverage.

EMERGENCY SITUATIONS

An emergency is a situation that requires immediate attention – a situation that cannot wait until the following day.

Emergency request(s) should be made by emailing customercare@onni.com, calling Onni at (604)-602-7711 (during business hours) **and** contacting the property manager, **Rancho Management Services (B.C.) Ltd. P:** (604) 684-4508.

Situations that require emergency service may include:

- Fire
- Flood
- Total stoppage of plumbing drains where all sinks, toilets or tubs will not drain
- Heating system failure during cold weather
- Gas leak
- Water leakage (note: the homeowner/tenant is responsible to turn off the water in the suite at the first sign of a waterleak)
- No water service
- Major damage to the building
- Other serious incidences that require immediate attention.

CLASSIFICATION OF PROBLEMS

What to Look For, What to Report, When and Who to Report to.

Your home has been built to meet or exceed the standards of quality in materials and workmanship set out by the Building Code and the Homeowner Protection Act. In addition, Onni takes great pride in the quality of its homes and the satisfaction of our customers.

Over the course of the first year of any new building, a certain amount of shrinkage of building materials is expected. There may be some cracking of drywall due to building material shrinkage or components adjusting and responding to their new environment. As well, there may be other items that you may notice but do not constitute a hazard or in any way interfere with the enjoyment of your home.

For your own piece of mind and convenience, it is important to report problems at the appropriate time. Some items should be considered emergencies and should be dealt with immediately. Others may require prompt attention but can wait until normal working hours. Lastly, there are those items to be noted for the year-end review. Below are examples of each type of problem and the appropriate response.

BUILDING OR IN-SUITE EMERGENCIES:

An emergency is a problem that will affect the well-being of the resident(s) and requires immediate skilled attention to the defect. Examples might include:

GAS SMELL

If at any time you smell gas, contact your gas utility supplier immediately. They will check your system and advise you of any problems. Note that your gas shut off valve is located in your mechanical room.

WATER LEAK

If the leak occurs between a fixture and a shut-off valve, close the shut-off valve immediately. If no shut-off exists, locate the main water shut-off (located behind access panel in supply closet) and turn it off until the problem can be rectified.

PLUGGED SEWER LINE OR FAILURE

A plugged fixture or sewer line generally occurs because users of the facility are flushing inappropriate materials down a toilet or drain. **DO NOT** continue to use the facility once a blockage has occurred. Attempt to unclog the line by using a plunger. Drain blockage caused by occupants are not covered under warranty.

ELECTRICAL

Sparking - If a plug or outlet sparks excessively, immediately turn off the breaker and contact Onni, or, if past the 2-year warranty, contact the electrical contractor listed in your Trades List or Onni. A small spark when an appliance is unplugged is not uncommon.

CIRCUIT TRIPPING

Appliances plugged into the same circuit that is tripping should be unplugged one at a time until an overload is alleviated. This will stop the breaker from tripping.

POWER OUTAGE

If all power is out to your home, check to see if there is power to your neighbour's home. If there is power, check the main breaker on your electrical panel and reset it after checking for an overload. This may require the assistance of the property manager to open the electrical room closet.

NO HEAT

If the heating system does not appear to be operational ensure the thermostat has not been turned down:

- Check to ensure that the breaker is in the On position by turning it off and resetting it.
- Check that the heat generator is functioning properly
- Check for plugged air filter or plugged air coil—refer to HVAC maintenance manual attached in your USB for filter care and coil cleaning.

Please note that any damage resulting from lack of proper winterization will not be covered under warranty:

- Loose railings and other safety concerns
- Malfunctioning plumbing
- Electrical problems, including inadequate heat or environmental control
- Window seal failure (the space inside the sealed glass becomes foggy)
- Exterior or entry doors and windows that no longer fit or function properly
- Cracked or broken tile in the shower.

SHUT OFF LOCATIONS:

Mechanical shut-offs

- Main water shut-off behind access panel in closet.
- All valves will be identified with a label, should any need to be turned off for servicing or in case of an emergency.

Appliance – fridge water shut-off valve

- Shut-off is located inside cabinet drawer next to fridge should this be needed for servicing the appliance.

Appliance – gas shut-off valve

- Shut-off is typically located inside adjacent cabinet should this be needed for servicing the appliance.
- Depending on layout, shut off may also be directly behind range requiring the appliance to be pulled out.

HOW TO SUBMIT A SERVICE REQUEST?

SERVICE PROCEDURES

If you feel a defect exists, please provide written correspondence to Onni and your warranty provider. Upon receipt, a representative of Onni will contact you to arrange an appropriate time to review your concerns so that they may be dealt with effectively.

ONLINE

Please visit <https://www.onni.com/customer-care/service-request/> to submit a Service Request or to obtain building specific information.

EMAIL

For In-Suite concerns:

- Send an email to customercare@onni.com
- Include your full name, address, and contact number
- Include a brief description of the issue with the location and a photo if possible

For Common Property Concerns:

- Send an email to your Property Manager at Rancho Management Services (B.C.) Ltd. [via email TBD]
- Include your strata plan number, full name, address, contact number
- Include a brief description of the issue with the location and a photo if possible

APPLIANCE SERVICE REQUESTS

All appliances are covered under a 1-year warranty by the manufacturer beginning on your completion date. Please contact Trail Appliances at 604-777-3300 EXT #2, and:

1. Provide your full name, address, postal code and all relevant contact info
2. Identify the type of appliance and brand, model and serial number (found on sticker located inside appliance)
3. Describe the issue
4. Provide a copy of your Certificate of Completion from National Home Warranty 3-6 weeks following the purchase of your new home. Should you not have your COP, please do not hesitate to contact Onni Customer Care for a copy.

