

KITS YARD

1888, 1890 West 5th Avenue
2108 - 2120 Cypress Street
Vancouver, B.C.

HOMEOWNER MANUAL

Your Homeowner Manual contains a great deal of information regarding your new home, the appliances, maintenance tips, service numbers, etc. This information is arranged under the following sections:

1. Introduction
2. Community Information
3. Emergency Procedures
4. Property Management
5. Utilities
6. Warranty Information
7. Service Information
8. Care and Maintenance
9. Strata Information
10. Product Information

KITS YARD HOMEOWNERS MANUAL

SECTION 2 - COMMUNITY INFORMATION

GOLF COURSES

University Golf Club, 5185 University Boulevard, Vancouver	224 1818
Fraserview Golf Course, 7800 Vivian Drive	327 3717
Langara Golf Course, 6706 Alberta Street	327 8199
Queen Elizabeth Pitch & Putt Golf Course, Queen Elizabeth Park	874 8336
Stanley Park Pitch & Putt, Stanley Park	681 8847

PARKS

Jericho Beach Park, 3900 West 4th Avenue
Kitsilano Beach Park, 2200 Cornwall Avenue
Vanier Park, 1100 Chestnut Street
Stanley Park, 2000 Beach Avenue
Pacific Spirit Regional Park, 4100 West 16th Avenue

SWIMMING POOLS - INDOOR

Vancouver Aquatic Centre, 1050 Beach Avenue	665 3424
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SWIMMING POOLS - OUTDOOR

Kitsilano Pool, Kitsilano Beach	731 0011
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TENNIS

Kitsilano Tennis Courts, Kitsilano Beach	738 8535
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BEACHES

Kitsilano Beach

Jericho Beach

Spanish Banks Beach

English Bay & Sunset Beach

SHOPPING AREAS

West 4th Avenue

Granville Island

Kerrisdale

Robson Street

COMMUNITY CENTRES

Kitsilano Community Centre, 2690 Larch

734 4974

West End Community Centre, 870 Denman Street

689 0571

MUSEUMS

Vancouver Art Gallery, 750 Hornby

682 4668

KITS YARD HOMEOWNERS MANUAL
SECTION 3 - EMERGENCY PROCEDURES

EMERGENCY NUMBERS

R.C.M.P. (Non-Emergency 665 3535)	911
AMBULANCE (Non-Emergency 872 5151)	911
FIRE DEPARTMENT (Non-Emergency 822 8282)	911
ELECTRICITY (BC Hydro)	597 8153
NATURAL GAS BC Gas (for gas problems outside the home)	298 1400
Masa Contracting (for gas problems inside the home)	438 9336
POISON CONTROL CENTRE	682 5050

For additional emergency numbers, please refer to the first page of your telephone directory (white pages). You'll also find some important information on emergency services, social agencies, and emergency first aid in the front section of the directory.

SHUT OFF LOCATIONS

Gas Cooktop	Shut off in cabinet on either left or right of cooktop.
Fireplace	Shut off (blue) in removable trim at bottom of fireplace.
Hot Water Tank	Shut off in HWT room or in storage space adjacent to HWT.

USEFUL TELEPHONE NUMBERS

For problems occurring within your home you may find the following contact numbers useful:

1.	Plumbing/Gas	Masa Plumbing	438 9336
2.	Electrical	Kuban Electric	431 5151
3.	Venting	Moore & Russell	526 8155
4.	Security Alarms	Great Northern Security	293 2200
5.	Appliances	Midland Appliance Service: Altec Appliances	988 8788 254 9421
6.	Fireplace	Delco Fireplaces	530 2166
7.	Sprinkler	H ₂ O Fire Systems	686 9778
8.	General Service	Prometheus Construction Inc.	925 2639

YOU CAN HELP GET THE JOB DONE MORE EFFECTIVELY BY:

1. Preparing a list of the adjustments you feel are required;
2. Notifying the office if you plan to be away from home on the day the job is scheduled to be done.

KITS YARD HOMEOWNERS MANUAL

SECTION 4 - PROPERTY MANAGEMENT

PROPERTY MANAGEMENT

The property will be managed directly by the Strata Corporation, by a member elected by the Strata Council, or by a strata management company. This person will be called the Property Manager.

