



February 2017

The following are updates and/or additions to the Collection Homeowners Manual - Tower. A copy of these updates can also be found in the online portal under "Documents" at www.homeinformationpackages.com/documents.

Note: The page numbers indicated here are the page numbers in the original manual and may change with the following updates.

If your residence is rented or represented by an agent such as a Rental Manager or Property Manager, please ensure that all persons related to or residing in the residential unit are made aware of these updates to the Homeowners Manual.

Please consult with Building Management for additional updates or for specific questions on items listed in the Homeowners Manual.

(NEW) GENERAL RESIDENT INFORMATION – UNIT RENOVATIONS

Homeowners must receive written approval from the Association of Unit Owners Board of Directors prior to proceeding with major renovations, including flooring changes. Any damage caused to adjacent apartments or to the common areas as a result of renovations will be the homeowner's responsibility.

Unit modifications, alterations, or renovations that affect adjacent areas, fixtures or finishes will also void the related warranties. For example, installing a water filtration system that requires drilling a new hole in your kitchen countertop will void the warranties for the countertop and kitchen plumbing systems. Changing the tile of your shower walls will void the warranty on the ceiling and adjacent walls, shower fixtures, glass door and rail, and shower pan. The addition of electrical outlets in any room will void the entire unit's electrical system as no additional wires or circuit breakers were provided to accommodate the extra load.

CABINETS (P.58)

Cabinet, drawers and interior door hinges and handles may need to be adjusted over time depending on the frequency of usage. Adjustments to the hinges and handles are a homeowner's responsibility.

ELECTRICAL/CIRCUIT BREAKER PANEL – CEILING JUNCTION BOXES (P.72)

Please consult with a licensed electrician when installing [chandeliers, lighting fixtures, or ceiling fans]. For safety reasons, an electrician will need to test the wires ('live' versus 'spare') and correctly install your fixture to the current electrical configuration and ensure they are operated by the corresponding wall switches.

ELECTRICAL/CIRCUIT BREAKER PANEL – GROUND-FAULT CIRCUIT-INTERRUPTERS (P.72)

Each GFCI circuit has a test and reset button. Once a month, press the test button to trip the circuit. To return service, press the reset until you hear a 'click' and the light on the outlet face is illuminated green. The green light indicates the GFCI outlet is in proper working order. If the GFCI outlet trips during normal use, the light on the outlet face will illuminate red and it may indicate a faulty appliance, and you will need to investigate the problem.

WATTS® INTELLIFLOW AUTOMATIC WASHING MACHINE WATER SHUT-OFF VALVE WITH LEAK SENSOR (MODEL A2C-M1) (P.49 & 96)

The washing machine does not have dedicated water shut off valve. In the event you wish to shut off the water to your appliance(i.e. you will be on an extended absence or are changing out appliances), you will need to use the water shut off valve located at your water heater and shut the water off to the entire apartment.

SENSOR BOX LIGHT	INDICATION
GREEN LED (Power Status)	Indication of steady supply of power to the Intelliflow. Light will be on when washing machine not in use.
YELLOW LED (Solenoid Status)	Indication of water flowing to the washing machine hoses is open. Light will be on when washing machine is in use.
RED LED (Timer Leak)	Indication of water leak sensor detecting water (outside of washing machine) and that the flow of water to the washing machine hoses is closed. Contact a certified plumber to address leak and reset Intelliflow equipment.
RED BLINKING LED	Indication that the Intelliflow on cycle has timed out and shut off water flow to the washing machine. Turn off the washing machine to reset the timer.

HOT WATER HEATER (P.78)

Every residence has its own water heater which services that unit only. The water heater temperature has been pre-set according to the manufacturer's recommendation. The average hot water run times vary according to the size of your water heater, but in general:

- 1 bedrooms and/or 30 gallon heater = 10 minutes of continuous use
- 2 bedrooms and/or 40 gallon heater = 15 minutes of continuous use
- 3 bedrooms and/or 50 gallon heater = 20 minutes of continuous use

Please note that these estimated run times may vary depending on how hot the water demand is and also if multiple fixtures are running simultaneously (ex: hot shower and washing dishes with hot water at the same time will experience a shorter run time). Your dishwasher has its own internal heating element which does not affect the run time.

DRYER BOOSTER FANS (P.77)

TROUBLE SHOOTING

The circuit breaker switch for the dryer booster fan should be left on at all times. Do not turn the breaker on and off per use.