Onni Group

200-1010 Seymour
Street Vancouver, BC
V6B 3M6

Phone: 604-602-7711

Fax: 604-688-7907

customercare@onni.com

Please ensure that you review all your warranty documentation closely so that you are aware of all the deadlines.

Items for Year-End Review

For recording year-end review items, Onni has provided service request forms for your convenience. By using this form, you will be able to note each item for review, giving appropriate details and date. Having a written record is important. We would appreciate you forwarding all your service requests to us at approximately ELEVEN (11) MONTHS after your closing date. Some examples of items that should be repaired/ replaced at the end of the year might include:

- drywall cracks
- cracked caulking
- nail pops
- cracked floor tile

It is our intention to rectify all the warrantable defects that you may find in your home by the end of the year. If you are not in agreement with the proposed corrective measures or the standards for repair, National Home Warranty or the Homeowner Protection Office will assist you with your concerns.

Year-End Service Call

During this final visit, your customer care representative will address any items that will require repair or adjustment as per the warranty guidelines/ standards for your home.

Although this is your final regular service call, our personnel are still available to advise you with concerns about your home.

CARING FOR YOUR HOME

CARE & MAINTENANCE OF INTERIOR FINISHES

Purchasing a new home is one of the largest investments you can make and much like cars they require regular maintenance. Proper care for your home will save you a great deal of expense and prolong the life of your home.

The following advice is meant as a guide for the care and maintenance of the various finishes that may have been included in your home.

Generally, we do not recommend the use of abrasive cleansers nor solvents for cleaning any item in your home.

FLOORING

Engineered Hardwood

Engineered wood flooring is typically manufactured with multiple (2-5) thin sheets of wood that are laminated together to form one plank, with the top layer being the actual hardwood surface. These sheets of wood are laid on top of one another in opposite directions or, otherwise known as, “cross-ply construction”. This allows for a dimensionally stable floor.

The appearance of engineered hardwood flooring is easy to maintain. A dry mop, broom or vacuum is all that is required for cleaning. Never wet mop an engineered hardwood floor. Excess water can enter the gaps between boards at joints and can cause the floor to expand and can cause damage. Wipe up spills immediately. Hard to clean areas can be spot cleaned with a moist towel or rag but ensure not to use too much water or cleaning liquid. Avoid using any cleaning tools that spray cleaner or water onto a surface. These cleaning tools may inject moisture in between the floor joints and cause damage to your floor. Variations in humidity levels in the living space may cause some creaking, cracking, and slight separation of the seams. Wood flooring reacts to changes in the environment, therefore, excessive heat or dryness can result in gapping or splitting; excessive humidity can result in cupping. Gapping, splitting, cupping or other problems resulting from exposure to improper environmental conditions and/or wear-and-tear are **not covered under warranty**.

Recommendations for Engineered Hardwood:

- Avoid excessive wet or damp mopping of the floor
- Sweeping the floor daily
- The use of felt pads or a similar product should be placed under table and chair legs
- Planted pots should be isolated from the floor surface
- Spills should be wiped up immediately
- Avoid high heels or stiletto shoes

Carpet Recommended Maintenance:

- Avoid spills on carpeted areas.
- Clean high traffic areas regularly to remove surface dirt, and vacuum the entire carpeted area weekly to remove dirt.
- Professionally clean carpets and rugs every year depending on their use and appearance.
- Vacuum your carpet regularly.
- Steam-clean the carpet, and avoid using soaps.
- Avoid using soaps on carpets—the soaps, if not removed properly, can leave a residue that changes the P.H. balance of the carpet and cause the carpet to change color, i.e., yellow.

Avoid walking on the carpet in your bare or sock feet. We recommend slippers with soles or soft-soled shoes. The oil from the body will cause the carpet fibers in traffic areas to mat or stick together; this is called pooling.

Carpet Drafting

In some cases, a black line may be identified running along the wall. In most cases it will be an exterior wall or stairwell. This is called Carpet Drafting. The cause is from air pollutants such as diesel exhaust. The air

enters the home, without being filtered, through open windows, etc. The natural convection in the home causes hot air to rise and cold air to fall. Cold air will fall on exterior walls. The carpet will act as a filter and remove the pollutants. These pollutants will form a dark line along the wall. This cannot be prevented, but regular cleaning may help. It will occur more rapidly in areas where there are heavy trucks or machinery operating on a regular basis. This phenomenon is becoming more apparent as our homes become more energy efficient and air tight.

PLEASE NOTE: Your warranty will be void if a Dyson vacuum is used. These vacuums cause excessive fluffing in wool and woven carpets.

Porcelain Tiles

Porcelain tiles are very durable. For routine cleaning, use a mild detergent; do not use waxes or sealers. As the grout is porous and will absorb water which will lead to staining, annual sealing of the grout joints with a clear liquid silicone sealer should be carried out.

Sealing of the grout is your decision and responsibility, it is however recommended. Applying a grout sealer will help to prevent water from penetrating through the grout and into the sub surface wall area. It is suggested that the tile surface be wiped down after each shower. An alternative that is gaining in popularity is the use of a squeegee. Some separation in the grout lines may occur. Cracks can be filled using a premixed grout purchased from a tile or hardware shop.

- Use a broom to sweep the tile or a damp mop to wash the surface,
- Household detergents can leave a film on the surface and strong degreasers may damage the grout.
- Remove any wet spillage immediately with a damp mop.
- Padding may be used to help avoid chipping the tile when moving a heavy object across the surface.
- It is recommended that you seal the grout between tiles in your home i.e. bathroom floor and wall tiles. This is your decision and responsibility.

