

TREASURE HILL

Homeowner's Manual
for Townhomes

we care

welcome

Congratulations on the purchase
of your new townhome.

03	WELCOME TO TREASURE HILL From President Nicholas Fidei
05	OUR STORY Since 2003 Treasure Hill has been building homes of renown and value across the GTA.
06	OUR MISSION Building homes that meet the highest standards of quality.
07	AWARDS Treasure Hill has been recognized by the most prestigious associations in Canada.
08	DISCOVER THE GENIUS OF A TREASURE HILL HOME Connection, Couture and Conservation are the distinctive hallmarks of every GENIUS home.
12	NEXT STEPS ON YOUR JOURNEY The milestones on your journey to home ownership.
15	CUSTOMER CARE CONCIERGE Your own point person is here to help you.
17	THE DESIGN BOUTIQUE Where the magic happens! This is where you'll select the finishes that will make your home your own.
18	BOOKING YOUR DESIGN BOUTIQUE APPOINTMENT When, where and how - all answered for you!
20	THE PRE-DELIVERY INSPECTION (PDI) Everything you need to know to make it a success.
25	GETTING YOUR KEYS You're almost there. The most exciting part is just ahead!
27	THE WARRANTY Your home is warranted by TARION™.
28	FINISHING AND MAINTAINING YOUR HOME Information that will help you understand the best ways to keep your home running smoothly.
30	FAQs Questions and answers that will help you even more.
32	WELCOME HOME! We truly appreciate the confidence you've shown in us by purchasing a Treasure Hill home.
34	SEASONAL MAINTENANCE Every season offers the opportunity to keep your home in tip top shape. These simple seasonal suggestions will ensure that your home is performing perfectly all-year round.
36	ENTERTAINING IN YOUR NEW HOME Try out this amazing recipe when you invite friends and family to enjoy your new home with you!
38	HOW TO KEEP YOUR GARDEN THRIVING Advice on helping your garden through the hot summer months.
40	THANK YOU! Contact us anytime with questions. We're here to help.



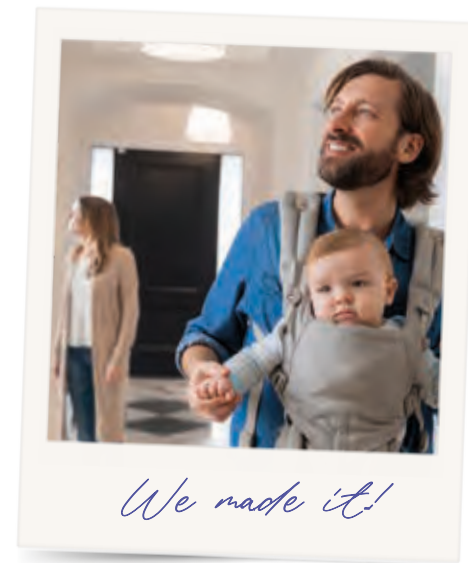
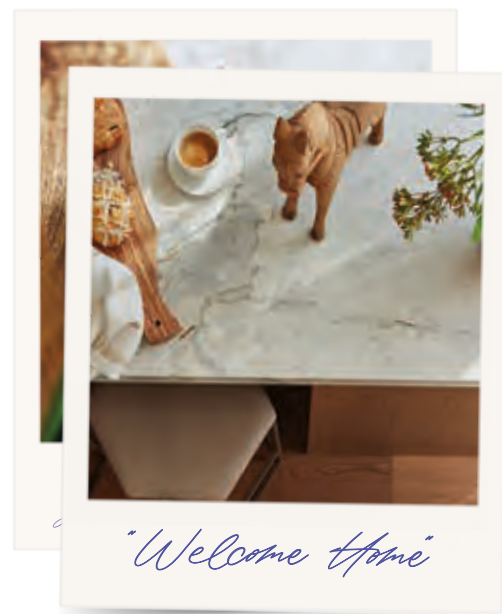
welcome to Treasure Hill

Congratulations on the purchase of your new home from Treasure Hill! We understand that purchasing a home is one of the most significant decisions you will make, and we are honored to be apart of your journey. As an award winning builder, we take pride in providing you with a home that will exceed your expectations. We strive to build homes of the highest standard with integrity and care, featuring inspired design, quality craftsmanship, and superior finishes.

This manual was created with our homeowners in mind. Take time to read all the information and keep this book available for future reference as it covers many of the questions you may have during the construction of your home. If you need further clarification, please contact the Treasure Hill Service Department at **(905) 597-1662** or email us at **service@treasurehill.com**.