SERVICES

Telephone, cablevision and hydro hook-up arrangements should be made directly with the companies concerned. You will be responsible for all hook-ups and on-going monthly costs. Please see Section 5 - Utilities.

FIRE MONITORING SYSTEM

Fire monitoring for the underground garage and water sprinkler flow to individual units are by Great Northern Security.

INSURANCE

Your townhome is insured with:

Prosperous Insurance & Financial Centre
1680 - 6551 No. 3 Road
Richmond, B.C. V6Y 2B6
Tel: 278 8113

The building insurance is paid for by the Strata Corporation. However, it is your responsibility to have your contents protected and you should arrange your own insurance coverage at the earliest opportunity.

A Townhome is...

...a residential property in which the Owners each hold Title to their individual units in fee simple, and also own a proportionate share of the common property. Condominium Owners are responsible for the interiors of their own units, and they are also responsible for a proportionate share of the maintenance costs of the common property based on the suite unit entitlement.

Common Property

The common property includes all areas beyond each owner's strata lot, i.e. hallways, foyers and parking areas. Common property also includes all pipes, wires, cables, chutes, ducts, facilities for the passage of water, sewage, drainage, gas, oil, electricity, heating and cooling systems, and other services contained within a floor, wall, or ceiling of a building where the centre of the floor, wall or ceiling forms the common boundary between two strata lots or between a strata lot and common property.

Common property may also be designated for "exclusive use" which is termed limited common property. Patios, balconies and parking spaces are common examples bearing this designation.

Strata Corporation and Owners Responsibilities

The Strata Corporation has some important responsibilities to its Owners: to obtain and maintain insurance on the buildings, common facilities and any insurable improvements; to keep in a state of good and serviceable repair and properly maintain the common property, facilities and assets of the Corporation; to establish a fund for administrative expenses sufficient for the control, management and administration of the common property; to collect and receive all contributions toward the common expenses paid by the Owners and deposit these with a savings institution; and to pay all sums of money properly required to be paid on account of all services, supplies and assessments pertaining to, or for the benefit of, the Corporation.

As a member of the Strata Corporation the Owner is obligated to abide by the rules and regulations and/or bylaws approved by the majority of the Owners. Of particular importance, the Owner must appreciate that some of the rights associated with single family ownership may not be the same for condominium living - such as the right to advertise on common property, to rent, or to pets.

The quality of lifestyle is often closely related to the Owner's understanding of the role of the Strata Corporation and his or her duties as an Owner.

STRATA CORPORATION LEGAL DOCUMENTS AND GOVERNANCE

Condominium Act

The Condominium Act of British Columbia is the legal document which sets out the operations of all condominiums. It outlines the duties and powers of the Strata Corporation as well as the Owners, and the way in which the community must operate. A copy of the Condominium Act is available from the Queen's Printer, telephone number 687 3320.

Bylaws

The Strata Corporation bylaws establish policies for the operation of the Strata Corporation which enable Owners to live in harmony with one another using commonsense and consideration. The initial bylaws for your Strata Corporation are included in the Disclosure Statement. As an Owner it is extremely important that you read, understand, and comply with the rules of the Corporation. Understanding and compliance prevent unfortunate confrontations or fines, in particular when the Strata Corporation enforces rules of which the Owner did not make himself or herself aware.

Strata Corporation Bylaws have 2 major components:

1. The Condominium Act, which is an outline of all the requirements of the Strata Corporation.
2. Bylaws (voted on by Owners) which reflect the Strata Corporation's individual needs.

The bylaws can only be changed by the way of a Special Resolution ratified at a General Meeting of the Owners.

The Strata Council

The Strata Council is composed of (a maximum of 7) Owners who are elected by their fellow Owners for the purposes of setting policy and seeing to it that the Strata Corporation operates smoothly.

Strata Council meetings are normally held on a regular or as required basis depending on current Corporation business. If an Owner, or group of Owners, wishes to address the Council on a particular issue, notice of such should be given to the Strata Council Chairperson or Property Manager at least one week prior to the date of the meeting. Some Strata Councils have designated "open discussion" sessions at their meetings, at which time Owners may address the Council on issues of concern.

