



T S A W W A S S E N
SHORES

Homeowner Manual

Table of Contents

IMPORTANT THINGS TO DO.....	4
FREQUENTLY ASKED QUESTIONS.....	6
1.0 YOUR NEW HOME IN TSAWWASSEN SHORES	7
1.1 COMMUNITY OVERVIEW.....	7
1.1.1 Residential.....	7
1.1.2 Amenity.....	7
1.1.3 Tourist Commercial Area	7
2.0 WHAT TO DO IN AN EMERGENCY	8
2.1 TSAWWASSEN EMERGENCY TELEPHONE NUMBERS	8
3.0 ADDRESSING YOUR CONCERNS.....	9
3.1 IN-HOME WARRANTY ITEMS	9
3.2 APPLIANCES	9
4.0 CUSTOMER CARE.....	10
4.1 ROLES AND RESPONSIBILITIES	10
4.2 REPORTING AN IN-HOME WARRANTY ITEM	10
5.0 THE WARRANTY PROGRAM	11
5.1 TRANSFER OF WARRANTY	11
6.0 LIVING IN TSAWWASSEN SHORES.....	12
6.1 INSURANCE	12
6.2 RENOVATIONS TO YOUR HOME	12
6.3 RENTING OUT YOUR HOME.....	12
7.0 UTILITY ACCOUNTS	13
7.1 HYDRO.....	13
7.2 CABLE AND INTERNET SERVICE.....	13
8.0 CARE AND MAINTENANCE OF YOUR HOME.....	14
8.1 APPLIANCES	14
8.2 GRANITE COUNTERTOPS.....	14
8.3 FLOORING	15
8.3.1 Porcelain Tile Flooring.....	15
8.3.2 Laminate & Engineered Hardwood Flooring.....	15
8.3.3 Carpet.....	15

8.4	CHROME FITTINGS AND FAUCETS	16
8.5	CLOSET SHELVES	16
8.6	DRAINS	16
8.7	ELECTRICAL BREAKERS	16
8.8	ELECTRICAL OUTLETS	16
	8.8.1 Kitchen Counter and Bathroom Electrical Outlets.....	16
	8.8.2 Half-Switched Outlets	16
8.9	FAN TIMER	17
8.10	GROUND FAULT CIRCUIT INTERRUPTER (GFCI)	17
8.11	HEATING / COOLING	17
8.12	KITCHEN BACKSPLASH.....	17
8.13	LIGHT FIXTURES.....	17
8.14	MIRRORS AND MIRROR FRAMES.....	18
8.15	PAINTED SURFACES	18
8.16	PLUMBING FIXTURES	18
	8.16.1 Toilets.....	18
	8.16.2 Plumbing Pipes.....	18
	8.16.3 Shower	18
	8.16.4 Green Staining	18
8.17	SMOKE ALARM.....	19
8.18	STAINLESS STEEL SINKS.....	19
8.19	TAPS	19
8.20	HORIZONTAL BLINDS	19
8.21	WATER PRESSURE	20
8.22	WATER SHUT OFF VALVES	20
8.23	SHOWER WALL TILES	20
8.24	WINDOWS.....	20
8.25	PATIO/DECK FACILITIES.....	20
9.0	LEGAL DISCLAIMER	21
	9.1 DISCLAIMER	21

WELCOME

Congratulations on the purchase of your new home at Tsawwassen Shores. This Homeowner Manual has been designed to assist you following the purchase of your new home. Please take time to review this material thoroughly. This will provide you with important details about your new home such as warranty coverage and maintenance guidelines, among other things.

IMPORTANT THINGS TO DO

Following this list will make it easier to get comfortably settled into your new home. We hope you enjoy living at Tsawwassen Shores.

1. **BC Hydro Account Set-up**

Immediately contact the customer Automated Service Line at 604-224-9376. Please know that The Developer has notified BC Hydro of your Possession Date and no longer accepts responsibility for hydro billing from this date.

2. **Canada Post Account Set-up**

To set up your mailbox, please visit the Delta Postal Depot with your proof of address and personal identification. Once your identity has been verified, you will be issued mailbox keys.

The Delta Postal Depot is located at:

Delta Postal Depot
5432 12th Avenue
Delta, BC V4M 2B0
604-943-4747

Keys will not be issued without your proof of address or identification.

3. **Test the following keys to ensure they are all functioning normally:**

House keys
Garage door openers

4. **Home Owner/Tenant Insurance**

For your protection, we feel that it is necessary to remind you of the importance of Home Owner Insurance. Please see *Section 6.1 Insurance* in your Homeowner Manual.

