

OWNERS MANUAL

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Message from the president

Dear condo owner,

Let me first welcome you in your new home and thank you for the trust you have placed in us. Condo life affords many opportunities and this guide will help you to fully benefit from them.

We take special care in selecting our associates in order to provide a level of customer service that goes beyond your expectations. You will find in these pages the answers to questions formulated by new owners such as yourself, questions that we have collected throughout our 34 years of experience in home construction.

I hope this guide will allow you to fully benefit from the condo life experience. Please do not hesitate to contact our personnel should you need any further information.

Yours truly,

Sam Scalia

*President
/mg*

HISTORICAL BACKGROUND

The founder of Samcon, Sam Scalia, comes from a family that has been active in the construction industry since 1956. He remains the president and owner of the company.

Samcon started in 1991. Modest beginnings, for sure, since the company only built eight units in its first year of operation. Things quickly turned around for Sam Scalia and his team and since 1992, Samcon has built over 5,000 condo units in Montreal.

In 2002, *Le Laurier du Plateau* was the first concrete project built by Samcon. *Le Laurier du Plateau* is home to Samcon offices until the fall of 2006. Samcon will then move its offices to 825 René-Lévesque Boulevard East and will double their size in order to better serve its growing clientele.

From 2002 to 2005, company growth continued with the development of the prestigious *Domaine André-Grasset*, a six-tower concrete project. Sales of its fifth phase began in 2007. Since 1999, Samcon has won dozens of awards, and has been named ***Builder of the year*** on four occasions.

From its modest beginnings to its rise to the top of Montreal's home construction industry, Samcon's mission and the commitment of its team to the complete satisfaction of each and every client explain why Samcon has been a trusted builder for 34 years.

WARRANTY

Your new condominium is protected by a warranty offered by **APCHQ** (Association Provinciale des Constructeurs d' Habitations du Québec inc.).

The first objective of the **APCHQ** is to protect the buyer's investment by insuring deposits up to \$39,000.

Protection against defective workmanship (1 year) and hidden defects (3 years) comes into effect upon acceptance of the building.

The protection against major structural defects (5 years) comes into effect when the construction is finished.

DECLARATION OF CO-OWNERSHIP

As the owner of a condominium, you are directly subject to the declaration of co-ownership of the complex in which you live.

You will receive this declaration when you sign at the notary. It contains a number of rules you must abide by.

The respect of these simple rules by every condo owner will improve neighbourly conduct and the quality of life of all condo owners.

HEATING AND ELECTRICITY

Your unit is equipped with a heating system composed of baseboard units or «Convectair » units, both electric.

The number of devices as well as their size is dictated by standards drafted by the Corporation des Maîtres Électriciens du Québec, based on the amount of cubic feet to be heated.

THERMOSTATS

The wall thermostats that control the heating in each of the rooms in your condominium are electronic. They are programmable and linked to the intrusion alarm system.

When the radiators have not functioned for a while, it is normal to pick up an odour coming from the accumulation of dust on the heating elements. You can also hear crackling noises when the radiators are activated.

ELECTRICAL BOX

Electrical distribution in your condominium runs from a main 400 ampere electrical box located in the electrical room. The power is then distributed to 125 ampere panels in each condominium unit.

The meter is located in a locked area where a main breaker identified to your unit allows you to cut the power to your condominium. You have access to the electrical room either with your magnetic chip or with the key in the key box on the doorknob of the very same room. The key box combination corresponds to the street number of the building in which the electrical room is located.

BREAKERS

You will find in your apartment the electrical panel that ensures the distribution of electricity in your unit. When a device or part of the electricity in your unit is not functioning, check that each breaker is in the “ON” position so that the circuit is opened.

RECEPTACLES

Your bathroom is equipped with a “GFI” receptacle with a “reset” button. If your condominium has two bathrooms and the electricity is not working in one of them, press the reset button of the “GFI” receptacle to put it on line.

In the living room, there are always receptacles controlled by a switch; they are also found in the bedroom, unless there is a ceiling fixture. Check that the switch is in the “ON” position. Switch-controlled outlets are always on the top.

SMOKE AND HEAT DETECTORS

Every condominium is equipped with a smoke detector and a heat detector.

The smoke detector located on the ceiling has a light while the heat detector looks more like a flying saucer.

The smoke detector will sound an alarm within the unit whereas the sprinkler will activate a fire alarm system located in the common area. When this system goes on, the alarm can only be stopped by pressing the SILENCE button of the main MIRCOS system located in the entrance of the building.

If the fire alarm system in the common area goes off, you will find in the bedrooms a wall unit that will sound an alarm that can be turned off for a period of 5 minutes by pressing a button on the device.

INSULATION

When the temperature is very cold, it may be normal that you feel a draft in a room with large openings (windows and doors).

The insulation value of thermos glass is about R1.8 while a wall has a R20 value.