Marble Tiles

Marble is non-foliated metamorphic rock that forms when limestone and carbonate minerals recrystallize. It has the durability to withstand different temperatures and comes in many varieties of colours. Marble is more sensitive to acidic substances than granite, and improper use of cleaning products can stain or etch the surfaces' finish.

Cleaning the marble: clean with a dust mop and neutral cleaner to remove most dirt. It is recommended to use a penetrating sealer to prevent staining. All stones are porous and excessive water and acidic substances may cause reactions such as oxidant (rust), etching etc. Marble can be cleaned with warm water, a soft cloth or sponge, and specially formulated stone sealers/cleaners. Spills should be blotted immediately. Do not clean any natural stone with acidic cleaners, including (but not limited to) vinegar

Recommended Maintenance

- Use a broom to sweep the tile or a damp mop to wash the surface
- Household detergents can leave a film on the surface and strong degreasers may damage the grout.
- Remove any wet spillage immediately with a damp mop
- The surface may become very slippery
- Padding may be used to help avoid chipping the tile when moving a heavy object across the surface.

General: Sealers DO NOT protect polished surfaces from these types of cleaners. **Please note that being a natural stone, Marble may stain in everyday use which is not covered under warranty. Chipping or staining caused by regular use/wear-and-tear is not covered under warranty either.**

or cleaners with “lime” or “lemon” on the label. These products will abrade the polish from the stone

Blinds

Brite Blinds roller shades are kept looking their best with a gentle once-over with your vacuum’s soft brush tool, and a little spot cleaning with a damp cloth where needed. However, in cases where dust and dirt have been allowed to accumulate over a long period of time, a more thorough cleaning may be required; use a sponge or soft dust cloth and a mild detergent mixed with warm water. Brite Blinds has a more in-depth maintenance guide that you can consult for additional information, you can email them at blinds@briteblinds.ca.

Interior Doors

Interior door hardware can be wiped clean with a damp cloth and polished with a soft dry cloth. It should be noted that natural body oils and many hand lotions are detrimental to brass finishes and will cause tarnishing.

Regularly inspect the operation of your doors, and clean/lubricate the hardware and hinges as necessary.

Paint

Recommended Maintenance of Interior Latex Paint:

Latex paints in a lower sheen level like eggshell, satin, and flat have created problems for homeowners for cleaning or washing walls. Lower sheen products have pigment close to the surface and, when cleaned improperly, may burnish or become shiny. This is non-repairable other than by repainting.

Tips to properly clean latex painted walls.

- Do not attempt to wash walls prior to latex paint curing (30 days after application).
- Always use a mild liquid detergent with no abrasives, i.e., dish soap.
- Apply liquid detergent onto a soft sponge (and not cloth) as they act like an abrasive.
- Gently massage the detergent into the soiled area, allowing the detergent to attack the soiled area.
- Once the soiled area is clean, rinse sponge out and wipe area gently with clean moist sponge.

By using this style of cleaning, you will reduce burnishing by 90 to 95%.

Paint Codes

Suite walls, bathroom walls, suite ceiling, trim, casing and door paint provided by **Cloverdale Paint**:

Schemes and Location	Colour	Product & Product Number	Finish
All Suite Walls	8436 White Delight	Interior Master Painter, Latex 0325005	Eggshell
All Suite Trim	No-tint White	Multi Master Waterbourne, Acrylic 71453	Satin
All Suite Ceilings	No-tint White	Interior Master Painter, Latex 0376005	Flat

Countertops and Cabinets

Caesarstone

Caesarstone countertops consist of premium quartz and have hard, nonporous surfaces making them durable and great surfaces that are easy to maintain. In most cases, a little soap and water or a touch of mild detergent is all you need. For tougher blemishes, a non-abrasive cleaner such as Method Daily Granite or a mild degreaser can go a long way. Stuck-on materials like food, gum, or nail polish can be scraped away with a plastic putty knife, and any marks left by the blade can be easily removed with Method Daily Granite. Rinse with cold water to wash away the residue, and your surface is as good as new. There are sealers made for quartz countertops that will help prevent major stains from occurring.

Recommended Maintenance for Caesarstone:

- As the surface is non-porous, no sealer or wax is needed, however it can help prevent stains.
- For general cleaning – use a non-abrasive cleanser with bleach and thoroughly rinse off with water after use.
- For extra-stubborn stains, use a no-scratch Scotch-Brite® pad. It is recommended to use Method Daily Granite cleaner or a non-abrasive and go through the following steps: clean with product; rinse with damp paper towel, cloth, or sponge; dry with paper towel.
- For tough stains such as pen marks, wine marks, or metal marks, use with care a cleanser with oxalic acid.
- Please note that Caesarstone finishes other than polished may require increased daily maintenance due to their distinctive appearance.
- To avoid metal marks, use cutting board.
- Always be cautious of stains – prolonged exposure to product outside the pH level 5-11 can discolor the surface. Always rinse off product thoroughly with water after exposure.
- Avoid excessive force and pressure from objects.
- Do blot up spills immediately.
- Do protect countertop surfaces with coasters, trivets, or placemats
- Do not place hot items directly on the stone surface.

For additional information on how to care for your countertop of any material, please contact the stone contractor, Valley Countertops, (604) 852-8125.

