

Bluff's Handy Household User Booklet

This document in no way represents Parkbridge or their opinions/suggestions on the topics discussed. They have not sanctioned nor seen this document.

Don Golem and Dan Crites just put together answers from our personal knowledge that can help home owners better understand their homes.

This document is intended to help "The Bluff's at Huron" residents understand their basic home lighting, thermostats, LifeBreath HRV (Heat Recovery Ventilator), furnace, air conditioning unit and utility room stuff that might be overwhelming to them. Not every house will have the same layout and equipment, but most will operate in the same manner.

There are homes with crawl spaces (phases 1 to 4), and homes that have slab-on-grade in-floor heating (phases 5, 7 & 8) layouts. We will try to address any differences between them.

The authors of this are Don Golem (HVAC experience) and Dan Crites (Operational QA process kind of guy).

Parkbridge HOME WARRANTY ISSUES:

If you have any questions about the warranty of your home, which includes items inside your home as well as grading, sod, driveways, and newly planted trees, please contact our Warranty Hotline. They can be reached by phone at 1-888-334-1233, or email at homewarranty@parkbridge.com. Please reference your address in the subject line when emailing. Our warranty team does not hold in-person office hours at the Bluffs administrative office. By using this centralized system, warranty items are tracked and addressed more efficiently. For plumbing, heating, and cooling after-hours emergencies, please note that

Next-Gen has updated their after-hours number to 226-921-8414.

Basic Lighting

All homes will have fixture lighting and most will have POT lighting. A feature of the POT lighting is the ability to choose colour settings (which are often expressed as temperature settings): Daylight (high temp 6500K), Cool White, Natural White, Warm White and Soft glow (low temp 2700K) lighting. The base plate on the POT lights just pulls off as it is magnetic. That will reveal the basic LED light and the 5 choice temperature setting via a toggle switch. Try them all out and see how they work best with your flooring, wall paint colour and general appeal. To change the settings just move the toggle from low to highest settings. When you choose the correct setting, just mount the cover back up. Voila!



In-Floor Heating Homes

The Phase 5 footprint is approximately 80 lots, phase 7 is 39 lots and phase 8 is 66 lots. In total, 185 houses with pretty much the same utility systems and function.

These units have a gas furnace, a combination tankless domestic hot water heater and in-floor heating unit, a LifeBreath HRV (Heat Recovery Ventilator), and most will have an air conditioning unit.

Air Conditioner Outdoor Unit

Furnace with Air Conditioner Indoor Coil



“Combi” Hot Water Boiler

LifeBreath HRV



These units are controlled within your house by a series of thermostats and control units as seen on the next page. Your exact placement might vary.



From left to right we have the fireplace thermostat, the Honeywell Home Programmable Thermostat for the furnace/air conditioning (Mode: Heat, Cool, Off), Menu, and Fan options; then the LifeBreath Ventilation unit controller (Power button, Humidity selection, and Fan speed), and finally the thermostat for the In-Floor Heating.

Fireplace Thermostat (if you have a fireplace)

URL is: www.honeywellhome.com/support and the model is a TH1000DV.

This is a standard heating thermostat with indication of current temperature, and the raise or lower buttons to adjust the setpoint. There is also an off/heat switch on the side (so you can turn it off in the summer if you wish). If the temperature is reading crazy high or low, call/email into Home Warranty and start a ticket. There are two AAA batteries inside, so if the display does not light up or shows Low Batt, check the batteries. If the setpoint does not change, ensure the switch on the side is set to heat. You can remove the thermostat (to change the batteries) by gently pulling out on the bottom and then lifting up. When the thermostat calls for heat, the flame on the fireplace should light. Once the flame lights, you may see some condensation form on the inside

of the glass for a couple minutes (this will dissipate once it warms up). The fireplace has a battery backup so you can get heat if the power is out (you will need to install two D batteries in the case located behind the firebox screen at the bottom.



Honeywell T4 Pro Home Thermostat

This unit controls the furnace for heat & controls the air conditioner for cooling.



