

Home Orientation Checklist

Item	Location	Features/Comments
Mail Delivery	<p>Mail room located on the Ground Floor</p> <p>Mailing Address: 9 Mabelle Avenue Suite # Toronto, ON M9A 0E1</p>	<p>Mail delivery may be delayed in the early occupancy phases. During this time, mail will be rerouted to a mail distribution center. Details of mail service will be included in your suite at time of possession.</p> <p>Bloorvista will be utilizing the LuxerOne systems for parcels. Parcels will be placed in a locker and a unique pin will be texted to your cell phone that will open the locker for you to retrieve your package. More information is available at https://luxerone.com</p> <p>The concierge will also be able to accept parcels on the homeowner’s behalf provided a waiver is signed. Please note the concierge is unable to accept registered mail.</p>
Your Online Community Website	<p>Building Link www.buildinglink.com</p>	<p>Access to floor plans, appliance manuals and ability to book amenity spaces.</p>
My Tridel Home	<p>www.MyTridelHome.com</p>	<p>Through My TridelHome.com you can:</p> <ul style="list-style-type: none">• View your contract information at a glance• View your documents, such as your Agreement of Purchase and Sales, Certificate of Completion and Possession and Final Statement of Adjustments• View your emails and notices• Submit your service requests
Enterphone	<p>Lobby Entrance & Visitor Parking Vestibules</p>	<p>The door entry system is connected to the suite telephone. This allows guests to quickly announce their arrival. To utilize the Enterphone system you must register your name and phone number with Property Management.</p>
Security – Concierge	<p>Lobby</p>	<p>Your community has a Concierge on duty 24/7. The concierge team will welcome your guests to your community and is able to assist with elevator & amenity bookings.</p>
Del Property Management (DPM)	<p>Property Management Office Ground Level</p>	<p>Your DPM is responsible for your building maintenance, emergency building response, coordination of recreational facilities and social committees, on behalf of the Board of Directors.</p>

Common Area	<u>Second Floor</u> <ul style="list-style-type: none"> • Party Room with Bar & Kitchen • BBQ Dining Area • Amenity Terrace • Fitness Centre • Spinning Studio • Yoga Studio • Whirlpool • Sauna (Men’s and Women’s) • Steam Room (Men’s and Women’s) • Swimming Pool • Basketball Half Court • Dog Wash • Outdoor Splash Pool • Outdoor Play Ground • Guest Suites 	Amenities are meant to be treated as an extension of your home and some are available to be booked for private events. Connect with your Concierge or Del Property Management for further details.
Moving Room & Elevator	Common Area	All elevator bookings are on a first come, first serve basis and can be arranged through Building Link or through Del Property Management. There is no fee/deposit required to book. Refer to your Bloorvista Moving Day card for dimensions.
Bike Rack	Common Area	You may register for a dedicated bike rack through Del Property Management. This requires a \$100 deposit and is provided on a first come, first serve basis. The deposit will be returned if you no longer require use of the bike rack.
Locker (if applicable)	Levels P1- P3	All items within locker should be kept elevated off the floor and placed under a plastic cover. The Condominium Corporation or the Declarant is not responsible for items which are damaged as a result of water leakage.
Parking (if applicable)	License Plate Recognition Levels P1 – P3	Bloorvista has implemented a parking management solution with the residents in mind and provides seamless access to your underground parking spot without having to push any buttons. Practice safe driving in the underground by limiting speed to no more than 10km/hr.
Corridor	Fresh Air Vents	Fresh Air Vents ensure fresh airflow into the common areas. The vents in the corridor should never be adjusted by a resident. Please contact Property Management if there is a concern with the corridor venting.
Garbage Disposal	Corridor	Located on the west side of the corridor beside the elevators on each floor. Hours of operation are 8am-10pm. *For large items, please use the Designated Disposal Area located on the Ground Floor, Bulk Storage Room #111.
Alarm Panel	Suite Entrance	When set, the concierge will be notified if alarm has gone off. Please be advised that Property Management may enter Suite for Emergency Situations.