Thank you for your trust and confidence. We want you to feel proud of your decision to choose Treasure Hill, and we will work hard to continue to be the builder of choice for you and your family for generations to come.

Nicholas Fidei
President



Our Story

In 2003, Nicholas Fidei founded Treasure Hill with the aim of building high quality homes at exceptional value throughout the Greater Toronto Area. Today, Treasure Hill's reputation has far exceeded these aims. Now known for offering quality new homes built with the best materials and superior craftsmanship, each and every Treasure Hill home offers impressive floor plans, quality construction, and great value in a convenient location. Our upgrades are unlike the features offered by any of our competitors.

The team behind Treasure Hill also has an outstanding reputation in the industry, including with TARION™ (formerly the Ontario New Home Warranty Program), and BILD (Building Industry and Land Development Association), formerly the Greater Toronto Home Builders' Association.

Perhaps Treasure Hill's greatest achievement, though, is in the feeling homeowners get when they return to a Treasure Hill home. "I am very proud of the product we've delivered," said Nicholas Fidei, Treasure Hill's president. "Thousands of families have trusted us with their most important investment, and I'd like to assure you that we will do everything we can to make your experience one you will treasure."

Our Mission



At Treasure Hill we treasure the trust of our homebuyers. We are inspired by craftsmanship, innovations, and imagination in the creation of homes that are the very best in class. This is our passion. This is our obsession. This is who we are.

We Are An Award Winning Home Builder

Don't settle for less than your dream home.

At Treasure Hill, we're committed to building new homes at the highest standard, combining ideal locations, beautiful exteriors and stunning interiors. Our exceptional reputation and the multiple BILD awards we've won over the years are the result of our hard work and dedication. Whether you're looking for a single family home, townhome, semi-detached, bungalow, bungalow or a luxury condo, Treasure Hill can provide you with the brand new home you're looking for.



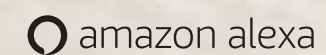
Recipient of multiple BILD, OHBA, CHBA and National Awards including Project of the Year for 2012, 2014 and 2019.

Genius

discover the GENIUS of a Treasure Hill home!

When it comes to "standard features" Treasure Hill has raised the bar. No matter the size of the home or the purchase price, every new Treasure Hill home in every GENIUS featured community is now a GENIUS home.

Featured GENIUS™ home brands:





CONNECTION

Being connected is no longer an option – it’s a necessity for modern living. Treasure Hill’s GENIUS homes have connectivity built in, providing you with whole home Wi-Fi and the convenience and security of contemporary technology—all meant to enrich the experience of living in a Treasure Hill home.

With inclusions that connect you to the online world, across the hall and up the stairs, as well as enhanced safety and security features, glamorous finishing touches and energy-saving sustainability, all standard in your Treasure Hill home, your life is going to be a stroke of GENIUS!

Your GENIUS home comes equipped with:

- Amazon Echo Show
- Wall to Wall Wi-Fi
- Rogers Unlimited Ignite Internet
- Ring Doorbell
- Garage Door Opener (MYQ)

*Life In A Genius™ Home Is Convenient,
Easy And Safe.*



COUTURE

Your GENIUS home is as beautiful as it is connected. Luxury appointments are included as standard; just another way Treasure Hill GENIUS homes infuse your life with beauty and convenience and offer you exceptional value. Included at no extra cost are premium quartz countertops, a built-in Napoleon fireplace and stylish upgraded Delta fixtures.



CONSERVATION

Your GENIUS home will operate responsibly and save you money in utilities and heating and cooling costs. GENIUS homes are built to the highest green standards to ensure energy savings, healthier indoor air and a cleaner home with less dust. When it comes to sustainable building, GENIUS homes are in a class all their own.

The following features are included as standard with your GENIUS home:

- Nest Learning Thermostat
- Aprilaire Humidifier
- Aprilaire Air Purifier
- HRV System
- Double Glazed Low E Windows
- LED Lighting
- Low VOC Paint

 VISIT THE WEBSITE
TREASUREHILLGENIUS.COM

The Next Steps on Your Journey

Your Treasure Hill team is well-organized and trained to ensure that your journey towards moving into your new home is an enjoyable one. Along the way, there are several milestones to look forward to.



