



Homeowners Guide



www.aldebaranhomes.com

Aldebaran Homes Lawyer

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Utilities & Services

Note: you must arrange for your services to be connected at time of possession.

<http://www.directenergyregulatedservices.com/>

<http://www.enmax.com/>

Phone/ Internet Service/ Cable/ Satellite TV

<http://www.shaw.ca/en-ca/ProductsServices>

<http://telus.com/>

<http://www.bell.ca/home/>

Security (ADT Apex Direct): 800-413-1983 x110

Mail Box Key: Contact Canada Post at 1-866-607-6301 or canadapost.ca.

Gabage Buildings: 1 - 3 - 5 - turn handle right to open.

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THE ALBERTA
NEW HOME
WARRANTY
PROGRAM

Alberta's Premier New Home Warranty Provider

"The Program" was founded in 1974 to provide a comprehensive package of warranty protections and promote higher standards of performance within Alberta's homebuilding industry.

Over 40 years later, the Program is Alberta's most experienced, most trusted new home warranty provider. And we're focused, more than ever, on **performance, professionalism and value** – the cornerstones of every successful relationship between homebuilders and homeowners.

Alberta's Builders of Choice

The Program's Builder Members are the elite of Alberta's homebuilding industry, well known for **building excellence, outstanding customer service and performance that far surpasses industry standards.**

Warranty Coverage Details

1 YEAR	Labour & Materials – coverage for defects in materials and labour (e.g., baseboards, flooring, fixtures)
2 YEARS	Distribution Systems – coverage for defects in materials and labour related to delivery and distribution systems (e.g., heating, electrical and plumbing systems)
5 YEARS	Building Envelope – coverage for defects in the building envelope, which the Act defines as the system of components that separate the controlled interior air from the exterior (e.g., roof and exterior walls)
10 YEARS	Structural – coverage for the key structural components of your home (e.g., frame and foundation)
COVERAGE DETAILS	For additional details about your warranty coverage limits, please visit anhwp.com or refer to your Home Warranty Insurance Policy.

Benefits for Homeowners

Peace of Mind

- Complete confidence that their builders of choice are the best of Alberta's best homebuilders
- The comfort that comes with knowing a new home purchase is protected by a professional, reputable and enduring new home warranty provider

Resources

- Secure Homeowner Portal for reviewing contracts, requesting Program assistance and accessing important information and resources
- A live Contact Centre with representatives available by phone or email to answer homeowner questions
- Educational resources such as The Guide to the Care and Maintenance of Your New Home and the Surface Water Management brochure

Accountability

- Alternative dispute resolution options such as Mediation – a hands-on approach to resolving issues
- Mandatory industry-specific education through PHBI to improve competency, performance and service
- Proven track record of honouring promises, standing behind the homes they build and working with homeowners to resolve any issues that may arise

This document is provided for information purposes only and is not intended as legal, technical or professional advice.

This is information about the maintenance, operation and other features in your new home. If you have any questions about this guide or your home, please refer to your Aldebaran Homes Customer Service Representative.

ENTRANCE KEYS

Upon completion of conveyance documents, you will be provided with two sets of keys, which operate all three doors, and three mailbox keys and a designated mailbox. Each exterior door is equipped with a deadbolt.

GARAGE DOOR OPENER

Two garage door openers will be provided as standard.

REFUSE/SERVICE BUILDING

Refuse is to be delivered and placed "into" the waste bins by the homeowner. The bins are located in the service buildings at two locations on the site. It must be bagged in standard fashion as accepted by the City of Calgary. The access code for the service building will be provided to you. Please fold cardboard, close doors and keep this building neat. At this point there are no recycle bins, this choice would be up to the condo board.

WARRANTY & MAINTENANCE

After acceptance and completion of the possession inspection for your new home, your Alberta New Home Warranty package will be processed and a certificate will follow in the mail. Operating instructions for the equipment and appliances in your home have been left in the mechanical room, in the kitchen appliance or in a drawer in the kitchen. These will be shown to you during the possession inspection. There is a great deal of homeowner information available to you on the Alberta New Home Warranty website at www.anhwp.com.

Aldebaran Homes carries out warranty inspections to your home at 90 days from possession and at 1 year from possession.