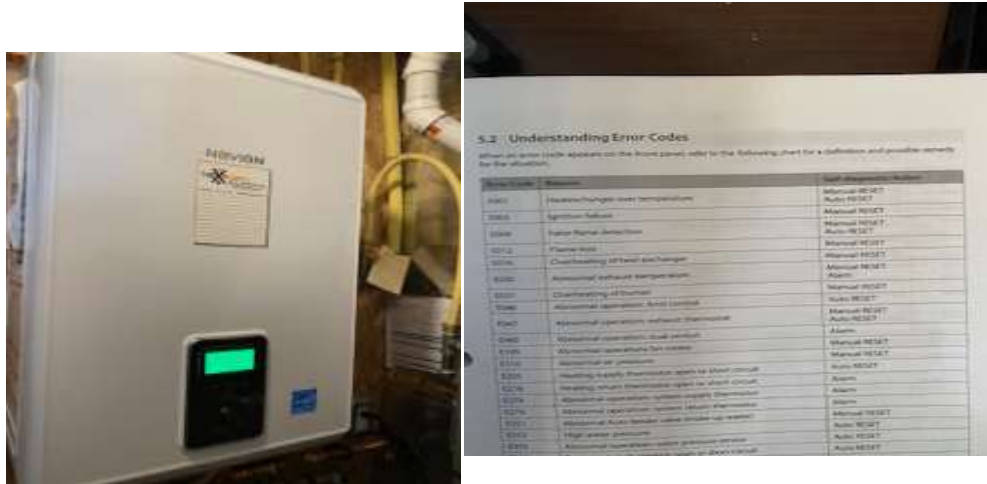
Notice you have a Minus (-) and a Plus (+) selection button that is used to adjust the setpoint in the Heat or Cooling mode. After you press (+) or (-) you can press Hold if you want to prevent the program from changing. To return to programmed setting, press (+) or (-) again and then press Cancel. Pressing Mode allows you to scroll to Heat, Cool, or Off state. Pressing Menu allows you to set the Time & Date and to program automatic setpoint changes (to get out of this mode select Home). Pressing Fan allows you to select Fan Auto or Fan On. More on this a bit later when we discuss Heating and Cooling.

You can look up the manual on-line www.honeywellhome.com for more specific information. See "Honeywell T4 Pro Thermostat 33-00188EFS".

Navien Combi-Boiler

This unit you should seldom have to adjust or touch as a home owner (though the setpoint for the domestic hot water and in-floor heating can be adjusted). It is set up by the installation crew and if you have any issues with it please call or email Home Warranty. For User Information go on-line and search www.navieninc.com then look up Residential/Combi-boilers the NCB-H Series. The warranty starts when you take

possession of your home and is 10 years on the heat exchanger, 5 years on all other parts and 1 year on labour, according to info card left in our User Info package.



LifeBreath Ventilation Wall Unit 99-BC02 and BC03

This unit draws fresh air from outside into your house and exhausts inside air to the outside. You control when it is On or Off, how much Humidity you want, and the Fan speed you desire.

URL: www.lifebreath.com/uploads/2017/11/69-RNC-Owners

URL for utility room ERV: <https://www.lifebreath.com/wp-content/uploads/2018/03/230ERV-R-Spec-Sheet-7-15-16.pdf?x94592>



For more specific see www.lifebreath.com then look under Products for your model.

10 year warranty on the Core with a 2 year warranty on Replacement parts.


Our unit looks like a 230 ERV but it could be others in their series.




Ventilation Wall Control (99-BC02) Operating Instructions:

- (1) ON/OFF Button
- (2) Humidistat Button
- (3) Fan Button
- (4) Fan Speed Indicator
- (5) Humidity Setting
- (6) ON/OFF light

Turning on the Control:

Press the ON/OFF Button . The ON/OFF light will illuminate.