01 YOUR CUSTOMER
CARE CONCIERGE



02 DESIGN STUDIO
INTRODUCTION AND
APPOINTMENT



03 PRE-DELIVERY
INSPECTION



04 ALMOST THERE!
GETTING YOUR KEYS
(POSSESSION DAY)



05 WARRANTY
(AFTER CLOSING SERVICE)



06 FINISHING AND
MAINTAINING
YOUR HOME



01 Your Customer Care Concierge

Your Concierge is your personal contact, your point person who will help you through all the stages of your home building process. They are the person you will contact with questions or concerns. You will be provided with their contact number and email and they will be available to you during business hours.

YOUR CONCIERGE IS PART OF TREASURE HILL'S CUSTOMER CARE DEPARTMENT.



The general email is **service@treasurehill.com**



Phone number is **(905) 597-1662**



Visit **"We Care"** tab on Treasure Hill website



02 Design Boutique

While Treasure Hill builds homes that already look stunning with their original standard options, our 4,500 sq. ft. Design Boutique is here to help turn your new home into an absolute treasure. The moment you enter, you'll be swept away by the options available.



- 01** We suggest that you come to your appointment prepared with a notepad, photos of ideas that inspire you, and anything else that might help you plan your selections.

come prepared.



- 02** It's a really good idea to leave the kids with a babysitter. You will need to concentrate during this process.

no distractions :)

did you know?

Nothing beats entertaining friends in the comfort of your own home. Less distraction, more time to chat and catch up.



Booking Your Design Boutique Appointment

You will be contacted via email to set up a date for your appointment. Appointments are made weekdays during business hours and generally take the better part of the day. Again, we urge you to make childcare arrangements for this important step.

During your appointment, you will have one of Treasure Hill's personal Design Consultants work with you throughout the process. Your Design Consultant will navigate you through all of the selection steps and help you choose the finishes that will reflect your vision for your new home.

You will have many choices to make! Standard finishing options are included in the price of your home. Upgraded options cost extra and require a deposit or payment. Total upgrades under \$5,000 + HST must be paid in full at the time of your appointment. If you spend over \$5,000 +HST in upgrades, we will require a minimum deposit of 50% and the

remaining balance will be added to your purchase price. We accept all major credit cards, debit cards and cheques. We do not accept cash payments.

THE TREASURE HILL DESIGN BOUTIQUE IS LOCATED AT:

**1681 LANGSTAFF ROAD, UNIT 6,
VAUGHAN, ONTARIO**

**FOR HOURS OF OPERATION, PLEASE VISIT
TREASUREHILL.COM/DESIGN-STUDIO**

CALL: (416) 987-5500

EMAIL: designstudio@treasurehill.com

TO DO: Create Pinterest inspiration boards for each part of our home (kitchen, living room, bathroom, ensuite, bedrooms etc.)

The excitement is building!





03 Pre-Delivery Inspection (PDI)

Your Customer Care PDI Representative will contact you a couple of weeks before your closing date to arrange for you to attend your Pre-Delivery Inspection (PDI). Only registered purchasers can attend this meeting. This is your opportunity to walk through your new home and check to ensure that everything is as it should be. The appointment will take about two hours. We recommend that you bring your upgraded finishes list with you as well as any questions you may have. Again, this is an important step in the process and you will need to give it your full attention. We suggest arranging for childcare in advance.



Taking the Time to Inspect Our Beautiful New Home!

01 PREPARING TO MOVE INTO YOUR NEW HOME

The time is getting close to your possession date and the excitement is building! There are details that need to be looked after and Treasure Hill is happy to help. Here is a list of things that you need to do prior to closing.

did you know?

You can find helpful tips on PDI's at **Tarion.com**



02 YOUR LAWYER

It's a good idea to contact your lawyer at least 60 days before your closing to ensure that he or she has all of the documentation they need for the closing of your home. Should you need anything, please contact your Customer Care Concierge for help.



03 YOUR MORTGAGE

While you've already made arrangements for your mortgage, it's always a good idea to check with your financial institution prior to closing to ensure that they have everything they need for a smooth transition. Your lawyer will be part of this process and can help you if necessary.



04 UTILITIES

It is up to you to contact the various utility companies prior to your possession date – hydro, water, gas – to ensure that service will be initiated. Your Customer Care Concierge can help you with these details.



05 YOUR NEW POSTAL CODE

It sometimes takes Canada Post some extra time to list your new postal code. You can check by putting your address into the search section at canadapost.ca. Often, we have that information for you and will provide it to you.

