

Home Orientation Checklist

Item	Location	Features/Comments
Mail Delivery	<p>Mail room located on the Ground Floor</p> <p>Mailing Address: 225 Village Green Square Suite # Scarborough, ON M1S 0N4</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>Selene 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 Platform	<p>BuildingLink www.buildinglink.com</p>	<p>When the community platform is ready for use, Del Property Management will send an email to all residents with the subject line "BuildingLink Login Instructions".</p> <p>On BuildingLink you will have access to your suite information, appliance manuals as well as community news and events. BuildingLink is also where you can book the moving elevator and amenities spaces.</p>
My Tridel Home	<p>myhome.tridel.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
Healthy Habits within Your Community	<p>Common Areas</p>	<p>As COVID-19 continues to impact us all, there are a number of precautions that we strongly recommend adopting to reduce unnecessary exposure or risk to you and your community.</p> <ul style="list-style-type: none"> • Wear a mask when traveling throughout the common areas and practice physical distancing • Respect the posted maximum number of persons for use of elevators • Plan and book the moving elevator for all deliveries or move ins

Item	Location	Features/Comments
Enterphone	Lobby Entrance & Visitor Parking Vestibules	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.
Security – Concierge	Lobby	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.
Del Property Management (DPM)	Property Management Office Ground Level	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.
Common Area	<p><u>Ground Floor</u></p> <ul style="list-style-type: none"> • Fitness Room • Yoga Room • Women’s & Men’s Change Rooms • Women’s & Men’s Change Steam Rooms <p><u>Fourth Floor Rooftop</u></p> <ul style="list-style-type: none"> • Media Lounge • Presentation Kitchen/Bar • Fireplace and TV Lounge • Private Dining • Billiards Room • Outdoor Lounge • Outdoor Dining 	Amenities are meant to be treated as an extension of your home and some are available to be booked for private events via Building Link. 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 Selene 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)	Ground, 2 nd and 3 rd Floors P1 and P2 Levels	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	<p>Selene has implemented a parking management solution with the residents in mind and provides seamless access to your parking spot without having to push any buttons.</p> <p>Practice safe driving in the underground by limiting speed to no more than 10km/hr.</p> <p>By completing the DPM Suite Registration Forms, Property Management will ensure your license plate will be uploaded to the system.</p>

Item	Location	Features/Comments
Fresh Air Vents	Corridor	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 North West end of the corridor beside the elevators on each floor. Hours of operation are 8am-10pm. *For large items, please use the “Bulky Items” room located on the Ground Floor at the North West end of the corridor next to the garbage room.*
Alarm Panel	Suite Entrance	Your building has been equipped with the EliteSuite Security System to give you peace of mind by providing reliable security protection. The elegant and user friendly EliteSuite keypad maintains complete control of your residence providing easy to understand information. All actions performed in your security system are executed and displayed through the keypad. Before using your EliteSuite system, we highly recommend you read the manual available in the “My Building – Appliance Manuals” section of BuildingLink. 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 <i>Do not tamper: Concierge will be alerted</i>	Suite	The speaker is hardwired to emergency systems in the building; therefore no batteries are required.
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. There is also a backup 9volt battery that may require replacement as a part of homeowner maintenance.
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”

Item	Location	Features/Comments
Washing Machine	Laundry Room	<p>Only High-Efficiency (HE) laundry detergent should be used in your washer. After each use remember to:</p> <ul style="list-style-type: none"> • Leave your washer door slightly ajar so residual moisture can evaporate. • To optimize washing and drying performance, load clothes such that the top 1/4 of drum is empty. <p>Check out our Maintenance Minutes video! Search on YouTube – “How to Use and Maintain Your Washer”</p>
Dryer Lint Trap & Ceiling Lint Trap	Laundry Room	<p>Your dryer lint trap should be cleaned after each use. The ceiling lint trap should be cleaned at least once/month (dependent on frequency of use). Regular maintenance will minimize drying time, increase efficiency and prevent a potential fire hazard.</p> <p>Check out our Maintenance Minutes video! Search on YouTube – “Tridel Lint Trap”</p>
Cleanouts (if applicable)	<p>Kitchen</p> <p>Located in all suites on the following floors: 7th, 12th, 17th, 22nd and 27th</p>	<p>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.</p>
Energy Recovery Ventilator	Integrated with Fan Coil Unit	<p>The bathrooms are connected to an energy recovery ventilator. An ERV is a type of mechanical equipment that features a heat exchanger combined with a ventilation system providing fresh air into and out of suite units. The ERV air exchanger not only improves indoor air but it also recovers heat and moisture to control the comfort level and enhance energy efficiency in heated or air-conditioned suites. Simply put, this unit allows the delivery of fresh air directly into your home, while recovering 60%-70% of the energy of your outgoing air.</p> <p>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.</p>