Setting the Ventilation Speed:

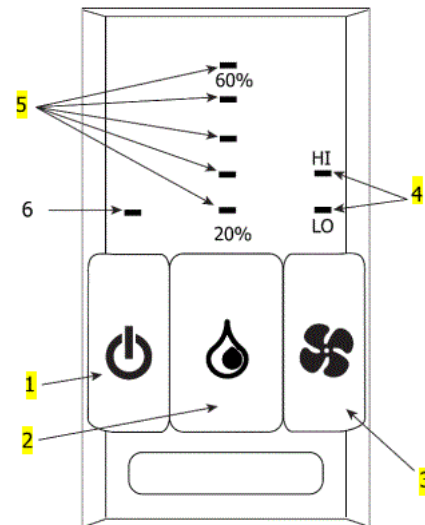
Press the Fan Button  to select LOW or HIGH fan speed. The corresponding indicator light will illuminate. If both LO and HI indicator lights are off, the fan is OFF, but will turn ON if required by the Dehumidistat or remote timer (if installed).

Humidity Control:

Your unit will reduce indoor humidity when outdoor humidity levels are lower than indoor humidity levels. This feature is only effective when the outdoor temperature is below 59°F (15°C).

Setting the Dehumidistat:

Press the Dehumidistat button  until the dehumidistat indicator light is at the desired humidity setting. **After a few seconds the dehumidistat indicator light will either flash or be on continuously.** A flashing light indicates the humidity level is higher than the humidity setting, and the unit is operating on high speed ventilation. A continuous light indicates the humidity level is lower than the humidity setting. The Dehumidistat will override the current speed setting to HIGH speed. The Dehumidistat function can be turned off by pressing the button  until the dehumidistat indicator light turns off.



To get the full effect of the HRV, you should set your furnace fan to continuous run when operating the HRV so the fresh air will be distributed throughout your home. This is because the HRV and your furnace share the same ductwork. You may wish to consider hiring a service tech to interlock your furnace fan with your HRV so the furnace fan always runs when the HRV runs.

In-Floor Heat Thermostat

URL is: www.honeywellhome.com/support and the model is a TH1000DV.

This is a standard heating thermostat with indication of current temperature, and the raise or lower buttons to adjust the Setpoint. There is also an off/heat switch on the side (so you can turn it off in the summer if you wish). The In-Floor heating in Phase 5 only operates as one zone within the house. Warm water flows from your Combi-Boiler through the plastic piping embedded in the concrete slab of the house (not the garage) and then returns back to the boiler, warming the floor when the thermostat calls for heat.

You will need to experiment with thermostat settings to determine what works best for you, but here are some general guidelines. Note that in-floor heating has a delayed

effect (several hours) in changing the temperature of your home, because it needs to heat the concrete slab, not just the air.

Summer: Fireplace Off (or set to a low setpoint), In-Floor heating Off, Furnace in Cool Mode and HRV Off. On a cool day you can turn on your fireplace or set your furnace to Heat temporarily to warm your home if needed. It is best not to run your HRV in summer, especially during periods of high outdoor humidity (it will draw warm humid air into your home). One exception may be if you need short term ventilation e.g. if you are having a big house party (or if you burn the roast).

Winter: Fireplace in Heat mode (setpoint as desired), In-Floor Heating in Heat mode (setpoint as desired), Furnace in Heat mode (setpoint as desired), HRV on when you need ventilation or when the humidity in your home is too high. Remember to set your furnace fan to Continuous Run when operating the HRV for best results. Set the fan speed to low and set the dehumidification setting to 40% during cold weather and 50% during mild weather. If you are getting condensation on your windows, you may need to adjust the dehumidification setpoints lower, especially during cold outside conditions.

Because the in-floor heating has a delayed effect, you may find it works best to leave the setpoint constant at about 20°C (68°F), or slightly lower than the daytime setting on your furnace. You can then program your furnace to run at maybe 22°C (72°F) during the day and 19°C (66°F) at night. This way your floor should be nice and warm in the morning and will gradually cool during the day. If you find your home overheats late morning (especially during cool sunny days) it may be because the in-floor heating is running too much during the early morning hours. Of course if you like nice warm floors, you will want to set your in-floor heating thermostat a little higher, and your furnace (and/or fireplace) thermostat a little lower.