Please email:
communications@treasurehill.com



welcome home

At your PDI, you will be provided with a complete checklist of what to expect on your closing day. You will also be provided with information sheets containing all of the contact numbers you will require.





04 Almost There! Getting Your Keys

Your home is ready for you!

For freehold purchases, on your closing date you will receive instructions from your lawyer that your home has been transferred and closed. If you purchased a condo, your possession date is your scheduled occupancy date as opposed to your closing date, since closing takes place after the condo corporation is registered.

In either case, you will go to the site trailer and meet with the site supervisor to get your keys, documents and a special gift that Treasure Hill has selected just for you.

If there are items outstanding from your PDI, these items can be transferred to the 30-day warranty period and submitted to TARION.

YOU WILL BE PROVIDED WITH EMERGENCY CONTACT NUMBERS FOR PLUMBERS, ELECTRICIANS, AND HEATING SERVICES. ANY OTHER ISSUES CAN BE FORWARDED TO THE SERVICE DEPARTMENT



The general email is service@treasurehill.com



Phone number is (905) 597-1662



05 Warranty (After Closing Service)

WARRANTY CARE

Now that you have had time to settle into your new home, there may be deficiencies that require repair. This is quite normal and we want to assure you that Treasure Hill will do everything possible to make you happy!

You have an opportunity to submit a list of deficiencies through TARION's "My Home" portal at 30-day and Year-End periods. Please enter the deficiencies not completed from your PDI, and any more you may have noticed since you moved in.

We will require dates and times that are best to schedule this work in your home, and current contact numbers and email addresses for our files.

The length of time this will take is dependent on your availability. Please feel free to contact your Customer Care Concierge with any further questions or concerns.

TARION FORMS

You will have access to Tarion's website, which details your home's warranty. There are opportunities at 30 days, 6 months, Year-End, and Second Year to file notice of any deficiencies that have not been rectified to your satisfaction. Everything you need to know about this extended warranty is included on their website.

We're Not Happy Until YOU Are Happy!



06 Finishing and Maintaining Your Home



01 DRIVEWAYS

The base coat of your driveway is installed during the first year of occupancy while the top coat is installed the following year to allow for settlement.



02 EXTERIOR LANDSCAPING

All exterior landscaping should be put on hold until final municipal assumption has been passed.

did you know?

The concrete floor, basement walls, plaster and lumber of an average new-build hold about 4,000 litres of water, most of which evaporates during a home's first year.



03 SOD & PLANTING

The ground must be dry enough to get the heavy machines through to grade your property. If there is a very rainy spring, the process will be delayed. We are dependent on the sod farms opening and having the sod available. Engineers will inspect and stake your property prior to grass being laid. We will then issue a notice with the date for when it will be laid, and some basic instructions to help you ensure it stays in great shape.



IMPORTANT: It is your responsibility to maintain your lawns. If the grass is laid green and consequently dies it is your responsibility. Please do not install decks and fences until we've received final certification and assumption as per your APS. This can take 4 to 7 years. Boulevard trees may take up to two years to plant.



04 CURBS & SIDEWALKS

During the first summer season we will be installing curbs and sidewalks, this is the first step to completing the exterior landscape.



05 PATIO SLABS & SOD

Patio slabs will be placed for your access to your home. Once the sod is laid if it needs adjustment due to settlement it will be done at that time.



FAQs

01. WHY ARE THERE CRACKS IN THE CONCRETE OF MY BASEMENT?

Concrete floors may crack during curing due to shrinkage. The drying process of the concrete is a normal process in new home construction. Only when cracks are greater than 6mm in width should the builder be notified.

02. WHY IS THERE CONDENSATION IN THE BASEMENT AND AT THE WINDOWS?

The curing of the materials used in the construction of your home (ie. concrete and lumber) may cause dampness in the basement or condensation on windows. Maintaining a proper humidity level in the home prevents damage to the components of the home (such as hardwood flooring) and, more importantly, physical health. The level of humidity can be maintained by dehumidification, ventilation and air conditioning. However, some condensation can still be expected. Purchasing a dehumidifier for the basement for use in the summer months can alleviate most problems.

03. WHY DOES MY HOUSE HAVE NAIL/ SCREW POPS AND DRYWALL JOINT CRACKS?

Throughout the first year of a new home, there is a varying amount of settlement. This settlement is what causes nail/screw pops, and cracks in drywall. Unfortunately, these deficiencies are unavoidable.