Item	Location	Features/Comments
Vertical Fan Coil System (Individual metering of hot water, electricity, heating and cooling consumption.)	Suite	<p>The built in vertical fan coil unit(s) is your source of heating and cooling for your suite. 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. Heated and cooled air is produced through the circulation of hot and cold water in the piping loop contained within the fan coil unit. The fan coil motor blows air across this piping loop to produce either warmed or cooled air.</p> <p>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.</p> <p>Note: Please do not leave your window or balcony doors open, especially near your fancoil when the outside temperature is at or below freezing; as this may freeze the water coil of your unit which could cause a flood and uninsured in-suite damage.</p> <p>Check out our Maintenance Minutes video! Search on YouTube – “How to Change Your Fancoil Filter”</p>
Thermostat	Suite	<p>The Honeywell MultiPRO Thermostat is an effortless, seven day programmable or non-programmable thermostat that provides precise comfort control. By default, our teams have left the thermostat on the non-programmable setting however to utilize the full functions of programming, be sure to read the manual available in the “My Building – Appliance Manuals” section of BuildingLink.</p> <p>Note: It is important to maintain adequate heating or cooling during extended absences or if the suite is not occupied. Failure to do so can result in damage to your suite finishes and would not be covered under warranty for repair.</p>
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 Selene community.</p> <p>Check out our Maintenance Minutes video! Search on YouTube – “Switched and Capped Ceiling Outlets”</p>

Item	Location	Features/Comments
Ground Fault Circuit Interrupters (GFCI) Outlet	Bathroom & Kitchen	<p>The G.F.C.I is designed to protect against accidental electrical shock. In the event of an electrical short, the G.F.C.I will stop the flow of electrical current through the circuit within fractions of a second.</p> <p>The RESET button should always be pushed in. To test the function of the RESET button, push the TEST button and immediately the RESET button should pop-up. If the RESET button does not pop-up when the test button is depressed, do not use the G.F.C.I. outlet. Notify the Customer Care team or a qualified electrician of this test failure (based on the warranty status of your suite).</p> <p><u>To Restore Power</u></p> <p>Push RESET button firmly into device until an audible click is heard. Please note if the G.F.C.I. trips when an appliance is used, the appliance may be defective and should be repaired or replaced. 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	Bathroom – within vanity	<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>

Item	Location	Features/Comments
Granite or Quartz Countertops	Kitchen	<p>Granite countertops have a factory polish and require sealing. We recommend granite countertops be sealed once a year with sealant purchased from a hardware store. There are also a number of companies that offer this service.</p> <p>Clean with a damp soapy cloth. For stubborn stains use a household solvent, rinsing thoroughly with clean water. Never use abrasive cleaners or steel wool to clean your countertops. This will damage the surface. Due to settlement in the home, the filler between the countertop and wall might come loose. If so, cover with silicone caulking.</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	Upon first use of the washer, turn on the water from the shut off valve.
Switched Outlet	Living Room	This outlet is designed to control a lamp via the light switch. Both the switch and outlet will be indicated by “switched outlet” stickers.
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 throughout the suite may have adjustable grills, interior damper or both. These can be adjusted to direct and balance airflow throughout your suite. The damper will control the amount of air and the grills will control the direction of the air. Using the damper to limit airflow in one register will redirect heating or cooling to other areas of the 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.

Item	Location	Features/Comments
Double-Pane Thermal Broken Aluminum Windows	Suite	<p>Thermally Broken: refers to high-performance insulator material separating two metal halves</p> <p>Low E coated: works by reflecting heat equally during the winter and summer, using a thin metallic coating on or in the glass.</p> <p>Double-Pane: meaning each section of window has two layers of glass with a sealed space in between filled with argon gas.</p> <p>Argon Gas: increases the energy efficiency and general performance of thermal windows.</p> <p>The condensation you may notice on your windows in your suite are not a deficiency. They are a result of humidity and ventilation levels within your home. The first step in solving condensation problems in your home is a willingness to reduce humidity levels. While some humidity is recognized as necessary for comfort and health, any increase in moisture levels must be monitored to alleviate excess condensation.</p> <p>Check out our Maintenance Minutes video! Search on YouTube: “Tridel Condensation”</p>
Window Coverings	Suite	Whether installed by the builder (where applicable) or installed your own, window coverings assist in maintaining optimum temperatures within the suite and ensure the fan coil does not need to work as hard. 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		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. 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.

Item	Location	Features/Comments
Tarion New Home Warranty Program	Suite	<p>Condominiums have two sets of warranties: One for the homeowner, covering his or her home, and another for the condominium corporation, covering the common elements of the building. Common elements are covered from the date the Condominium Corporation is registered, but an individual home is covered from the day the homeowner takes possession.</p> <p>Suite Warranty covers:</p> <ul style="list-style-type: none"> • 30 Day: report outstanding warranty items during the first 30 days of possession of your new home • 1 Year: any defects in workmanship or materials • 2 Year: any defects in electrical, plumbing, heating delivery and distribution systems • 7 Year: major structural defects of the building envelope <p>For more information, visit: https://www.tarion.com/homeowners</p>
Tarion Certificate of Completion & Possession (CCP Form)	E-close Portal	Our solicitors will electronically generate the Tarion CCP and include with the closing package. Approximately two to six weeks prior to your occupancy date, the closing package documents will be electronically uploaded for your lawyer to download.
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 and can be found on BuildingLink under My Building.
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.