Fire Alarm Speakers	Suite	The speaker is hardwired to emergency systems in the building; therefore no batteries are required. <i>Security/Concierge will be alerted if the speaker is tampered with.</i>
Sprinklers	Suite	All suites equipped with in-suite sprinkler system in accordance with Ontario Building Code. Sprinklers are heat activated (fire) and sensitive to impact. Do not tamper.
Smoke Alarm(s)	Suite	The smoke alarm is hardwired to the breaker panel in the suite. Should a fire be detected within your suite, please activate the fire alarm pull station located in the corridor. Homeowner to test monthly by pressing “test” button on unit.
Demarcation Unit (cable, phone, internet)	Foyer Closet	Your suite has been pre-wired by Rogers. Included as a part of your maintenance fees is Ignite Internet Gigabyte. Contact your Dedicated Rogers Representative at move2rogers@rci.rogers.com or 1-866-902-9534
Washing Machine Shut Off Valves	Laundry Room	Upon first use of the washer, turn on the water from the shut off valve. It is also recommended to turn the main water off when away for an extended period of time. Check out our Maintenance Minutes video! Search on YouTube – “Water Shut Off Valves in Your Condo Home”
Dryer Lint Screen & HybridCare Filter	Laundry Room	Your dryer lint screen located in the door opening of the dryer should be cleaned after each use. The HybridCare Filter should be cleaned after every 5 loads.
Cleanouts (if applicable)	Kitchen Located in all suites on the following floors: 2 nd , 7 th , 12 th , 17 th , 22 nd , 27 th , 32 nd , 35 th	The pipes that run along the inside of a building from one kitchen to another is known as the kitchen drain. Your Property Management team will set up a cleaning schedule and contact those suites affected.
Energy Recovery Ventilator	Integrated with Fan Coil Unit	Your energy recovery ventilator is integrated with the vertical fancoil unit. It is a part of the suite ventilation system. The ERV is designed to stay “on” year-round and result in energy savings while supplying fresh air. Check with your Property Management team regarding an ERV maintenance plan.
Vertical Fan Coil System (Individual metering of hot water, electricity, heating and cooling consumption.)	Suite	The resident is responsible for changing the filter as needed (standard every three months). Improper maintenance of the fan coil system may result in reduced effectiveness. Filters may be purchased directly from Del Property Management. This is a two-pipe system connected to the community’s centralized boiler and cooling tower, allowing for heat in the winter and cooling in the summer. Check out our Maintenance Minutes video! Search on YouTube – “How to Change Your Fancoil Filter”

Capped Outlets	Dining Room (other locations where applicable)	<p>Use a licensed electrician if planning on lighting installation. The wiring in condominiums differs from a standard dwelling and an improper installation will affect the functions of other electrical outlets and/or switches. The electrical warranty is for two years and failure to use a licensed electrician may result in electrical warranty becoming void. Mayfair Electrical (905-738-2244) has serviced the Bloorvista community.</p> <p>Check out our Maintenance Minutes video! Search on YouTube – “Switched and Capped Ceiling Outlets”</p>
Ground Fault Circuit Interrupters (GFI) Outlet	Bathroom & Kitchen	<p>GFI’s protect against accidental electrical shock. When there are two bathrooms the GFI outlets may be wired on the same circuit and can only be reset from the bathroom with the reset button.</p> <p>Check out our Maintenance Minutes video! Search on YouTube – “How To Reset Your GFI”</p>
Dual Flush, Low-Flow Toilet (Ontario Building Code Requirement)	Bathroom	<p>When flushing these toilets it may be necessary to hold the button down to ensure a complete flush and waste removal. Do not discard paper towel, cotton swabs, feminine hygiene products or any other item other than the intended use by flushing them down the toilet.</p> <p>Please note: a clogged toilet is not covered under the homeowner warranty and will be the responsibility of the homeowner to dislodge any clogs in the toilet. Water cleaning treatments are prohibited as they may damage internal parts of the toilet.</p>
Wood Blocking Locations	Bathroom	<p>For future grab bar installation, please refer to the diagram provided in the Homecare Guide. Note: In suites with two bathrooms, the main bathroom was generally selected but may vary per suite design.</p>
Main Water Shut Off Valves	Under Main Bathroom Sink	<p>In the event of a leak or unknown water source, turn off the main water supply and contact Customer Care or Del Property Management.</p>
Granite or Quartz Countertops	Kitchen	<p>Granite countertops have a factory polish and require sealing. We recommend granite countertops be sealed every few years with professional consultation to protect from staining.</p> <p>Check out our Maintenance Minutes video! Search on YouTube – “How to Care for Your Quartz & Granite Countertops”</p>
Dishwasher Water Shut Off Valve	Under kitchen sink	<p>Upon first use of the washer, turn on the water from the shut off valve.</p>
Switched Outlet	Living Room	<p>This outlet is designed to control a lamp via the light switch. Both the switch and outlet will be indicated by “switched outlet” stickers.</p>