5. **Phone, Internet or Cable Installation**

To set up your Telus service, please call the number below. You will be directed to an agent who will confirm your eligibility and then schedule an install date.

604-310-3343

Monday to Friday, 8am to 7pm PST

If the service supplier advises you of any difficulty with the service installation, kindly submit your concern to Customer Care through bazinga! (under *Request & Report > Deficiency In Your Home* so we can be of assistance.

6. Permission to Enter Form

If you have not already completed this form, please do so ASAP with your preferred instructions.

NOTE: Customer Service requests can only be submitted by the owner of the home or their rental agency representative and NOT by the tenant directly.

7. Bathroom Fan Timers:

A timer is located in either the crawl space or powder room of your home that controls your bathroom fan timer. BC building code requires your fan to run for a minimum of 4 hours per day. You can adjust the timer to run automatically at any time of day you choose. The instruction manual for this timer is online in your bazinga! account.

FREQUENTLY ASKED QUESTIONS

- Why does my bathroom fan not turn off when I flip the switch?

BC building code requires your fan to run for a minimum of 4 hours per day. The fan helps eliminate the moisture in your home, which creates condensation. You can adjust the timer to run automatically at any time of day you choose. A timer is located either in the crawl space or in the powder room your home. The instruction manual for this timer is online in your bazinga! account.

- What constitutes a deficiency/defect?

Homeowner Protection Office (HPO)'s Residential Construction Performance Guide has set guidelines for determining defects. Please refer to this guide, a copy of which is online in your bazinga! account.

Clearing clogged drains or blocked garburators are not deficiency items.

- When does my warranty expire?

The 12 month, 24 month, 5 year, and 10 year warranties commence at the completion of the sale of your home.

- What does my warranty cover?

The 12 month warranty covers any Defect in Materials and Labour supplied by the builder for construction of the new home, such as drywall, electrical fixtures, and interior finishing.

The first 24 months of the warranty offers coverage for any Defect in Materials and Labour supplied for the gas, electrical, plumbing, heating, ventilation, and air conditioning Delivery and Distribution Systems in your home. Delivery and Distribution Systems means the mechanical and electrical systems for delivery and distribution of gas, electricity, water, waste, heat and air within and throughout a New Home, but excludes plumbing and electrical fixtures and appliances. This also covers any Defect in materials and Labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home, or any Defect in Materials and Labour which renders the new home unfit to live in.

The 5-year warranty covers any defects in the building envelope, including a defect that permits unintended water penetration that causes, or is likely to cause, material damage to the new home.

The 10-year warranty covers structural defects, including any defect in materials and labour that results in the failure of a load bearing part of the new home, and any defect which causes structural damage that affects the use of the new home for residential occupancy.

1.0 YOUR NEW HOME IN TSAWWASSEN SHORES

1.1 COMMUNITY OVERVIEW

Tsawwassen Shores is a part of a 270-acre neighborhood that will include residential, amenity, and tourist commercial areas.

1.1.1 Residential

The neighborhood will include a variety of housing ownership and rental opportunities that is targeted at being 50% single detached, 35% townhomes, and 15% apartments.

1.1.2 Amenity

The amenity area will constitute approximately 10% of the land. A new Village Centre is proposed, which may include retail/commercial services (ex. Cafes, medical clinic, etc.), indoor and outdoor spaces (ex. A community gymnasium, art and cultural spaces), administration and community support services, community markets, and/or a library. Also proposed is an elementary school with playfield, which would serve approximately 400 students.

The neighbourhood will also offer plenty of park space, with two neighbourhood parks and numerous local parks. Numerous bike and major walking paths will link the neighbourhood, including the Great Blue Heron Way that links the neighbourhood with Delta, the USA border, Boundary Bay, and the Tsawwassen Ferry Terminal.

1.1.3 Tourist Commercial Area

The tourist commercial area accommodates indoor and outdoor commercial retail, highway-oriented commercial, and tourism/entertainment uses such as amusement establishments, eating and drinking establishments, off-street parking facilities, retail services, tourist campsites, and waterparks.