To schedule your warranty inspections, we must receive your completed warranty request forms. Below are a few points of our warranty program that you must be aware of:

- All warranty requests and inquiries must be submitted in writing through either:
Email to warranty@aldebaranhomes.com,
Via fax to our office at 403.228.9355, or
Completed warranty request forms can also be dropped off at our office at 1330 12th Ave SW.
- Emergencies are an exception to the above points. Please contact the appropriate trade directly in the event of an emergency, the numbers provided below are available 24 hrs a day.
- Emergency Contact Numbers:
Cyclone Plumbing: 403.369.2290
Advantage Heating: 403.730.4544
Kelmar Electric: 1.877.638.2458
Coast Appliances: 403.243.8780
- All warranty and workmanship standards that we follow conform to our third party (Alberta New Home Warranty) provider's guidelines and standards.
- Paint is NOT covered under warranty, your final paint touch ups will occur based on your completed possession paint touch up form completed at your final possession meeting.
- Clogged drains and toilets are not covered under warranty if something other than toilet paper is discovered in your drain pipes. This may result in a service call charge.
- If you have any questions or concerns regarding our warranty policies or procedures, please feel free to contact your Aldebaran Homes Customer Service Representative.

EXTERIOR MAINTENANCE

Exterior maintenance of common property is the responsibility of the Condominium Corporation and includes landscape, roadways, snow removal from sidewalks only and other common area maintenance work. Front and rear decks, steps and walkways from the entry are the responsibility of the Home Owner. Anticipate to spend some time keep your decks and steps clean of dust or debris, and when there is snow fall, to shovel snow from the driveway to permit safe access to your home and to your garage. Any such work that you may do is at your own responsibility and risk. A little bit of effort by everyone will help to keep the Condo fees low.

HEATING & HUMIDITY

A natural gas fired furnace provides heating for your home. The temperature is adjusted by adjusting the thermostat. A fan switch on the thermostat will allow you to place the fan in continuous operation. Continuous fan operation is recommended when the fireplace is operating to circulate heat to other areas of your home. Individual room temperature is controlled by adjusting the floor dampers. Please see your furnace manual for complete maintenance instructions. Furnace filter should be checked monthly (this can vary depending on the type of filter you have purchased for your furnace.) Always note the size of your filter prior to purchasing replacement filters. Please refer to the instructions for your specific filter for maintenance and replacement guidelines.

HUMIDIFIER

A humidifier is installed on your furnace and controlled by the humidistat. Adjust this to the desired humidity. Note: this only operates if the furnace is heating and if the humidistat is calling for humidity. Please check your filter every 6 months for calcium and lime deposits that can restrict airflow. The humidifier pad will require replacement or cleaning every six months. Refer to your humidifier instruction manual for cleaning instructions.

VENTILATION

Washroom exhaust fans, energized by a switch, will provide local exhaust. A switch, labeled "ventilation" will energize the primary exhaust fan, which is interlocked to the furnace fan. This fan has a higher exhaust capacity than the other exhaust fans. When this switch is on, both the primary exhaust fan and the furnace fan will operate continuously. The ducted microwave range hood will provide exhaust.

BBQ OUTLET

It is an option to have a natural gas barbeque outlet on your balcony. If you have purchased this option, it will be energized. A quick connect is not provided for the gas line to BBQ connection. Each BBQ can have different connections, please refer to your BBQ instruction manual for this. Your BBQ must be suitable for natural gas, or modified by a qualified tradesperson to burn natural gas. To avoid heat damage to the siding, turn your BBQ so that its narrow side faces the siding and that it is a minimum of 16" from any wall. If you have a propane BBQ, propane tanks cannot be stored indoors and must be properly connected and secured to your BBQ.

TOILETS

Please do not put anything other than toilet paper down your toilets.

SUMP PUMP, WEEPING TILE DRAIN & WATER SERVICE

- The weeping tile in your home is directly connected to the storm drain. There are sump pumps in various units throughout the complex; placement is based on the original site engineering and design. A backwater valve is installed to prevent storm water from entering the weeping tile from the street.

- Several units throughout the site are equipped with sump pumps, placement of these pumps are based on the original site engineering and design. This sump pump drains the lower stepped footing and is pumped to the exterior.
- One unit in each block will have the main water service enter the building in their basement, with branches that run underground to adjacent units. Each unit has a shutoff valve which will shut the water off for that unit.

GARAGE

- Your garage floor slopes to the exterior to drain any water to the outside.
- Do not leave your garage door open to the house. The spring closing hinges on the door should always close the door. This is to prevent dangerous carbon monoxide from entering your home.
- Please ensure the hose bib in your garage is shut off during winter months to avoid any freezing.