Laminate Hardwood Floor (where applicable)	Suite	<p>A truly “forgiving” floor:</p> <ol style="list-style-type: none"> 1. Wear and tear resistant 2. Impact resistant 3. Although scratch-resistant, it is not scratch proof 4. Fade resistant 5. Easy to clean 6. Hygienic: Due to sealed surface dust cannot attach to it. Dust mites and other allergy-causing substances cannot survive on the surface of floor.
Air Registers	Suite	<p>The air registers are adjustable to direct and balance airflow throughout your suite.</p> <p>Check out our Maintenance Minutes video! Search on YouTube: “Tridel Air Flow”</p>
Breaker Panel	Suite	<p>Loss of Power? Check your breaker panel first.</p> <p>Check out our Maintenance Minutes video! Search on YouTube: “Tridel Breaker Panel”</p>
Balcony/Terrace	Exclusive Use Common Area	Balconies and Terraces are exclusive use common areas and details on regulations can be obtained through Property Management.
Windows	Suite	<p>Learn more about how to minimize condensation on your windows by viewing our Maintenance Minutes video.</p> <p>Search on YouTube: “Tridel Condensation”</p>
Window Coverings (Where applicable)	Suite	Window coverings assist in maintaining optimum temperatures within the suite. In addition, they protect wood floors or cabinetry from the harmful UV rays, which may discolour or affect the moisture content in the wood.
Paint	Suite	Tridel uses paint with low levels of volatile organic compounds (VOC’s). Low VOC paint reduces the amount of off gassing for cleaner air.
Drywall	Suite	You may notice some cracks in the drywall during your first year of occupancy. These appear as a result of the building settling and shrinkage of materials. These settlement cracks are natural, expected and not covered under warranty.
24 Hour Grace Period		<p>When you pick up your key package, visit your suite and report any hard surface damages to your Customer Care team within 24 hours via email (ask@tridel.com) or the Tridel app.</p> <p>While we will be happy to address warrantable items within the suite, we will not be held responsible for damage that occurs either by the move in process, or through irregular use or abuse.</p>
Home Care Guide	Building Link www.buildinglink.com	The Homecare Guide is a great resource and provides more detailed information of items found on this checklist. Your Customer Care team would be happy to provide a soft copy upon request.

Petiquette (if applicable)	Building Link www.buildinglink.com	Do you have a pet? Petiquette is a great resource for condominium pet ownership. Your Customer Care team is happy to provide a hard copy upon request.
Del Condominium Rentals:	(416) 296-1012 www.delrentals.com	Del Condominium Rentals is a full service rental management company. If your suite is an investment property, this may be the right option for you.
Del Realty	416-736-2617 www.delrealty.ca	Del Realty Inc is the exclusive agent for Tridel. Del Realty is firmly committed to helping you buy or sell your home (Tridel-built or otherwise) with the same care, expertise and commitment to customer service that Tridel is renowned for.

Moving Day at Bloorvista



We look forward to welcoming you to your new home. To make your moving day as easy as possible, below is some important information for you that can also be shared with your professional moving company.

- ✓ Reserve the move-in elevator early by booking through BuildingLink, our online community website, or by contacting your Del Property Management team at 416-649-2710.
- ✓ Keep in mind that you may not get your keys until late in the day on closing, after all legal and banking documents have been processed. Avoid disappointment and don't plan on moving the same day as your closing. Try to book your move the day after.
- ✓ Your moving elevator dimensions are: 6'7" wide X 4'3 1/2" deep X 9'5" tall. The door to the moving elevator is 3'5" wide X 7'0" tall, and the door for the moving room is 12'7" wide X 6'7" tall. If any of your possessions are larger please contact your Property Management team before your moving day so we can investigate possible solutions.
- ✓ We strongly recommend that professional movers conduct an on-site visit for your home at Islington Terrace to ensure that they have all necessary equipment. Your moving company can contact the onsite Del Property Management office to coordinate their site visit.
- ✓ Moving trucks are to enter the community using the laneway on the west side of the building from Mabelle Avenue.
- ✓ Once you have arrived you may gain access to the moving area through the Concierge.