2.0 WHAT TO DO IN AN EMERGENCY

2.1 TSAWWASSEN EMERGENCY TELEPHONE NUMBERS

Police	For a security emergency Non-emergency 604-946-4411	Call 911
Fire Department	For an emergency Non-emergency 604-946-7755	Call 911
Ambulance	For a medical emergency Non-emergency 604-946-2633	Call 911
Power Outages & Electrical Emergencies (BC Hydro)		1-888-769-3766
Gas Leaks & Gas Odor Emergencies (Fortis Gas)		1-800-663-9911
Earthquake, Flood, Dangerous Goods Spills, Tsunami		1-800-663-3456
Poison Control Center	604-682-5050	or 1-800-567-8911

3.0 ADDRESSING YOUR CONCERNS

3.1 IN-HOME WARRANTY ITEMS

All requests for service on warranty items in your home must be made by submitting it to Customer Care through bazinga! (under *Request & Report > Deficiency In Your Home*). If it is an emergency please see section 2.0 - What To Do In An Emergency.

3.2 APPLIANCES

All appliances carry a one-year warranty directly with the manufacturer. If you encounter difficulties with your appliances, please refer to your specific appliance owner's manual and, if necessary, contact the manufacturer's service department directly.

All appliance manuals are provided online in your bazinga! Go to My Home --> Documents and click on manual required.

4.0 CUSTOMER CARE

4.1 ROLES AND RESPONSIBILITIES

Your new home has been designed to provide you with many years of enjoyable living. Customer Care is here to help ease the transition into your new home. We are available to answer your questions about your new home in Tsawwassen Shores and to solve your in-home warranty concerns.

Customer Care Contact Information:

Tel: 604-899-4975

Email: customer.care@aquilini.com

4.2 REPORTING AN IN-HOME WARRANTY ITEM

To report an in-home warranty item and receive service for your new home, please follow these procedures:

- All requests for service on warranty items in your home must be made by submitting it to Customer Care through bazinga! (under *Request & Report > Deficiency In Your Home*).

We arrange service appointments through homeowners, we cannot contact tenants directly.

5.0 THE WARRANTY PROGRAM

At completion, you or your appointed representative will be invited to collect your keys the day AFTER your official completion date. At this time, you will be asked to complete a Warranty Commencement Date Certificate. The developer will forward the completed original Warranty Commencement Date Certificate to Travelers Guarantee Company of Canada (“Travelers”). Travelers will then issue their Warranty Kit to you at the given mailing address.

Your warranty covers defects in workmanship and repair or replacement of defective materials; however, it does not include maintenance of your home. Proper care and maintenance is your responsibility and failure to carry out proper maintenance could void your warranty.

Additional information for the warranty program is provided by HPO in the Residential Construction Performance Guide. This manual is located online in your bazinga! account.

5.1 TRANSFER OF WARRANTY

The warranties provided by Travelers are transferable. If you are selling your home, please complete the Transfer of Warranty form on bazinga! (under *Request and Report* > *Transfer of Warranty*). This form enables us to keep an accurate record of the ownership of the home and to provide the same level of customer service to the new owner.

6.0 LIVING IN TSAWWASSEN SHORES

6.1 INSURANCE

As per Exhibit E – Form of New Lease (section 6.1) of the Disclosure Statement:

“The Tenant shall take out and keep in force during the whole of the Term and during such other time as the Tenant occupies, or suffers, permits or allows any person to occupy the Property comprehensive general public liability in an amount of not less than \$2,000,000 per occurrence inclusive for bodily injury, death, property damage losses and loss of use of property and in the aggregate with respect to products and completed operations and insurance, on an occurrence basis with respect to all operations of the Tenant carried on, in or from the Property or any easements appurtenant to this lease, and the Tenant’s use, operation and occupancy thereof. Such insurance shall be in the name of the Tenant and the Landlord.”

6.2 RENOVATIONS TO YOUR HOME

Please contact Tsawwassen First Nation before undertaking any renovation/upgrade work in your home that may require a permit.

6.3 RENTING OUT YOUR HOME

As an owner, you may choose to rent out your home. However, you must ensure that your tenants are knowledgeable about in-home features and procedures as well as insurance.

Only the owner of the home can report warranty items directly to Customer Care. We appreciate your cooperation in this matter. ***Please remember that Customer Care cannot accept requests from your tenants to repair items in your home and all service appointments must be booked through owners as we cannot contact renters directly.***

7.0 UTILITY ACCOUNTS

7.1 HYDRO

It is important that you activate a new account with BC Hydro immediately. **B.C. Hydro automated service line at 604-224-9376 or 1-800-224-9376.**

You are responsible for your in-home meter utility effective the legal possession date [the day after the closing date]. You should use this possession day as the date to commence of your service.