Copies of the Council meeting are normally distributed to all Owners.

Professional Management

The primary concern of the property manager is to ensure the protection of the interests of the Owners. Hence the property manager ensures that the Strata Corporation is adequately insured; that it is maintained; that meetings are held as required under the Condominium Act and proper minutes of the meetings kept; that proper books of account are maintained; and that good communication and harmony is created within the development. The property manager advises the elected representative on any matters regarding the operation of the Strata Corporation, and thereafter carries out the instructions of the elected Strata Councils.

Generally, the functions of the management include, but are not limited to:

- arranging for the operation and maintenance of common facilities and services
- regular inspections of the building, grounds and gardens
- hiring, firing and supervising all employees of the Strata Corporation
- obtaining quotations for maintenance and repair work for the Strata Council
- collecting the monthly operating assessments from the Owners
- assisting the Strata Council in the enforcement of bylaws
- maintaining records of receipts and expenses
- preparing monthly financial statements for the Strata Council
- preparing for Council review a recommended operating budget, showing estimated income and proposed expenses
- receiving and handling complaints or requests for information from Owners
- planning, organizing and staffing activities of the development as requested
- assuring that committees of the Corporation are operating properly
- assuming other responsibilities as designated by the Strata Council, and reporting to Council on all management activities

OTHER STRATA BUSINESS

Every Owner has an obligation to fellow Owners and the Strata Corporation to be aware of and abide by the bylaws, rules and regulations, and policies of the development. Some of the more important obligations of a condominium owner are listed below. Please take the time to become familiar with them.

Assessment Payments - Finances

The Condominium Act specifies the requirement of each Owner to pay a proportionate share of the Corporation's common expenses. The determination of each Owner's share is based on a calculation involving the "unit entitlement" of the strata lot. The unit entitlement is computed by dividing the square footage of the all strata lots in a strata plan expressed as a nearest whole number. This calculation is a requirement of the Condominium Act and cannot be changed.

The monthly operating assessment may vary from year to year as the annual operating budget prepared each year is only an estimate of the anticipated costs of maintenance and operation of the Strata Corporation. With professional management and a competent Strata Council, however, the estimated annual budget will be developed using historical data and sound budgeting practices, and in most instances will be very close to the actual expenditures for the year. The Strata Corporation's proposed budget brought before the Owners at a General Meeting will normally provide for the standards of maintenance which the Owners desire.

In future years monthly operating assessments may change for a number of reasons, such as fluctuations in the insurance premiums charged to the Corporation, changes in utility rates, or because the Council may wish to increase the funds held in the Corporation's reserve account for a major cost item such as building repainting, re-roofing, or other capital expenditures required to maintain the common property of the Strata Corporation.

All monthly operating assessment are due on the 1st day of each and every month in advance. The monthly operating assessment is normally paid by post-dated cheques to the property management company's office. When submitting any payment ensure that the strata plan number, unit number, and strata lot number are clearly identified on the payment so that it may be credited to the correct account (the strata lot and unit number may be different). Payments are made payable to "Strata Plan No. LMS-2096" in care of the property management company.

Complaints

No one should be denied the right to complain, for it is through the correction of grievances that change brings about progress. Yet, with every right comes a set of responsibilities necessary to properly and successfully exercise that right.

1. Be accurate when making a complaint giving specific details with respect to the nature of the problem, including dates and times where applicable.
2. Record the complaint in writing. Verbal complaints leave a wide margin for error in interpretation which can result in confusion or delays in rectifying the problem.
3. Give the written complaint to the appropriate person, i.e. Strata Council or Property Manager.

Emergencies

The property management company maintains a 24-hour a day emergency answering service to receive emergency calls. To ensure as quick a response as possible to any emergency, it is critical for the caller to identify himself/herself, the location and nature of the emergency, and where they can be reached for additional information.

Exterior Appearance

To retain a neat and uniform appearance, bylaws have been established which clearly outline what is permissible and what is not in regards to the external appearance of the building(s) and alteration thereto. Please familiarize yourself with these policies to avoid problems at a later date. The most common restrictions prohibit Christmas lights after the holiday season, aluminum foil in the windows, "For Sale" signs in the windows or on the common property, and the erection of fences on common grounds and alteration of landscape areas. Please review your bylaws carefully to see which, if any, of the restrictions apply.