The outlets or switches located on an outside wall or close to one can let air in. This is normal since an air space must be left between the exterior siding and the building envelope to ensure air circulation and prevent water from staying there. For the same reason, there are spaces between bricks at the top of

doors, windows and foundations: they are called weep holes and allow the water that infiltrates behind the brick to be evacuated.

LIGHTING FIXTURES

If you find that the light bulbs in your fixtures burn out often, make sure that you are using the light bulbs recommended by the manufacturer. If the fixture has a dome or a globe, make sure it is not on too tight to let the heat dissipate. This will improve the durability of your light bulbs. (Use 130 volt bulbs).

In the passageways and the common area, some fixtures are controlled by a photoelectric cell while others are on 24 hours a day.

The common area is equipped with emergency lights that go on when there is a power outage. They are battery powered: these batteries must be replaced by the condominium corporation when they no longer function.

WIRING

Phone, cable and alarm systems are all pre-wired in each unit. In every room, you will find openings in the walls where you have access to cable and telephone wires. The companies offering these services will install the plates for those systems.

GARAGE

PARKING SPACE

Samcon is a strong proponent of urban revitalization so the garage space we offer with the condominium units are always located in the basement of the building. Space being limited, access to the garage and the parking spaces is not always easy. The access to the garage is often on a more or less steep incline depending on the street level.

HEATING

The garage is always heated. It is very important that condo owners maintain the temperature relatively high in order to ensure the comfort of condo owners living just above the garage. Every garage is provided with a water outlet for hoses, so if the garage is not properly heated this could lead to the pipes freezing and considerable damage.

GARAGE DOOR

The garage is equipped with a mechanical door that is controlled by a remote control given to all garage owners.

The remote control is powered by a battery. The doors have a security system that prevents the door from closing if a person or object is under the door. If the door doesn't close, it is important to check that the sensors on each side of the door are aligned, in which case you will see an indicator light on each sensor.

POWER OUTAGE

When the power goes out, you must disengage the automatic mechanism of the garage door opener by pulling on the cord suspended from the rail in order to operate in manual mode.

CONDENSATION

Do you find the windows fog up? It is important that you control the level of humidity in your unit. If it is over 50% and the outdoor temperature is low, it is most likely that condensation and ice will develop on the windows.

SOLUTION

To lower the humidity level, it is recommended to let your kitchen or bathroom ventilator run or to purchase a dehumidifier. Kitchen ventilators are mechanical and their strength is calculated according to the cubic feet of air in the unit. They evacuate air outside through independent ducts. When it is cold outside, it is possible that you feel cold air coming from the range hood.

It is also important to let fresh air into your unit by opening a window and letting the air circulate.

When required, the air can be evacuated through the ventilators (bathrooms, range hoods, clothes dryer). If you force the air out, the same volume must also come in. The efficiency of the ventilators will be greatly improved. Fresh air is important to your physical and mental well-being.

The humidity level in your condo can greatly affect the state of your floors. If the air is too dry, spaces will appear between the planks in winter, especially around heat sources. In summer, when humidity is higher, these openings close up. A wood floor remains “alive” and reacts to the climate and the environment. It will also react to variations in humidity specific to the owner (for example, the level of humidity is higher in a house where there are plants and many occupants).

PRODUCT MAINTENANCE

To avoid the deposit of humidity on the interior side of a window, you must control the level of humidity inside your condo.

Exterior temperature in degrees CELSIUS	Normal humidity level inside	Exterior temperature in degrees CELSIUS	Normal humidity level inside
15	85% or less	-15	35% or less
10	70% or less	-20	30% or less
5	60% or less	-25	25% or less
0	55% or less	-30	20% or less
-5	45% or less	-35	15% or less
-10	40% or less	-40	5% or less

Attention:

Excess humidity will lead to ice forming at the base of the windows when the temperature is cold. It is therefore recommended to lubricate the moving parts and the weather stripping at least once a year.

PLUMBING

MAIN WATER INLET

The plumbing in your condominium is supplied by a main water inlet usually located in the basement at the front of the building.

HOT WATER TANK

The water is distributed in your unit through the hot water tank. To cut the water in your unit, you only have to close the two valves at the top of the tank.

When you buy your condominium, you can choose between a 40 gallon and a 60 gallon tank. Please understand that if you have a large size bathtub and a 40 gallon tank, you will run out of hot water at some point. We therefore recommend that you use the dishwasher at the end of the day since it requires a lot of hot water.

DISHWASHER SUPPLY

Under the kitchen sink, you will find a valve to supply hot water to the dishwasher, as well as a space for evacuating the water.

WATER PRESSURE

If you find that a tap seems to run a bit slow, check the aerator at the end of the spout by unscrewing it and cleaning it properly.