Failure to open an account immediately could interrupt your power supply and will result in additional re-connection charges. Direct all your calls regarding residential account inquiries and new accounts to the BC Hydro automated service line at 604-224-9376 or 1-800-224-9376.

7.2 CABLE AND INTERNET SERVICE

Tsawwassen Shores has partnered with TELUS to bring you Optik TV and Internet FREE for 1 year. To begin your service, please call the customer service agents at 604-310-3343 Monday to Friday, 8am to 7pm PST.

Your free ultimate integrated experience includes:

Optik TV:

- With the wireless digital box, move your TV anywhere in your home, regardless of your TV outlet location
- Watch thousands of On Demand movies and shows, or even live TV on your tablet, laptop, or smartphone

TELUS Internet 15:

- Enjoy photo sharing, video chatting, and gaming without the wait with super-fast upload speeds
- Hassle-free and worry-free set up; TELUS provides you with free 30-day access to a dedicated expert to help you set up your complete home Wi-Fi network

8.0 CARE AND MAINTENANCE OF YOUR HOME

While your new home has been constructed with professionalism and great care please remember that nothing is maintenance-free. Proper care and cleaning is required to preserve the quality of your home. This section is designed to assist you with this.

Additional information for the care and maintenance of your new home is provided by Travelers Guarantee Company of Canada in the Single-Family Maintenance Manual. This manual is located online in your bazinga! account.

8.1 APPLIANCES

For appliance product information, service phone numbers, and complete instructions on the operation and care of your appliances, please refer to the manuals online in your bazinga! account. It is important to read through all manuals before using the appliances.

Garburator (if applicable): The Garburator is located under the sink and is designed to process only organic materials. To operate your Garburator, use the switch under your sink, and run cold water during operation. Please read the Manual for detailed information.

Stringy fruits and vegetables (celery, oranges, banana peels, etc.), fruit pits, cloth, metal, plastics, paper towel, and egg shells should **NOT** be placed in the Garburator. Doing so can result in serious damage to the appliance and will void the warranty on your garburator. **Clearing a clogged garburator is not a warranty issue.**

8.2 GRANITE COUNTERTOPS

The best care you can give your countertops is preventative care. The material used for the countertops is a natural material and special care and maintenance is required during its use.

- **Wipe up spills immediately to prevent staining.** All countertops have received a sealer to help prevent stains and absorption of liquids, however countertops will absorb liquids if left to stand. This will cause staining.
- Do not place hot items directly on the stone surface.
- Always use a cutting board; do not cut any items directly on the countertop.

Do not use harsh or abrasive cleaners, scouring pads, or similar materials as they may damage the surface. Clean with a soft, clean cloth, mild detergent and water or use a product specifically formulated for use on granite countertops.

8.3 FLOORING

High quality flooring materials have been installed in your home. Regular cleaning and care will prolong the life of your floors. Preventative maintenance is the best kind of care. As such, we recommend items such as an entrance mat and soft padding on the bottom of furnishings as the most basic requirement.

8.3.1 Porcelain Tile Flooring

Wash with water and a pH neutral cleaner specifically designed for cleaning porcelain tile; rinse with warm water and allow to dry. Never wash the tile with abrasive soap or harsh chemical cleaners. Wipe up spills immediately to prevent staining of the grout. A well-placed mat in high traffic areas can help prevent dirt build up.

8.3.2 Laminate & Engineered Hardwood Flooring

A few moments of care can go a long way in keeping your new floor looking its best.

Routine Maintenance:

- Use a damp cloth to blot up spills as soon as they happen. Never allow liquids to stand on your floor.
- Regularly sweep, dust or vacuum (with hardwood attachment) the floor.
- Periodically clean the floor with cleaning products made specifically for engineered hardwood floor care.
- Do not use wax-based cleaners, harsh detergents, steel wool, or abrasive cleaners.

Environmental Protection:

- Use natural fiber rugs or carpets to protect high traffic areas and access points to the outdoors.
- Avoid wearing spiked heels or athletic spikes.
- Use floor protectors and wide-load bearing leg bases/rollers to minimize the chance of indentations and scratches from heavy objects.
- Maintain a normal indoor relative humidity level between 35% and 65% throughout the year to minimize the natural expansion and contraction of the wood. (Proper humidity levels should be maintained by using the bathroom exhaust fan.)
- Avoid excess exposure to water during periods of inclement weather.
- Keep your pet's nails trimmed to prevent them from scratching your floor.