If the LED flashes or does not illuminate, check the list below for error indication and likely source of the problem. Should your equipment show an error other than what is listed, or if these help topics do not solve the problem, please proceed with filing a service request through CONASYS.

After the Limited Warranty Period has ended (November 2017), please contact Fantech's Technical Assistance Department (1-800-747-1762; support@fantech.net) for further assistance.

SYMPTOM	ERROR INDICATIONS	ACTION TO TAKE
The LED illuminates in a steady state while dryer is operating	Dryer booster fan is operating properly.	None. Operation is normal.
LED flashes after dryer completed its cycle, up to a few minutes.	Indication of decreased airflow through the duct system caused by the dryer turning off.	None. Operation is normal.
Booster fan running but dryer is not in operation.		Please file a service request via CONASYS or contact Fantech.
LED is not illuminated while dryer is operating	Verify that the booster fan is properly connected to the power source.	If power source is connected and LED still not illuminated, please file a service request via CONASYS or contact Fantech.
LED flashes evenly	Indication of a locked rotor condition. The fan is receiving power, but the motor is not turning.	Please file a service request via CONASYS or contact Fantech to have the booster fan checked for obstruction or motor failure.
LED flashes twice (2x) followed by a brief pause.	Indication that the booster fan is operating at less than its standard speed	Please file a service request via CONASYS or contact Fantech to have the booster fan checked for buildup of debris or motor damage.
LED flashes three times (3x) followed by a brief pause.	Indication of a drop in system airflow.	Please file a service request via CONASYS or contact Fantech to have the duct system checked for obstructions.
LED flashes while dryer is in operation.		Please file a service request via CONASYS or contact Fantech.

TILE SURFACES (P.92)

It is the homeowner's responsibility to maintain and clean the tile surfaces, as well as to touch up on the grout where and when necessary.

White spots on shower grout may be the result of hard water mineral buildup. The manufacturer recommends scrubbing lightly with a soft bristle brush using a 50/50 solution of white vinegar and water. Please note that extensive scrubbing may remove grout and that touch ups are a homeowner's responsibility.

FLOOR TILE (P.93)

The large profile tile installed in your residence is manufactured with a slight bowing effect, also known as a "pillow curve". This is normal and to be expected. The bowing of each tile is subtle, but some lippage may be felt as you walk over the flooring. This lippage is inherent with a split joint installation pattern and is not a result of "uneven" flooring.

HOW TO REQUEST WARRANTY SERVICE (P.134)

Warranty service requests must be filed through the online homeowner portal. The user name and password for your unit's account can be found on the sticker located inside the circuit breaker panel door. A copy of that sticker was provided to you in your Homeowner Manual to place in another easily accessible location. If you are registering for the first time, you must change your password. The website also provides helpful information on how to properly care for your home.

It is the homeowner's responsibility to remember your scheduled appointment. Please notify your tenants and/or property manager if necessary. The Warranty Department will not make courtesy reminder calls.

"HOME" APPOINTMENTS

When scheduling, if you have indicated that someone will be home to meet the contractor, please ensure that they are present at the designated time and within the vicinity to hear the front door. The contractor will arrive at the designated time and if no one answers the door after 15 minutes, a "Sorry We Missed You" note will be left at the front door and the appointment will need to be rescheduled.

"PERMISSION TO ENTER (PTE)" APPOINTMENTS

A written permission to enter must be received by the Warranty Department no later than one (1) day prior to your scheduled appointment in order for the Building Staff to provide key assist. If no authorization is on record, the contractor may cancel and the appointment will need to be rescheduled. PTE forms are available for download in your homeowner portal. Hard copies are also available at the front desk.

****NOTE**: When scheduling your appointment, please indicate the method of access to your unit. The contractor does not allow for a change in method once the work order is processed (5 days prior). If you have a last minute schedule change, please call the Warranty Department to reschedule as soon as possible. Failure to keep your scheduled appointment more than three (3) times will void the service request and any related warranties.**

FURNITURE AND PERSONAL ITEMS

Please provide a clear pathway to the subject area for your warranty appointment. This may include temporarily removing or relocating furniture or personal items. The contractor will not be able to move your items for you. If no access is granted, the contractor may cancel the appointment and reschedule to such time when items can be moved.

PETS

For the safety of your pets and the contractor, please ensure that all pets are secured for the duration of your service appointment. Please let the scheduler know if you have a pet but are giving "Permission to Enter" for a warranty appointment. If contractors encounter an unsecured pet, they may cancel the appointment and reschedule to such time when the pet can be secured or an adult may be home to secure the pet.