SEWER ODOURS

If you pick up sewer odours from a plumbing device or a floor drain, make sure that the device is equipped with an anti-odour trap and that it is regularly supplied with water to avoid that becoming dry.

DRAIN CLEANING

It is very important to clean the drains on rooftop terraces to prevent leaves or any other matter from blocking them. The same applies to sump pits, garage entrances and garages.

EXTERIOR WATER SUPPLY

If your unit has an exterior water supply, it is essential before the first frost that the hose be removed and the pipe drained to avoid freezing and rupture.



REDÉVELOPPEMENT URBAIN

AIR CONDITIONING

BI MODE

The type of air conditioning (bi mode) offered is an air conditioner with an exterior compressor equipped with a unit that distributes cold air in the apartment. This type of equipment is operated by remote control. The unit will develop a number of BTU fitted to the area to be cooled.

When the temperature is very high for prolonged periods, you will have to let the air conditioner run all day to maintain a comfortable temperature in your unit. The room where the air conditioner is located might therefore be a bit cold.

MAINTENANCE

It is important to clean the exterior compressor with a hose or vacuum cleaner so that the air may circulate freely on the vents. An accumulation of pollen on the vents could cause considerable damage to the compressor and void the warranty. It is not necessary to cover the unit during the winter.

The bi mode device is equipped with a filter located in the suspended unit. It must be cleaned from time to time.

COMMON AREA

The common area is comprised of those parts of the building that are not private.

The exterior of the siding, the windows and doors, the passageways, the stairs, the garage, the parking spaces, the green spaces are some of the elements that are part of the common area.

If any of these elements or any equipment in them requires repair, the problem must be addressed to the management company, in charged of the building complex. If the building in which you live is managed by Samcon directly, you must then call on the after-sales service as you would for any work or defect in your unit.

MAIL

Mail distribution in the boxes located in the project will start when the sidewalks are easily accessible to mail carriers. Until then, your mail will be available at the local post office. To obtain the address of your local post office, contact Canada Post at www.postescanada.ca.

SECURITY

It is highly recommended that you check the comings and goings of people circulating in the common area by ensuring that the front door and the garage door are closed. This limits the risk of break-ins and contributes to the safety of all.

It is recommended that you replace the lock on your door when you move in. It is also very important that you provide the condominium corporation with a key to your unit in case of broken pipes or major problems that occur in your absence and could affect your neighbours.

WOOD FIREPLACE

The wood fireplace is equipped with a prefabricated chimney that goes through the roof. This type of fireplace requires a minimum of caution when lighting it. Apartments located closer to the roof have a shorter chimney, which means the chimney interior stays colder and the chimney is harder to start. It is essential to warm up the interior of the chimney with a piece of paper in order to evacuate the cold air.

VENTILATORS

Some fireplaces are equipped with a ventilator to blow air into the room. The ventilator is located under the fireplace and is controlled by a wall switch.

SOUNDPROOFING

The soundproofing in your unit is ensured the following way:

Between the floors, you will find:

- Floor finish (wood or ceramic)
- Dura son (acoustic membrane)
- 1 ½ in concrete topping
- Aspenite ¾ in
- Joists with soundproofing wool
- Vapour barrier (plastic film)
- Resilient bars
- 2 gypsum panels

As for the walls, the apartments are separated by two gypsum panels on each side with soundproofing mats and an air space.

Soundproofing can't prevent the noise caused by vibrations coming from a sound system with a lot of base or from people going down the stairs in a hurry.

MAIN CONTACTS

ITEM	COMPANY	CONTACT	TELEPHONE
CUSTOMER CARE	Samcon	Daniel Gamache Christiane Prigent Fabian Jensenns Nadia Tiburcio	Tel.: 514 844.0814 Fax.: 514 844.3643
ADMINISTRATION	Gestion Paquet		514 762.0476
NOTARY	Desjardins Lapointe Mousseau Bélanger	Chantale Lemieux	514 875.5404
ALARM	LDC Technologie	Jackie Lagouge	514 907.2436
KITCHEN CABINETS	Visitation	Nathalie Deslauriers	450-759-9454 # 221
AIR CONDITIONING	Klimfax	Customer service	450 674.3156
ELECTRICIAN	Gaston Ouellette	Suzanne Ouellette	514 388.3927
PLUMBING	Plomberie Hercules	Marcel Ouellette	514 208.0207
ROOFING	Toiture Montrose	John	514 489.1423
WINDOWS	Solaris	Richard Courval	514-875-0708
WIRE SHELVINGS	Solutions Rangement	Hervé Tremblay	450 437.0380
MIRRORS	Miroirs sans Limite	Jean-Francois	450 964.9148
CABLE	Bell Express Vu	Clément Lauzon	514 324.5298

N.B.: Please contact Samcon for any questions regarding floors.

All of Samcon's sub-contractors are professionals in their respective fields and offer quality service in order to satisfy you. They are responsible for their work.