8.3.3 Carpet

Carpet care consists of avoiding spills, cleaning high traffic areas regularly to remove surface dirt, and vacuuming the entire carpeted area often to remove dirt. Carpets should be professionally cleaned every year or two depending on the use and appearance.

8.4 CHROME FITTINGS AND FAUCETS

Do not use abrasive cleaners or chemical sprays as they may cause de-plating of the finishes or damage to the plastics. Finishes are very durable, however special care must be given in order to maintain many years of service and quality appearance. Use warm water and soft cloth to remove any soiling. Buff with a soft clean cloth.

8.5 CLOSET SHELVES

The top shelves in your closets are designed to support light items such as clothing. Care should be taken not to place heavy objects on the shelves. Excessive weight may collapse the shelves.

8.6 DRAINS

Maintenance of all drains for plumbing as well as water drainage on balconies and terraces is a maintenance issue and is the responsibility of the owner. **Clearing clogged drains is not a warranty issue.**

8.7 ELECTRICAL BREAKERS

The electrical breakers are located in the breaker panel box. To reset a breaker, locate the tripped breaker (all breakers are labeled) and flip it “Off”, then back to the “On” position. If the problem persists, unplug or turn off electrical devices before resetting the tripped breaker.

Breakers will trip because of overloads caused by plugging too many appliances into the circuit, a worn or defective appliance, or operating an appliance with too high voltage or wattage requirement for the circuit. If a breaker trips repeatedly check for any of the above causes before contacting Customer Care.

8.8 ELECTRICAL OUTLETS

8.8.1 Kitchen Counter and Bathroom Electrical Outlets

Each electrical outlet on these circuits is GFCI-protected due to possible moisture at these locations.

8.8.2 Half-Switched Outlets

Certain electrical outlets in rooms which have no overhead light fixture (e.g. bedrooms) are “half-switched,” with one outlet receiving constant power for items like an alarm clock and another outlet being controlled by a light switch for things like a lamp.

8.9 FAN TIMER

BC building code requires that you must run the bathroom fan for a minimum of 4 hours per day. The fan helps eliminate the moisture in your home, which creates condensation. The fan timer runs through the fan in the powder room and operates either on a timer switch (found either in your crawl space or in your powder room) or by a manual switch in the bathroom.

Please follow the Manual for detailed programming instructions. This manual is located online in your bazinga! account.

8.10 GROUND FAULT CIRCUIT INTERRUPTER (GFCI)

All the outlets in the bathrooms are connected to a GFCI. If there is ground fault, the power is interrupted. To reset, simply push the designated reset button on the outlet.

8.11 HEATING / COOLING

Your home is heated through a forced air heating system. A thermostat located in the home controls the temperature throughout the home.

A setting of at least 17 degrees Celsius/62 degrees Fahrenheit is required to maintain the interior finishes in your home.

DO NOT cover the vents with furniture such as beds or dressers or pile items. This is a fire hazard and could cause damage to items. The vents require airflow to function properly.

8.12 KITCHEN BACKSPLASH

Regular care and maintenance of your tile backsplash will keep it looking as good as it did when it was installed. Wipe spills immediately with warm water and a soft cloth. Never use abrasive cleaners or scouring pads on the backsplash.

It is the homeowner's responsibility to reseal the grout with a certified grout sealant. This should be done annually. You can purchase a grout sealer from your local home improvement store.

8.13 LIGHT FIXTURES

The ceiling above your great room/dining room has been wired for a ceiling fixture. A temporary cover has been provided for inspection purposes. *Please use a licensed electrician when installing your decorative fixture.*

8.14 MIRRORS AND MIRROR FRAMES

To clean the mirror, use a soft cloth with just water first. Foam base cleaning solution is preferred. Never use abrasive material on mirrors which can cause scratches.

8.15 PAINTED SURFACES

The colour of the walls and wood trim paint have been chosen by an interior designer to coordinate with your in-home colour scheme. You may find your colour scheme schedule online in your bazinga! account.

8.16 PLUMBING FIXTURES

8.16.1 Toilets

Please flush only normal waste and toilet tissue down the toilet. Kleenex and paper towels will not break down sufficiently and may cause blockage if flushed.

Do not use tank cleaners that have chlorine or bleach as they may damage the flapper valve and other components in the toilet tank. Any damage resulting from these products are not covered by the warranty.

Do not adjust the brass valve behind the toilet in the master bathroom ensuite as this valve reduces the pressure from the sprinkler pipes.