Marble

Marble countertops are naturally fragile in resistance to scratches, etchings and stains because of their softness. Therefore, if not maintained properly, they are susceptible to damages from hot pots/pans, oil, acids, scratches from appliances/knives. In order to maintain the new look of the countertop, we recommend the following:

Maintaining Natural Stone:

- Do clean surfaces with a stone safe cleaner.
- Do thoroughly rinse and dry the surface after washing.
- Do blot up spills immediately.
- Do protect countertop surfaces with coasters, trivets or placemats, particularly under those containing alcohol or citrus juices. Many common foods and drinks contain acids that will etch or dull the stone surface.
- Don't place hot items directly on the stone surface. Use trivets or mats under hot dishes and placemats under ceramics, silver or other objects that can scratch the surface.
- Don't use vinegar, lemon juice or other cleaners containing acids on marble, limestone, travertine or onyx surfaces.
- Don't use cleaners that contain acid such as bathroom cleaners, grout cleaners or tub & tile cleaners.
- Don't use abrasive cleaners such as dry cleansers or soft cleansers.
- Don't mix bleach and ammonia; this combination creates a toxic and lethal gas.
- Sealing is a better way to protect natural stone. A reapplication of sealer needs to be done periodically. You can do this yourself or contact a professional.

Cabinets

Most cabinet surfaces can be cleaned using a damp cloth and a mild detergent. Abrasive cleaners should not be used. Grease splattered on the surfaces should be removed immediately as it becomes more difficult to remove as it solidifies. **General tip: Avoid the use of abrasive cleaners.**

Cabinet surfaces are very susceptible to heat damage. Your kitchen is equipped with a self-cleaning oven. If the heat builds up, the surface may delaminate. This precaution should also be taken when the oven is used for a prolonged period at a high temperature. Delamination caused by heat is not covered under warranty.

Special care should be taken when using bathroom and kitchen sinks, as wood cabinetry beneath could swell and maintain damage due to excess water. For extra precaution, make sure that you are wiping down your counters after use so that water does not potentially damage the cabinets. Keep in mind that humidity levels within your home may also affect wood cabinet drawers and doors.

Our cabinet suppliers have advised us that when using the self-clean cycle of the oven, it is recommended that the doors and drawers adjacent to the oven be opened. The temperatures inside the stove in the self-clean cycle are very high. The heat can affect cabinet finishes.

For additional information on how to care for your cabinets, please contact the cabinet supplier, IMAB through their website <https://www.imab.com/en/contacts/>

Kitchen Cabinet Drawer Dividers

Your unit comes with a kitchen cabinet divider kit. You can organize the pieces to your preferred shape. The kit comes with a tray, dividers, and red clips to hold dividers in place and secure them to the tray as in assembly picture below.

Assembly of components:

Place the red clips under the dividers to keep them in place



Plumbing

General

The plumbing in your new home consists of Pex and copper piping for the supply of potable water throughout the home and PVC plastic piping for the waste disposal. Other products are available but are less common.

A main water supply shut-off has been provided to shut off the water supply to your new home located behind access panel in supply closet. This can be used in the event of an emergency and should be located upon occupancy for future reference. Additional shut-offs have also been provided to the sink supply lines and toilets to allow for routine maintenance.

The waste lines have been provided with clean outs throughout the residence. These may be located within cabinets, inside closets or clearly visible on a wall surface. These clean outs must remain accessible as they are the means of access to the piping should a blockage or emergency occur. P-traps are present at the outflow of all waste piping. These traps are designed to provide a barrier of water, which prevents the entry of sewer gases into the home. Sinks or drains, which are used infrequently, may lose this water barrier due to evaporation. If sewer gases are detected, running water down the waste pipe will re-prime the trap and likely stop the odor.

Any waste materials, including grease, fat, and petroleum products, should not be disposed of down the plumbing system. These materials will accumulate in the piping, especially in the P-traps, and can significantly reduce the flow of water through the waste system. These substances are also very detrimental to the municipal sewage treatment systems and private septic systems.

Fixtures

The surfaces of the plumbing fixtures are susceptible to damage from abrasive cleaners. Use of abrasive products and steel wool pads should be avoided as these products will cause the finish of the fixture to become dull and porous. Refer to the manufacturer's recommended maintenance procedures for specific information relating to your products. From paint stripper to nail polish remover, household solvents are all too common throughout every home. A solvent is a substance that dissolves another substance forming a solution. Solvents that contain carbon are known as organic solvents and can contain chemicals considered hazardous—they can be flammable and toxic. Some household maintenance and cleaning products contain organic solvents such as petroleum distillates. These are sometimes used to dissolve difficult stains or greases on certain materials that may be damaged by water-based cleaners. **Plumbing fixtures are intended for normal household use only. Caustic products should not be disposed of in the household fixtures.**

Toilets

A dual-flush toilet is a variation of the flush toilet that uses two buttons to flush different levels of water. It has been proven to save up to 67% of water usage in most homes.

Toilets generally refill as follows: flushing causes water in the tank to rise, which in turn lifts a ball float to a preset water level. Once the ball float reaches this level, the water flow valve is shut off. If set too high, the water level will rise in the tank and run down the overflow pipe into the toilet bowl without shutting off the water. To rectify this, simply adjust the height of the ball float so that the water is shut off before it reaches the height of the overflow outlet.

If water continuously runs into the toilet bowl from the tank, there may be a poor seal at the flapper valve at the base of the tank. This seal can be cleaned with a stiff brush or steel wool. A worn flapper valve would require replacement.

Water dripping from the base of the toilet tank is likely due to condensation on the tank versus a leak of any connections. High interior humidity levels will result in condensation on the cold surface of the toilet tank as the tank is refilled with cold water.

Some toilets and some basins are made of glazed and kiln-fired vitreous china, while some basins and bathtubs are made of enameled steel. Both are very durable and attractive. To clean these fixtures, use mild-powdered or liquid cleaners. Avoid abrasive cleansers or pads as they will damage the finish.

Newer energy efficient (low-volume or dual flush) toilets use less water to flush than older models. The operation of some new toilets is more sensitive to the effects of the:

- Amount of waste
- Amount and type of papers
- Volume of water in the tank.