BLOORVISTA™

AT ISLINGTON TERRACE

Community Address:

9 Mabelle Avenue, Toronto, ON M9A 0E1

Elevator & Delivery Bookings:

BuildingLink (Amenity Reservations)

Del Property Management: 416-649-2710

Office Hours:

Monday & Wednesday to Friday: 9 a.m. - 5 p.m.

Tuesday: 9 a.m. - 7 p.m.

Move-in times are scheduled in three-hour windows.
As a courtesy to your soon-to-be-neighbour, please arrive on time so you don't impact their move.

Move-in Times:

Monday – Friday

12pm-4pm / 4pm-8pm

Saturday, Sunday & Holidays

8am-12pm / 12pm-4pm/ 4pm-8pm



Access to My Tridel Home

Welcome to My Tridel Home (mytridelhome.com) where you can get existing and up-to-date information about your new Tridel home.

Through MyTridelHome.com you can:

- View your contract information at a glance
- View your documents, such as your Agreement of Purchase and Sale, Certificate of Completion and Possession, and Final Statement of Adjustments
- View your emails and notices
- Submit your service requests

Welcome Email from Tridel

To access MyTridelHome.com, you will be sent an email from Tridel titled “Welcome to MyTridelHome”, which will contain your new username, temporary password, and a link to access MyTridelHome.com. Please keep an eye out for this email. If you haven’t received this email, you may want to check your spam folder or contact us.

Please note: The My Tridel Home welcome email will be sent to the email address that we have on file for you. It’s important that we have your correct email address so that you can access your My Tridel Home information. If there are multiple people on title, please ensure that we have a unique email address for each person, so they can access My Tridel Home as well.

Username and Password

Once you have logged in to MyTridelHome.com, you will be prompted to change your password. Please store your username and password in a safe place. We encourage you not to share your log-in with others as MyTridelHome.com contains important personal information. If you lose or forget your password, please use the “Forget Your Password?” feature found on MyTridelHome.com.

Selling Your Home?

If you sell your home, please do not provide the new owner with your log-in as they will get access to all your personal information. Please ask them to contact us.

Questions

If you have any questions, please contact our Customer Connection Centre (C³) at 416.661.9394 or email ask@tridel.com.

Thinking Additional Customization?

IMPORTANT Information to Assist You & Your Trades

As you settle into your new Bloorvista home and community we expect that you may want to do some additional customization.

As part of that you may be using professional consultants and trades.

Since your community is still actively under construction and Final Closing has not taken place, it is critical that we manage any trade related work within the community. This will allow us to coordinate security and access control as well as preserve the common elements of the community.

It will also help us to ensure that everyone knows about and respects the approved times for work, where to park (if possible) and how to dispose of any construction waste. There is also important documentation that we provide you with for your trades, to assist in ensuring that experienced professionals with the right credentials and insurance are verified for the work that is proposed.

While you are ultimately responsible for any trades or consultants you bring into the community, the structure and information we provide you with can help prevent unnecessary complications that could occur.

Before Final Closing, you will need to provide information to us at ask@tridel.com and we will assist you. In the future and once you have a resident elected Board of Directors, all work will be coordinated with your Del Property Management team and approved by your Board.

The majority of our customers undertake "light" customization where painting, crown moulding and closet organizers, are some of the most common requests. These requests are generally same day requests and only require you to itemize the work and list the expected trades coming to the community (with associated dates and times).

More extensive customization requests that may impact the structure of your home or the infrastructure of the common elements may require additional time and coordination.

Working together with all homeowners and their trades, we should be able to successfully minimize any inconvenience or disturbance to you and other residents who are living and enjoying their new home and community.

Should you have any questions or concerns surrounding the Suite Renovation process or your Tridel home in general, please do not hesitate to contact the Tridel Customer Connection Centre (C³ Centre) at 416.661.9394 or via e-mail at ask@tridel.com.



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