Cooperating with Management to do a Better Job for You

To help the property manager do the best possible job for the Strata Corporation, all owners are asked to keep in mind the following:

- Try to refrain from telling on-site contractors what to do. The management company is the sole supervisor of all contractors. If you see anything amiss, contact the property manager.
- Why is the property manager for your Strata Corporation difficult to contact? This is probably a sign that he is doing his job. A major component of a property manager's duties is to be out on site checking schedules and in-progress work to make sure that duties are being carried out. You, therefore, cannot expect to contact him/her at the office all the time. If the manager is not

Cooperating with Management to do a Better Job for You

available you may leave a message for him/her, or alternatively another member of management should be able to assist you in the case of a more urgent matter.

- Do not protest a problem or issue of concern by withholding your monthly maintenance fees. If you do this you will only penalize yourself as well as other Owners. The law imposes upon every Owner the responsibility to pay a share of the expenses for the common property. If this is not done the law allows the Strata Council to place a lien on the strata lot, with all costs incurred being added to the outstanding maintenance fee(s). In addition, the maintenance programs may have to be curtailed, affecting services to everyone, or money must be borrowed to meet these costs.
- If you decide to move from your strata lot or are changing a non-resident address, notify your property management company immediately in order to maintain accurate records. Without accurate records you may not be notified of upcoming meetings and other important correspondence.

Insurance

The Condominium Act requires that the Strata Corporation maintain replacement value insurance on the buildings comprising the development. The Act also permits the Strata Corporation to obtain any other such insurance against third party claims and directors' liabilities.

Owners may sometimes be confused as to their insurance needs in a Strata Corporation. As a general rule, an Owner is responsible for insuring personal belongings, any improvements made to the strata lot such as wall paper, carpeting, etc. any goods or belongings stored on common property (such as in locker rooms or garages and carports), and must carry personal liability insurance in case he or she is named in a personal suit by the visitor or invitee. In the event an owner decide not to insure a vehicle for road use, there is a requirement for the vehicle to be insured with at least off-road vehicle insurance containing a third party liability provision. Speak with your insurance agent as to your specific requirements. It is recommended that you request "comprehensive" policy coverage rather than "standard" with regards to your strata lot insurance.

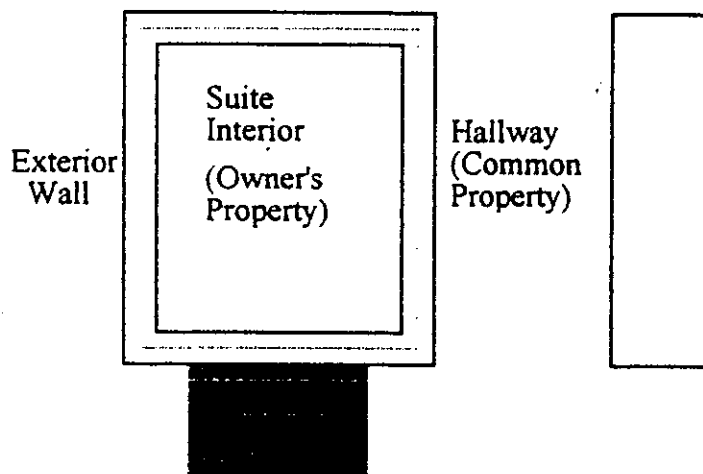
Security

Please follow these precautions:

- Do not prop doors open.
- Ensure that the doors and windows at ground level are capable of being properly locked.
- Be sure you vehicle is locked when left unattended, and that all valuables are out of sight.

We trust that this information will help you enjoy your strata ownership. If there are any further points you wish to discuss concerning your Strata Corporation, please contact your property management company.

COMMON PROPERTY OR OWNER'S PROPERTY



*dotted line represents border between common property and owner's responsibility.

KITS YARD HOMEOWNERS MANUAL

SECTION 5 - UTILITIES

CABLEVISION

Cablevision outlets are already installed and ready for hook-up.