Plugged Toilets and Drains

Toilets are very susceptible to blockage. New toilet designs use very little water per flush. This results in a lower volume of water carrying away the waste. Repeated flushing may be required in some instances to remove solid waste. Dense tissue paper and some thick toilet papers are unsuitable for these toilets. Never dispose of hair, grease, lint, diapers, sanitary products, Q-tips or plastic in the toilet. **Please note toilet/drain blockage is not covered under warranty.** Hair, grease, large food particles or other solid forms of waste can plug drains. Should they become plugged, try removing the debris from the trap beneath the fixture. Alternatively, a plunger can be used. Once partially cleared, very hot water may complete the job. A more severe blockage may require a plumber. **Clogged toilets and drains are not covered under warranty. As commercial drain cleaners are very corrosive, they are not recommended.**

Faucet Repairs

Noisy or leaking faucets are frequently due to loose or damaged washers. Turning the fixture off with too much force can damage washers. Faucet handles should be turned no further than the point at which they stop the flow of water.

Faucets can generally be easily repaired by either replacing the damaged washer or the faucet cartridge itself. Basic home repair books describe how to repair typical faucets; however, due to variations in the methods of manufacture, specific instructions may be required. Prior to beginning the repair, the water supply must be shut off at the shut-off valves provided. If such valves are not present, the entire water supply system will need to be shut off at the main shut off valve.

Please note that your units' fixtures are only covered under the 12-month warranty (commences from the date of completion), and you should contact Onni Customer Care should you have any issues. If you are past the warranty period and are uncomfortable with attempting a repair yourself, please contact a plumber. Green staining of fixtures is usually a water-related issue due to the chemical compositions in the water and is not a builder defect. A solution of baking soda and white table vinegar will generally remove these stains. Thoroughly rinse with water after cleaning.

Taps should be cleaned with clear water and dried with a soft cloth. Do not use chemical cleaners or abrasive pads. These products may cause de-plating of the finishes. Plumbing fixtures are susceptible to damage from abrasive cleansers. Use of abrasive products and steel wool pads should be avoided, as these products will cause the finish to become dull and porous.

Stainless Steel Sinks can be cleaned with a mild abrasive such as Vim. Avoid steel wool as they will leave small bits of metal lodged in the sink and will cause rust spots to show. The sink does not rust. Caution: Use of anti-bacterial soaps may cause discoloration of the surface if the sink is not rinsed thoroughly after use.

Electrical Systems

General

The electrical system in your home has been installed in accordance with the requirements of the provincial electrical code. The power supply is fed to the home via underground or overhead cable. With underground service cables, piping, gas lines, etc., care should be taken when digging on your property. For information on these underground services, contact your hydro, gas provider, TELUS, or your cable supplier or your local building department.

Circuit protection will be via circuit breakers located in the electrical panel(s). The main power shut-off will be located inside the electrical panel or immediately adjacent to it. This panel and the location of the main breaker should be located upon moving into your new home. Should the circuit breaker "trip", it is likely due to overloading of a specific circuit or a short circuit in an appliance cord. The start-up load of electric motors can also temporarily overload a circuit. To correct tripped breakers, isolate the cause of the overload or short and disconnect it. The circuit breaker can then be reset by turning it to the "Off" position and then to the "On" position. If the breaker continually trips, contact an electrician.

G.F.C.I. Circuits

A ground fault circuit interrupter (G.F.C.I.) is an additional electrical safety device installed in the electrical system. This device is a breaker that can be located in the main electrical panel or within specialty outlet receptacles and is designed to provide protection from ground faults. The G.F.C.I. is extremely sensitive and will trip if grounding of the electrical current is detected. Ground faults usually occur in older appliances and electrical equipment or inexpensive extension cords. A poorly insulated extension cord lying on wet ground will often cause a ground fault. Because water and electricity are a poor combination, protection is installed to the outlets in the bathroom and outdoors. If this breaker trips, unplug the source of the ground fault and reset the breaker either at the panel or at the outlet itself. G.F.C.I. outlets should be tested monthly to ensure their proper operation. Please note that two outlets can be located on the same G.F.C.I. receptacle as they are connected on the same circuit.

Smoke and Fire Detectors

Smoke detectors have been installed in accordance with the requirements of the Building Code. They should be tested annually to ensure their proper operation and should be cleaned twice a year with a vacuum. Please note that the smoke and fire detectors will not operate in a power outage unless the unit has a backup battery. It is recommended for homeowners to purchase backup batteries as these are not provided under warranty.

Fan Coil Heating and Cooling System

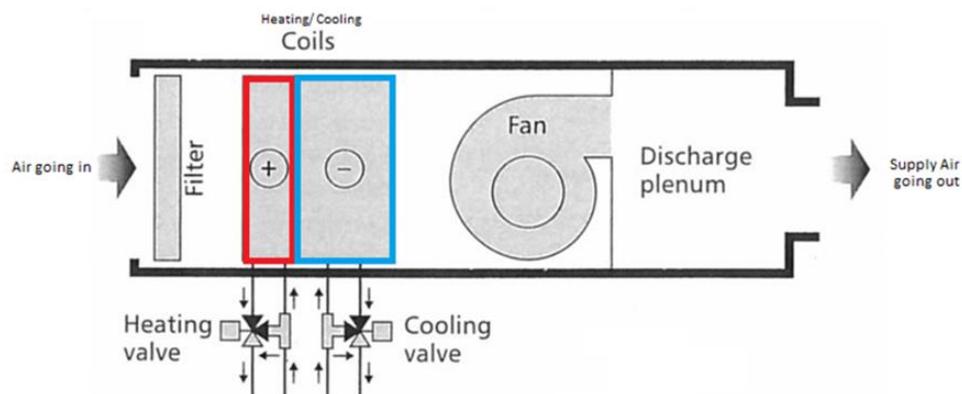
The heating and cooling in your home is supplied by a fan coil which is exclusive to your suite.