FIRE SAFETY

Your home is equipped with all current safety systems for fire and smoke required by codes. Your smoke/carbon monoxide detector is wired directly to the electrical system and will alarm if smoke is detected. There are 3 smoke/carbon monoxide detectors in your home (1 on each level.) They are hard wired together, so if one is set off all three will alarm.

FLOOR DRAINS

The drain in your mechanical room is fitted with a trap.

UTILITIES

You are responsible for utilities for your new home from the date of possession. Please contact a provider to arrange for your account to be established:

Calgary Utility Options - Gas, Water & Power

<http://www.altagasutilities.com>

<http://www.directenergyregulatedservices.com>

<http://www.enmax.com>

Phone, Internet Service & Cable

<http://www.shaw.ca/en-ca/ProductsServices>

<http://telus.com>

INSURANCE

Your condominium fees will cover insurance for common areas and the building structure only. Insurance for the contents of your home is your responsibility. If you have any upgrades of significance, these should be noted on your policy, as replacement is usually based on the "standard" unit. For additional information, please review this with your insurer.

SCREEN DOORS

A "phantom" screen door is an option and is the standard style of door for exterior screen doors. If you add a screen door at a later date, it must be with the approval of the Condominium Corporation and should be a similar "phantom" door.

FIREPLACE

A switch (top switch) on the wall operates the fireplace. A second switch (lower switch) will operate the fan if you have purchased this option. Please see your fireplace manual for additional information. If it is hot, do not touch. It is recommended that you do not let your fireplace operate unattended. If your fireplace is operating, your furnace thermostat may not call for "heat" and other areas of your home may feel cool. Put the furnace fan switch to 'On' to circulate the heat around your home. There are several supply air registers in the lower level. By adjusting upper floor registers to slightly closed, it is possible to increase the airflow to the lower level and balance the heating in the house.

APPLIANCES

Warranty forms and operation and maintenance instructions for your appliances have been left with the appliance or in a drawer in the kitchen. If there are warranty forms included in the manuals with the appliance, please complete them and send them back to the appropriate company. This is important, as there may be warranties that extend for several years, and these should be registered in your name. Please note appliance warranties are NOT covered under the Alberta New Home Warranty Program but rather under the (appliance) manufacturer's warranty. Appliance Warranty expires exactly 1 year after possession *NO EXCEPTIONS*

PARKING, GUEST PARKING & PETS

Parking is permitted on driveways and in designated areas only. Designated areas are for guest parking only. Do not park on roadways. If you have a pet, they must be on a leash at all times on the common property. Please control your pets at all times and ensure that any droppings are picked up. Note that there is a size restriction for pets as noted in the condominium bylaws. Please ensure that your pets are quiet at night and that they do not disturb your neighbors.

ADDITIONAL WORK

If during the completion construction period, you require additional work that is not within the scope of purchase or warranty, contact our Construction Superintendent. All extra work will be at an additional cost and must be detailed and authorized by you on a work order form. If you are completing your basement or doing any work to your unit that requires a building permit, you will be required by the City of Calgary to obtain a letter of authorization from your Condominium Board.

CONDOMINIUM CORPORATION & MANAGER

Aldebaran Homes is Currently the condo board and property manager, at a later date the permanent Condo Board will be elected and property management company will be assigned to manage the complex.

CONDOMINIUM MAINTENANCE FEES

- As outlined in the Purchase Agreement, to provide for maintenance and care of the property:
- Please provide post-dated cheques for each month or portion thereof as identified by your solicitor at time of possession. Currently monthly fees are set at \$170 per month.

CUSTOMER SERVICE/WARRANTY CONTACT

Your contact for warranty is: Ryan Goulard

- cell: 403.998.9929
- email: warranty@aldebaranhomes.com.
- Please leave a voicemail if you require a return call. Text messaging is NOT an appropriate means of communication.

CONTACTS FOR "COMMON AREA" MAINTENANCE & REPAIR ITEMS

Day to day maintenance of items within your home is your responsibility, unless it is a warranty item during the warranty period. Common area items are maintained by Aldebaran Enterprises during construction. After construction is complete they will be maintained by the Condominium Corporation.

Thank you for purchasing your home in Legend of Legacy. Aldebaran Homes is confident that you will enjoy your new home, its location and amenities.