8.16.2 Plumbing Pipes

Care should be taken not to bump plumbing pipes while moving objects around in the cabinet under the sinks. You could dislodge the pipes and cause leaking.

8.16.3 Shower

The shower fixture is made to conserve water. The showerhead ensures normal pressure while a restricted volume of water is used.

8.16.4 Green Staining

You may notice a green stain forming on your sinks and bathtubs. This is a normal condition in our local water supply and caused by copper salts in the water. This is sometimes referred to as “green rust” and is most noticeable in bathrooms where the grease from hand and body soaps causes it to adhere to bathroom fixtures. Frequent cleaning will prevent build up.

8.17 SMOKE ALARM

If the alarm is set off by mistake, open windows and turn on the hood fan to clear any smoke in the area of the detector. You may reset the alarm by pressing the outside button on the detector.

It is recommended that you dust the smoke alarm monthly. Use a soft brush or wand and clear all slots in the cover and sides.

Check the smoke alarm every week by pressing the test button and holding until the smoke alarm sounds, then release. A loud pulsating sound will indicate it is functioning properly. A continuous green light located behind the slotted case indicates that the smoke alarm is receiving AC power. **DO NOT disconnect your smoke alarm for any reason.**

8.18 STAINLESS STEEL SINKS

Do not use abrasives or scouring pads - they will damage the finish. Clean with a soft cloth, mild detergent and water. To restore the original deep luster, use a liquid or paste metal polish.

8.19 TAPS

Clean faucets with warm clear water and dry with a clean soft cloth. Do not use soaps, acids, polish, abrasives, harsh cleansers or a cloth with a coarse surface. They may cause de-plating of the finishes, or damage to the plastics.

8.20 HORIZONTAL BLINDS

Because of their nature, dust does collect on horizontal blinds. These steps should be followed for cleaning horizontal blinds:

- Dust with a soft clean cloth or chemically treated dust cloth. Tilt the slats partially up and dust between each slat and then tilt the slats partially down and dust between each slat.
- Vacuum using the brush dust attachment. Tilt the slats partially up and vacuum between each slat and then tilt the slats partially down and vacuum between each slat.
- Wash slats using a damp cloth and mild detergent solution.
- Bottom rail and slats may be immersed in a bathtub for a more thorough cleaning. Do not immerse the headrail. Place the blind in a solution of mild soapy water. Rinse clean and wither wipe dry or allow air dry.

IMPORTANT: Keep all cords out of reach of children and pets. Young children and pets can become entangled and strangled in cords.

8.21 WATER PRESSURE

Your home has been designed according to BC energy bylaws. These bylaws require a lower water consumption. You may notice lower pressure and flows in the plumbing fixtures than you have experienced elsewhere.

8.22 WATER SHUT OFF VALVES

Please familiarize yourself with this location and to maintain clear access to it at all times. The water shut off valves are located in your crawlspace.

8.23 SHOWER WALL TILES

Tiles should be wiped down after every shower or bath to help prevent mildew.

A liquid silicone sealer should be applied to grout areas every year to prevent water from penetrating the grout and from seeping into the drywall behind.

8.24 WINDOWS

Double glazed thermal windows have been installed in your home. Rainwater should drain out the weep holes. If water starts to accumulate, check that the holes are not blocked. Ensure windows are closed tightly during rainy weather.

8.25 PATIO/DECK FACILITIES

Where possible, we have used frost-free bibs that require no winterizing. If the location did not allow for frost-free installation, hose bibs will need to be winterized.

To winterize your hose bib, 1) turn off the water to the hose bib in the crawl space, 2) open the hose bib at the exterior of the house to drain any remaining water, and then 3) return to the crawl space to open the drain at the water shut off. In the spring, 1) turn off the hose bib at the exterior of the house, 2) close the drain plugs in the crawl space, and then 3) turn the water on in the crawl space.

9.0 LEGAL DISCLAIMER

9.1 DISCLAIMER

This manual has been prepared on behalf of the Developers of the Tsawwassen Shores project for general reference and convenience of the owners in Tsawwassen Shores. The information in this manual was compiled in August 2014 and is generally believed to be accurate at the time of completion. The Developers are not liable for any incorrect information or misrepresentation contained in this manual. Should there be any conflict between the information contained in this manual and provisions of the applicable Purchase Agreement and/or the Disclosure Statement (collectively the “Legal Documents”), the provisions of the Legal Documents govern.