Rogers Cablevision	280 8818
Hearing Impaired - Call no charge	1 800 663 5818

HYDRO (ELECTRICITY)

The B.C. Hydro office that deals with residential accounts is:

B.C. Hydro	520 0988
Emergency Electric Calls	520 0888

GAS

The B.C. Gas office that deals with residential account is:

B.C. Gas	520 9814
Emergency Gas Calls	298 1400

TELEPHONE

To obtain telephone service, please call:

B.C. Tel	811 2323
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If you wish to make sales inquiries only, either call or go directly to the following B.C. Tel Phone Mart:

B.C. Tel PhoneMart	872 1181
555 West 12th Avenue, City Square	

KITS YARD HOMEOWNERS MANUAL

SECTION 6 - WARRANTY INFORMATION

Your home has been built in accordance with and to the standards prescribed by the National Building Code of Canada, the B.C. Building Code, and the building standards required by municipal authorities. Although the construction of your home was carefully supervised we know that because of the very nature of wood, concrete and other building materials, some service work might be required.

It is our commitment to repair defects in workmanship and to repair or replace defective materials, where such defects become evident within one (1) year from the date of delivery of the home to you. We shall, to the extent permitted by manufacturers or suppliers, assign to you the benefits of any guarantee or warranty provided such manufacturers or suppliers for a period in excess of one (1) year from the date of delivery of your home.

We reserve the right to revoke this warranty or any part thereof if, in polygon's opinion, the service item is caused by abuse or neglect by the occupant.

The following items shall not be considered defects in workmanship or materials:

1. Defects in materials, appliances, design and workmanship supplied by the Purchaser;
2. Normal shrinkage and warpage of materials;
3. Defects arising from improper maintenance by the Purchaser, including damage caused by, or resulting from, dampness or condensation due to failure of Purchaser to maintain adequate heat and/or ventilation in the home;
4. Defects in workmanship or materials related to alterations by the purchaser, and defects in workmanship or materials supplied by the builder arising from such alterations made by the Purchaser;
5. Surface defects in workmanship and materials approved by the purchaser at the Date of Possession, such as defects in countertops, floor coverings, floor and wall tile, etc. Any such apparent, or patent defects should be identified to us by the Purchaser on the Date of Possession.

At the time of occupancy your home was complete in all details with the possible exception of:

1. Exterior work which may be seasonally dependent.
2. Items as per the Pre-Occupancy Orientation, which might not have been completed due to time restriction, or availability of parts.

WARRANTY SUMMARY

1. 12 MONTH WARRANTY

A 12 month warranty is provided by the Builder.

2. DEFECTS

- a) Latent Defects - This type of defect is one that occurs after your pre-occupancy inspection. These defects are covered under the 12 month warranty, i.e. door binds, or a hinge becomes loose.
- b) Patent Defects - This means a defect in construction of the Residential Unit which was, at the Date of Possession, plainly visible, or which could have been discovered by prudent and reasonable inspection, but excludes items disclosed on the Completion Inspection Certificate. These are not considered to be defects in workmanship or materials. There are no warranties or guarantees given by the Builder for this type of defect.

3. DRYWALL WARRANTY

We will repair shrinkage cracks and nail pops that occur during the first year, at your request. We do them once only, therefore, it is best to wait until the 10TH MONTH of your warranty period to have them repaired. The owner must contact the Builder in writing if he wants these drywall cracks and any other warrantable work that the owner wants done before the warranty period expires. All repairs are sanded, ready for painting. We do not redecorate.

4. APPLIANCE WARRANTIES

We do not warrant appliances, they carry their own manufacturer's warranty.

KITS YARD HOMEOWNERS MANUAL

SECTION 7 - SERVICE INFORMATION

To obtain service for your home, please follow these procedures:

1. Do not give service requests to your sales representative or construction personnel. These requests may go astray. We will be able to serve you better if all service requests go through the Builder.
2. Unless service is of an emergency nature, all service requests should be in writing. Emergency requests may be made by telephoning the emergency numbers as listed in Section 3 of this manual. Emergency service is generally considered that which affects electrical, heating, or water supply, and requires immediate attention.
3. All other requests for service should be in writing and will be acted upon within a reasonable time. Access to your home will be required during normal business hours, Monday to Friday.
4. Each written Request for Service can include as many or as few items as you desire.