A fan coil uses air as a means of heating and cooling and is connected to the buildings common hot water heating and chilled water-cooling system. Your fan coil is equipped with a filter which needs to be replaced at regular intervals. We recommend replacing the filter monthly and at minimum replace quarterly. **We recommend maintenance be done on this fan coil once a year by a mechanical professional.**

- **Return Air** - There should be no blockage (clothing/personal belongings/furniture) to the access door of your fan coil and the vents in your unit are to remain unobstructed for proper air circulation as this could cause the system to suffocate causing the fan coil to stop working.
- **Air Filters** - should be regularly checked and replaced as required. Filter life span can vary from unit to unit depending on living conditions, for example someone who has pet(s) may need to replace the filter more often due to the shedding of hair. It is important that filters are installed correct way.

In emergency situations, contact the building operator and/or emergency line in case that the riser water supply needs to be shut down. These are typically located in the common area hallways behind access panels.

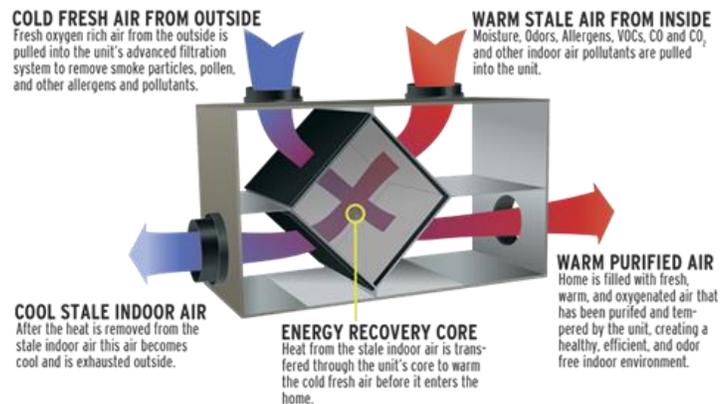
Your strata may help to provide reminders and information to help you maintain this major component of your home. However, it is the occupant's responsibility to maintain the in-suite fan coil. Please ensure that you read all the material distributed to keep the unit functioning as intended. **Any failures to the fan coil or damage found to your home due to the lack of maintenance will not be covered under warranty. Please make sure to read the instructions for your fan coil that are provided in your appliance manuals.**



Ventilation

Ventilation is often the only effective means for removing moisture. Exhaust fans in bathroom will remove moisture before the vapor can circulate through the home. Bathroom fans need to be run often enough to remove the moisture.

Your home is equipped with an ERV (Energy Recovery Ventilator) system that exhaust air from bathrooms, kitchen hood and laundry dryer booster fan. This fan will run continually and has no manual switch. ERV systems are designed to bring a continuous supply of fresh air into the house while exhausting an equal amount of stale air.



To maintain the ERV system, an access panel has been installed. Filters are to be cleaned every 3-6 months depending on living conditions (excess pet hair, dust etc.). **We recommend maintenance be done on the ERV unit by a mechanical professional on a quarterly basis.**

Windows are an effective means of ventilation and depending on weather conditions, thoroughly airing out the home for 15 minutes a day may suffice. In addition, opening a window near the source of moisture while the exhaust fan is in operation will allow for cross ventilation and more effective moisture and odor removal.

If high relative humidity levels occur inside your new home during periods of very cold weather, condensation, and frost on the inside face of the windows can occur. This is a ventilation issue and is not a fault with the window. Condensation can result in the growth of mold on the window frame that can be controlled with a mild solution of bleach and water.

If you are experiencing condensation on your windows, below are a few effective and efficient ways to reduce the condensation in your home.

- Use exhaust fans while cooking and taking showers
- Ventilate the home at least once a day by opening a window or door
- Move furniture roughly 12-16 inches from windows and heaters
- **Do not block the gap under the main entry door as this is also a main source of ventilation.**

Appliances

The appliances included with the purchase of your new home have been checked to ensure that they are operating properly.

All the appliances in your new home come with a manual, which detail the operating procedures for the specific appliance. These instructions must be followed to maintain the manufacturer's warranty. We recommend that the appliance manuals are reviewed thoroughly prior to operating the appliances. As well, we recommend that all homeowners inspect the appliances prior to first time use to ensure that all packaging materials or warranty cards have been removed from the appliance themselves.

Any warranty cards provided with the equipment should be completed and sent to the manufacturer to ensure your warranty obligations are met.

Dryer lint trap - each dryer comes equipped with a lint trap inside, and it is required that you clean the lint trap after each use. Your dryer has a secondary lint trap, it will be located on top of dryer and will need to be cleaned after each load of laundry (minimum once a week).

Kitchen fan and filter requires cleaning. The frequency of cleaning required will depend on how often the range is used and what type of cooking is done. The filter is made of a steel mesh that performs best when clean. It is easily removed and cleaned by soaking in warm water with regular detergent. It is also recommended to clean the fan and housing as well.

Bathroom fan(s), installed in your home, are intended to be an integral part of your home's ventilation system. A manual switch will control one fan. The fan(s) should be cleaned seasonally by removing the dust and dirt that have built up on the fan blades and grille.

Smoke alarm(s) are installed for your safety and protection. Please note that smoke alarms need to be test annually and require battery replacements as part of the homeowner's responsibility.

Care & Maintenance of Exterior Building Components

Caulking

Flexible sealing compounds are generally referred to as caulking. Numerous varieties exist and have many specialized uses. Caulking is generally used to seal gaps between dissimilar materials on the exterior of the building and to seal gaps or joints in exterior finishes.