Other Examples of Wall / Utility Room Units

Some Houses will have other wall unit controllers units and Utility room HRV model's as shown on the next pages. They act and do the same function as shown on previous pages.



HOW TO USE THE CONTROL

The main button works following this sequence:

- Click 1 = RECIRC (if available)
- Click 2 = INT
- Click 3 = MIN
- Click 4 = MED
- Click 5 = MAX
- Click 6 = OFF
- and so on

The indicator lights up as per the selected mode.

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RECIRC: Recirculate air inside the house at MAX speed. Not available on all units.

INT: Within a one hour period, the system will operate in MIN speed for 20 minutes.

MIN/MED/MAX: Continuous exchange ventilation at selected speed.

- Press the **TURBO** button to get 4 hours of ventilation in MAX speed. The **TURBO** indicator will light up. Once the 4-hour period is done, the system will operate according to the previous setting.
- Press the **AUTO** button to let the system operate according to outdoor temperature. The **AUTO** indicator will light up. The **AUTO** indicator will light up and the system will operate as follows:
 - Less than -25°C = 40 min/hr
 - -25°C to -7°C = 20 min/hr
 - -7°C to 10°C = 40 min/hr
 - 10°C to 25°C = MIN speed
 - 25°C to 28°C = 30 min/hr
 - 28°C to 33°C = 20 min/hr
 - Above 33°C = 10 min/hr
- If the maintenance indicator is lit, it means that the filter needs to be cleaned or replaced. Once the filter is cleaned or replaced, press the **AUTO** button for five seconds to reset the maintenance indicator. If the maintenance indicator flashes, the LCD screen on the unit will give the error code. Refer to the Troubleshooting section in the ventilation unit user guide for more information.
- At unit first boot, **AUTO** and **TURBO** indicators blink alternately for about 1 minute. If indicators continue blinking after this period, it means that the communication cannot be established with the ventilation unit. Make sure wires are correctly connected to the wall control and unit terminals (refer to step 7).

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Main Water Shut-Off Valve

This is located in your Utility room and should look like this. The RED lever (in some homes it is yellow) will normally be parallel to the water pipe, so water flow is always coming into your house. To shut off the main water supply to your house, turn the lever a quarter turn until it is perpendicular to the water pipe. Mine turns clockwise to close (if you look closely where the lever attaches to the pipe, you will see mechanical stops at the fully closed and fully open positions).



Water Shut Off Valve in Vanity with the Yellow handle. The pipe goes out to the Outside hose line. It is best to close this during the winter.



Basic Utility Switches

When you open your door to the Utility closet, you should see a light switch for your actual closet light, a 2nd switch marked FURNACE ON – OFF and then a Power outlet receptacle. Close to the Boiler unit, you should also have a 2nd power receptacle for that unit as well.



Furnace Maintenance

You should change the furnace filter about every 3 to 4 months. If you have lived in the no-grass scenario for a while, check your filter more regularly. If you remove the filter and hold it up to a light, you should be able to see light through it if it is reasonably clean. This is a 16" by 25" by 1" filter but your size might differ.



Dryer Vent Clean-Out



Without cover off



With cover on

These are usually located in your laundry room. The cover comes off (lift up, then pull out from the wall) so you can vacuum out the lint that collects from your dryer. Please monitor regularly and service so excess lint doesn't cause issues.

We are hoping that one of the HVAC local service suppliers will be putting together a yearly Maintenance package so we can all stay on top of a good running utility room.

We have talked to NexGeneration who stated that in the early winter of 2023 they were trying to put together a package or two, for Annual Service, but no follow up by them to date.

Crawl Space Homes

That would leave approximately 220 homes??? with a crawl space layout and possibly a different set of operational controls. We will attempt to update this Guide in the near future with typical Crawl Space information.