Thank you for your cooperation.

In order to ensure service is provided, requests should be made in writing on the Request for Service forms. Please mail your request to:

Prometheus Construction Incorporated
1341 Inglewood Avenue
West Vancouver, B.C. V7S 3E9
Attn: Customer Service

May we emphasize that putting your customer service requests in writing is to your advantage. It provides us with an easy reference to the nature and timing of repairs needed, and minimizes misunderstanding and ambiguity.

CUSTOMER SERVICE REQUEST FORM

NAME: _____

ADDRESS: _____

TELEPHONE: Residence: _____ Business: _____

DATE OF REQUEST: _____

A copy of your request form will be given to one of our customer service personnel. If a request cannot be completed by our service personnel, we will forward it to the appropriate trades person. A customer service representative will let you know if an appointment has been made.

Service Requests:

1. _____

2. _____

3. _____

4. _____

5. _____

KITS YARD HOMEOWNERS MANUAL

SECTION 8 - CARE AND MAINTENANCE

Start Up Procedures

1. DISHWASHER: Put two cups of water into the bottom to prime pump.
2. REFRIGERATOR: Let stand for one hour after moving before starting up.
3. ELECTRICAL: Ensure all breakers are turned on.
4. HEATING: Turn the thermostat to your desired temperature setting. 20
5. HOT WATER TANK: The control should be set to "On" and the thermostat control set to warm.
6. RANGE: Turn on elements one at a time to burn off residue.
7. FIREPLACE: Turn on to burn off residue. Ensure that windows are open for ventilation.

SUGGESTIONS FOR THE CARE AND MAINTENANCE OF YOUR HOME

1. HEATING:

Your heating systems has been engineered and installed in accordance with local building codes. Adequacy of the system is determined by its ability to establish a temperature of 20°C as measured in the centre of the room five feet above the floor. Thermostats are calibrated to within plus or minus 3°C.

Your heating system are electrical and each zone is equipped with its own thermostat. This allows yourself flexibility to establish different temperatures in the zone.

2. HOT WATER TANK

One 10 - 12 minute shower will take 2/3 of the water from a 40 gallon tank depending on temperature.

3. GARBURATOR

****CAUTION**.** AVOID PUTTING GREASES INTO DRAINS WHENEVER POSSIBLE

Stringy products, such as celery, rhubarb, corn leaves or banana peel should NOT be placed in the garburator. Cold water should be used during operation. This will keep greases in a solid state and allow them to be flushed away. To release stoppage refer to manual. To clean your appliance, garburate 2 ice cubes every 4 - 6 months.

4. CONDENSATION:

Excessive condensation should not be allowed to persist. If this problem does appear, it is suggested that the windows be opened until the problem is alleviated.

5. SMOKE DETECTORS:

In the event of an inadvertent alarm, open windows to clear any moisture or smoke in the area of the detector. If it continues to sound, turn off the circuit breaker at the electrical panel and wait until the air clears before resetting the breaker.

Vacuum dust off the contacts periodically by holding vacuum nozzle up to grill. This helps a premature alarm. The alarms are electrically operated.

6. COMBUSTION AIR SUPPLY

Provide adequate outside combustion air for your gas appliance.

7. DEHUMIDISTAT:

These are used to eliminate excessive moisture in the home which will create condensation on windows. The recommended relative humidity for your home is as follows:

NOTE: Dehumidistat is wired to your bathroom fan and over-rides the switch.

<u>Outside Temperature</u>	<u>Interior Humidity</u>
-30°C	15%
- 24°C	20%
- 18°C	25%
- 12°C	30%
- 6°C	35%
-0°C	40%
Over 0°C	Open a couple of windows for 15 minutes daily to allow moist stale air out and cool fresh air in

8. GAS FIREPLACE

Lighting and Relighting Instructions for Remote Pilot:

1. Remove bottom grill, then slightly depress gas cock knob turn to OFF, then wait for 5 minutes;
2. Slightly depress knob and turn to PILOT;
3. Slightly depress knob and light pilot burner. Keep knob depressed for one minute or until pilot burner stays lit after knob is released;
4. Turn gas cock knob to ON;
5. Turn on electric switch.