As the building moves due to the shrinkage of the building framing members and/or the finishing materials themselves, considerable stress is placed on the caulking materials. While a caulking joint should never be the only means of preventing water from entering a building, it is one of the initial means of keeping water out. Therefore, caulking requires examination annually before the wet weather arrives. Any cracked or damaged caulking should be removed and replaced.

Vinyl Decking and Handrails

A well-cared for and maintained waterproof vinyl decking surface will protect the underlying structure and living space for years to come. Vinyl Decking helps to avoid the cost and time normally associated with annual deck maintenance, as vinyl membrane surfaces take only minutes to inspect and clean. Balconies and handrails are exposed to rain, snow, and sun. Cracking, warping, and splitting of wooden deck materials is normal and cannot be prevented. Painted surfaces will chip and peel and should be touched up annually before the onset of poor wet weather. Care must be taken not to damage any deck membranes and any damage must be repaired immediately. Should damage or defects occur, it is important to report it to the strata management immediately to ensure any potential warranty coverage is not voided. The use of a mild cleaning detergent and a soft-bristled brush should be adequate.

Recommended Maintenance:

Use a soft-bristled push broom or leaf blower to remove any loose dirt or debris from the surface. Wet the entire deck surface using a garden hose or bucket and allow the water to sit for a few minutes. Use a mild dish soap solution in warm water, and scrub the surface with a bristle brush or broom to loosen dirty areas. Rinse off with a garden hose as required. Follow a simple routine of performing annual inspections and seasonal cleanings.

Weather-stripping

Weather-stripping is installed around doors and windows to reduce air infiltration. Check the weather-stripping annually to ensure that the seal is adequate. Some weather-stripping is adjustable, and the door should be slightly difficult to latch or lock. Petroleum jelly can be used to lubricate rubber or vinyl products to maintain their flexibility.

Windows

Current building standards require the use of double-glazed sealed units mounted in thermally broken frames. Typical windows require minimal maintenance. Window hardware should be cleaned and lubricated every 3 months. Any accumulated grime or debris should be removed from between the window and the frame.

Most window designs incorporate a drainage track at the bottom of the window to collect any condensation that runs off of the glazing. These tracks will have weep holes to the outside to drain this moisture. These holes must be kept clean and can be maintained with a short piece of wire or a cotton swab.

Condensation between the layers of glass within the window frame indicates that the sealed unit has failed. The glazing unit will require replacement, as there is no method of repairing sealed units. If failure of the sealed unit occurs after the expiry of the first year of warranty coverage, contact your window supplier as the cost of this repair may be partially borne by the manufacturer.

Recommended Maintenance

- Use plenty of clean water for washing and rinsing.
- The use of harsh detergents is not recommended.
- Do not use abrasive cleaners.
- Remove stubborn stains with alcohol or a slightly acidic solvent. Clean with clear water immediately.
- Avoid solvents on frames. Should some solvent residue be on the frame, rinse immediately with clear water.
- Do not use sharp objects such as scrapers. These will scratch the glass.

Window seal failure

Condensation between the layers of glass within the window frame indicates that the air seal of the glass has failed. The sealed unit will need to be replaced. If a failure occurs, please contact both the window supplier/manufacturer and Onni. The cost of the replacement may be partially borne by the manufacturer.

Doors

Exterior swing doors are generally made of solid wood, metal, wood over a foam core, or fiberglass. Sliding patio doors are usually constructed with metal or vinyl frames and are supplied by the window manufacturer. Exterior doors are exposed to detrimental weather conditions and extreme temperature variations from the inside to the outside, which can harm the surface of the door. Variations in the relative humidity from the interior to the exterior can also affect the door. Collectively or separately, these conditions can cause doors to warp or change in dimension. Seasonal variations can occur up to ¼" in any direction. It is prudent to refrain from trimming a binding exterior door as the problem may rectify itself with a change in climatic conditions. Some exterior doors have restrictions imposed by the manufacturer as to the color the door may be painted. The heat absorbed by darker colors can cause failure of the sealing compounds in the glazing and/or cause excessive warping of the door. The wrong paint color may void the manufacturer's warranty; therefore, any such restrictions should be reviewed prior to the door being painted. For maintenance on sliding doors or interior roller doors, keep the tracks cleaned by vacuuming, and keep them running smoothly by applying a silicone spray lubricant like Jig-a-loo every six months or as required.

TRADES LIST

Please contact trade directly with questions regarding their products:

Trade	Company	Phone Number	Email
Appliances	Trail Appliances	604-777-3300	customersupport@trailappliances.com
Aluminum Railings	Accurate Aluminum Ltd.	604-437-6006	info@accuratealuminum.ca
Blinds	Brite Blinds	604-420-8820	blinds@briteblinds.ca
Cabinets	Supplier: IMAB Group Installer: BHC Construction Inc.	IMAB : +39-0722-335-701 BHC Construction Inc: 604-785-9742	https://www.imab.com/en/contacts/ blackhillsconstruction@gmail.com
Countertops	Exotic Stone Ltd.	250-881-1001	info@exoticstone.ca
Doors	Oakmont Industries Ltd.	604-513-1477	sales@oakmontindustries.com
Electrical	Cairns Electric Ltd.	604-468-0631	info@cairnselectric.ca
Flooring / Carpet	Figtree Ventures Inc.	604-299-6772	contact@figtreecontracting.com
Garage Doors	Sam's Garage Doors Ltd.	604-554-0145	https://samsgaragedoors.ca/contact-us/
Landscaping	Ikonic	604-465-0711	info@ikonic.ca
Lighting	DALS lighting Inc.	877-430-1818	info@dals.com
Painting	Jerzy Painting	604-831-3263	jerzy@jerzypainting.ca
Gas/HVAC/Sheet metal	D.M.S. Hydronic Mechanical Systems Ltd.	604-291-8919	http://dmsmechanical.com/contact/
Roof	Bothwell Accurate Company (B.C.) Ltd.	604-282-7960	britishcolumbia@bothwell-accurate.com
Shower Doors, Mirrors,Closet Organizers	Rahul Glass Ltd.	604-596-2651	askus@rahulglass.com
Sprinklers	Active Fire & Safety Services Ltd.	604-590-0149	Info@activefire.ca
Tile	Bridgewater Tiles Ltd.	604-291-1219	info@bridgewatertile.com
Windows	Starline Windows Ltd.	604-882-5100	sales@starlinewindows.com

