

You Asked the Management Office ...

What are the maintenance responsibilities of the Homeowner ?

For some residents, the condominium concept means the freedom from the day to day responsibilities of a house. Developers sell prospective purchasers on the benefits of not having to mow lawns and shovel snow. While this is an obvious benefit, residents do have maintenance responsibilities and some of these are listed below.

Toilets

The repair and replacement of gaskets is a repair item that falls within the unit boundaries. If the seals are not maintained, water may seep into the suite below. The cost to repair damage resulting from a failed gasket is the owner's responsibility. If your toilet becomes clogged as a result of depositing non-biodegradable items such as feminine hygiene products, paper towels, cigarettes or kitty litter, you will be required to retain the services of a qualified plumber to clear the clog at your cost.

Caulking

Areas where tiles meet tubs, toilets and shower stalls need to re-caulked as soon as you notice any sign of deterioration to prevent water escape.

Plumbing Repairs

It is extremely important that prior to engaging a shut off valve, in house staff be notified. Sometimes these valves do not hold and it may be necessary to shut down the riser to avoid flooding to your suite or suites below you. When you open a valve following repair, please be careful not to overturn the valve. Again, water escape could occur. If you need to replace pipes in your suite, please remember that copper piping must be utilized. If you or your contractors are responsible for a flood, the cost to repair the damage as a result of that flood is your responsibility.

Wallpaper

It is strongly recommended that you avoid installing wallpaper on ceilings in your kitchen, bathrooms or laundry area. These areas are covered with drywall and behind that drywall lay the common area piping system. If there is a flood from one suite to another, the corporation is only required to repair the drywall and paint the ceiling. In order to avoid the disappointment of not having the ceiling restored to its previous state, it is best for all parties to leave the ceiling as painted surfaces only. If there is damage, the corporation will drywall and re-paint as required.

In-suite Renovations

Please remember that no owner may make a structural change or alteration to the unit with the prior written consent of the Board of Directors. Refreshing the suite by painting, wallpapering, carpet cleaning or any minor project that does not involve the delivery of building materials or the disposal of construction debris would not constitute a renovation. Replacement of appliances, carpet or countertops or minor plumbing repairs such as faucet replacement does not require the prior consent of the Board of Directors; however, the Concierge must be contacted to reserve the service elevator that will be used by your contractor. Construction debris may not be disposed of in any of the corporation's garbage bins under any circumstances. A renovation involving the removal or installation of drywall, bathroom fixtures, cabinetry, door systems, flooring, tiles, plumbing or electrical facilities of the condominium or neighbouring suites, or any other project which could adversely affect the condominium's structural integrity or operating systems constitutes a major renovation and requires the prior written consent of the Board of Directors. In all such cases, a detailed specification must be submitted to the Management Office which if approved by the Board, will form an integral part of an agreement between the condominium corporation and the resident. The agreement must be in place prior to the commencement of any work.

To All Homeowners
10 Yonge Street and 10 Queen's Quay West

Subject: Homeowner's Insurance

Your insurance responsibilities as a homeowner are as follows:

Personal property such as furniture, area rugs, clothing, art, electronics, sports equipment etc.

Betterments and improvements made to the suite such as:

Wallpaper, upgraded flooring including hardwood, laminate, marble, granite etc., upgraded light fixtures, upgraded cabinetry, wood paneling, upgraded baseboards, door casing and crown moulding etc.

Personal effects such as personal papers, jewellery etc.

Under the Corporation's Insurance Policy, if a loss occurs to any property that the Corporation is responsible for insuring and the damage was caused as a result of the act or omission on the part of the homeowner (or anyone for whom the homeowner is responsible in law), the loss (which includes all amounts up to and including the Corporation's deductible) is a chargeback to the homeowner. The corporation's insurance deductible for water escape which is the most common form of damage is currently \$5,000.00. The good news is that you are able to obtain coverage for the corporation's deductible from your insurer and you are strongly advised to do so.

Please also check your policy to ensure that you are covered for seepage. (i.e.) water entering your suite from the exterior. Most policies exclude coverage for seepage and in this instance, damage to your betterments and improvements will not be covered.

Please note that when repairs are required to suites or common elements due to an act or omission of a resident, Management will need to retain the services of various outside companies to conduct repairs. These outside trades may conduct flood control including water extraction and the installation of air movers and dehumidifiers, restore marble, replace carpet and conduct drywall and/or paint repairs.