To shut off:

1. For temporary shut off; turn off electric switch if used or turn gas cock knob to PILOT.
2. For long term shut off; slightly depress knob and turn to OFF position.

Maintenance Instruction

1. Have the appliance installation checked yearly including a visual check of the vent system, the burner and the pilot flame.
2. The fireplace must be kept clear and free of combustible materials, gasoline and other flammable valves and liquids.
3. Use a vacuum cleaner or whisk broom to keep the control compartment, burner and firebox free from dust and lint.
4. To remove soot from ceramic logs, heat logs for 30 minutes and spray a soapy solution on the soot with flame still active.

9. FLOORING:

Carpets: Avoid bare feet or socks. The oil from the feet rubs off on the carpet and causes the surface to matt. Steam cleaning carpet once a year professionally may alleviate the problem should it occur.

Linoleum: This is a relatively maintenance free product, but does require some cleaning. Use 1 cup of vinegar mixed in a pail of water to wash the floor. Soaps leave residue that, when picked up by the feet, will start to darken carpets in traffic areas. It is considered to be a no-wax floor, but waxing with a liquid wax is possible. Simply mix a cup of liquid wax in a pail of water and use this to wash the floor.

If your linoleum surface becomes scruffed or scratched it is possible to refinish it with a no-wax floor polish. One example is Armstrong Shine Keeper long lasting floor polish. It can be purchased at hardware and flooring suppliers.

Marble: Wash with water. Waxing is not required but should you desire to apply wax use a wax specially made for marble.

Note: Vinyl and marble surfaces can be damaged by high heeled shoes, chair coasters, etc.

10. WOOD SURFACES

Pre-Finished Surfaces:

Wipe down with a damp cloth. A small amount of vinegar can be mixed in to remove greases

Hardwood Flooring:

Felt pads should be installed on the legs of all furniture to prevent scratching of the floor. Excessive moisture in the home can cause the floor to creak. Plant pots should be isolated from the wood surface. Spill should be wiped off immediately. Refer to the manual provided for proper care of your hardwood floor.

11. CERAMIC TILE:

The tiles should be wiped down regularly to prevent mildew. A further aid is to apply a silicone sealer once or twice a year or you can use gel gloss on the tile and grout.

12. CAST IRON - ENAMEL COATED SINKS:

Use a mat for washing dishes to protect against scratches from pots and pans. Clean with a soft cloth and water or mild detergent. Do not use abrasives or scouring pad.

13. BRASS FITTINGS:

The use of some hand lotions and household cleaners may introduce silicones or lanolins to lacquered surface. These silicones and lanolins are mildly acidic and can destroy the lacquer finish. If this happens, the brass will tarnish. You must also be careful with rings and keys, as they can scratch the lacquered finish.

Regular wiping with a damp cloth should help protect these products.

Tarnished brass is not a warrantable item, so caution should be used when caring for these products.

14. TAPS:

Clean handles with clear water and dry with a clean soft cloth. Do not use soaps, acids, polish, abrasives, harsh cleaners or a cloth with a coarse surface. They may cause depleting of the finishes, or damage to the plastics.

15. COUNTERTOPS:

No abrasive cleansers should be used for cleaning. Hot items from the stove or microwave should not be placed directly on the countertop. Cutting should not be done on the bare surface.

16. GROUND FAULT CIRCUIT INTERRUPTER (GFCI), CIRCUIT BREAKERS AND PLUGS:

These plugs and breakers measure the current passing through the circuit. If there is excessive draw, the power is interrupted. The outside and bathrooms are on dedicated circuits. These circuits should be tested once a month to make sure they are operating properly. Simply press the test button while operating an appliance, i.e. razor. This creates a short (circuit), and takes the line down. To reset, simply push the reset button on the outlet as designated.

17. PLUMBING FIXTURES:

All plumbing fixtures are water conservator. This means there is normal pressure, but a restricted volume of water.

The toilets being used conserve water usage. This means that only normal waste and toilet tissue may be flushed. Kleenex and paper towels will not break down sufficiently to be safely flushed without risk of a blockage.