Onni Group
 200-1010 Seymour
 Street Vancouver, BC
 V6B 3M6
 Phone: 604-602-7711

Fax: 604-688-7907

Email: customercare@onni.com

GENERAL – Q&A

Home Warranty, Deficiencies, and Service Requests:

When does my home warranty expire?

All homeowners are provided with a 12-month warranty for their unit. The expiration date of your warranty is 1 year following your completion date. For all major distribution warranties, plumbing, electrical, etc. you are provided with a 2-year warranty.

What does my home warranty cover?

Your home warranty will cover you for defects in labour and materials. You can submit any urgent deficiencies via a service request by going to www.onni.com and submitting a service request form or contacting customercare@onni.com. All cosmetic deficiencies will be addressed upon your year-end appointment.

What are considered cosmetic deficiencies, and when is my year-end appointment?

Cosmetic deficiencies are anything from drywall cracks, nail pops, cracked tiles etc., anything cosmetic that is not an urgent deficiency or anything that, if untreated, will cause further damage. Your year-end appointment is completed 1 year following your completion date on your unit.

What is considered an Urgent Deficiency?

Any Urgent deficiency is anything that will cause ongoing damage or will cause damage to another unit. Examples of these are leaks, electrical problems, heating not working, ventilation fans not working, and plumbing issues.

What is my (i.e., the homeowner's) responsibility?

The homeowner is responsible for items such as changing light bulbs, sealing of tile/grout, shower/tile silicone, normal wear and tear items, and any damage you have caused to your unit.

Is there anything not under warranty I should be aware of?

Yes, the following will not be covered under your warranty:

- Any damage caused by the homeowner themselves
- Any plumbing issues that result in drain blockage caused by homeowner. If a plumber is called out to attend under a service request and the homeowner is found at fault, this cost will be charged onto the homeowner.
- Damage to window sills caused by condensation. Please read all window condensation information and what to do to mitigate damage especially during the winter months.

How long is my warranty period on Appliances?

Your warranty period from Trail Appliances is one year following the completion date of your unit.

Can I get an extended warranty on my appliances?

Extended warranties can be purchased through Trail Appliances. The price depends on length of extended warranty and on which appliance is covered. Appliance warranties are a minimum of one year. Some products will have a 2-year warranty, and various parts of appliances (e.g., the sealed system on a fridge, or the stainless tub on a dishwasher) will often be warranted for even longer. To find out what coverage is available to you, contact Trail directly at (604) 777 3300 EXT #2.

GENERAL HOME MAINTENANCE

Dryer – Lint Trap

Please make sure to clean your lint trap regularly. Failure to do so may result in longer drying time of clothes and/or excess condensation in your unit. If lint trap is not maintained properly, it may result in condensation build up in the dryer duct and trap moisture in the ceiling or walls of your home, and this is not covered under warranty.

Noise Transmission

Structure-borne noise is inevitable within multifamily living. The noise from one unit, walking, etc., creates a vibration that is transmitted through the building structure. During construction, Onni endeavors to help reduce this noise by installing soft close catches on all cabinetry and installing foam underlay under all carpet and hardwood flooring.

Please be mindful of other units and your noise between 10pm – 8am.

Window Condensation

Many of you may experience condensation on your windows. Newly constructed homes may temporarily exhibit a higher potential for condensation as moisture in plaster, cement and other building materials escape into the air during the first heating season. New homes are also built to be more energy efficient; the tighter seal allows for less air flow thus creating more condensation.

The first step of preventing condensation is controlling humidity. Although excessive humidity shows up as condensation on the cold surface of a window, the window is probably not the source of the condensation problem.

Condensation occurs in your home when moist air encounters a surface which is at a lower temperature. Moist air contains water vapor, commonly referred to as humidity. Indoors, we can increase humidity through our activities and lifestyle. If a surface in your home is cold enough, the air in the immediate vicinity of the surface will be cooled sometimes causing the moisture in the air to condense or change into a liquid on the surface. We add to humidity levels in our home through our activities and lifestyle. Water vapor is added to the air in large quantities by our breathing and perspiration, cooking, bathing, cleaning, and other daily activities.

Recommendations to reduce the condensation in your unit:

- Use exhaust fans while cooking.
- When doing laundry, please be sure to open a window and run the booster fan (if included in your laundry center).
- Close the bathroom door and open a window after baths and showers.
- Use bathroom exhaust fans while and after having a bath or shower.
- Ventilate the home at least once a day by opening a window or door.
- Open the blinds and drapes throughout the day to allow for air circulation on windows.
- Move furniture roughly 12-16 inches from windows and heaters.
- Turn heaters on between 18-22 degrees.

If window condensation is not controlled, it may create mold in your window frames. If this occurs, please clean with a surfactant such as Lysol or Clorox anti-bacterial disinfectants. If your home is affected by condensation, please try the above tips, and take all necessary steps to mitigate any damage.