04. HOW CAN I PREVENT MY HARDWOOD FROM SEPARATING?

Natural wood products are highly reactive to changes in humidity. Properly maintaining the level of humidity in your home will help mitigate any problems. The optimal humidity level is 35%. You can purchase a hygrometer to monitor the level of humidity in your home.

05. WHY DOES MY TOILET SOMETIMES REQUIRE MORE THAN ONE FLUSH TO EMPTY?

In accordance with the Ontario Building Code, to help reduce the amount of water used for waste, all new homes are required to be equipped with low-volume toilets. These new toilets use less water to flush, which may result in additional flushes.*
*Excess use of toilet tissue will cause plugging.



06. HOW DO I MAINTAIN MY NEW LAWN?

As described in Treasure Hill's sodding information, which is delivered to your door before sodding takes place, during the first two to three weeks after installation it is imperative that your grass is watered heavily in the evenings and mornings between 9:00 pm and 9:00 am. This will ensure a healthy, smooth lawn and will reduce the prevalence of weeds.

07. WHEN WILL THE FINISH COAT OF THE DRIVEWAY BE COMPLETED?

The finish coat of asphalt is usually applied in the second year after the completion of the base coat. Treasure Hill has adopted this policy to allow adequate time for any grading settlement.

08. HOW LONG AFTER CLOSING WILL MY GRADING/DRIVEWAY BE COMPLETE?

While we do everything in our power to complete your grading/driveway, the process can take three years or more to complete.

09. WHEN CAN I INSTALL A FENCE AROUND MY YARD?

Fencing, decks, and landscaping should be on hold until Treasure Hill has received all approvals and assumption of the subdivision by the municipality.



When It Comes to Your Home's Exterior, Patience Is a Virtue!



welcome home!

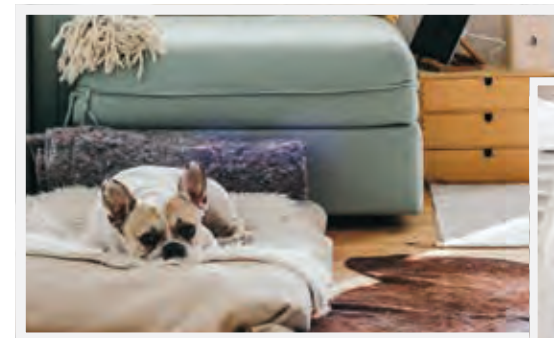
We truly appreciate your trust in allowing us to build your home. We are very proud of our work and we hope that you enjoy many, many happy years in your new Treasure Hill home!



We can hardly wait to harvest from our backyard garden!



Cooking is more fun in our new Treasure Hill kitchen.



Even Sporty likes the new digs!



Love to get together with the new neighbours!



Seasonal Maintenance

Regularly attending to maintenance will ensure your home is operating optimally and will save you from costly repairs down the road. Here is a suggested maintenance schedule for each season.



Spring

- Change the furnace filter
- Clean windows and door screens
- Remove leaves and debris from gutters and downspouts
- Replace batteries in smoke and carbon monoxide detectors
- Fertilize your lawn
- Prune trees and shrubs
- Check exterior walls and basement walls for cracks over 6mm
- Check caulking and weather stripping around windows and doors



Fall

- Rake leaves and aerate the lawn
- Schedule heating system inspection, change filters
- Power wash windows and siding
- Remove leaves and debris from gutters and downspouts
- Drain and store hoses and shut off your hose bibs on the interior, so water does not freeze
- Ensure downspouts direct water away from your home
- Cover your exterior air conditioning unit



Summer

- Oil garage door opening and chain and all door hinges
- Remove lint from inside and outside washer hoses and dryer vents
- Clean kitchen exhaust fan filter
- Clean refrigerator and freezer coils and empty and clean drip trays
- Check air conditioner to ensure proper functionality and clean system
- Inspect hot water tank for leaks



Winter

- Ensure easy access to shovels, ice breakers and driveway de-icing agents. Do not use salt, it will damage concrete. We recommend calcium or the blue de-icers
- Vacuum bathroom exhaust fan grills
- Vacuum refrigerator and freezer coils and empty and clean drip trays
- Clean drains in sinks, tubs, showers, dishwashers
- Clean indoor carpeting
- Continuously monitor air intakes and exhausts for snow and ice build up
- Remove snow and ice from roof overhangs and vents

entertaining in your new home!

Before you know it you'll be hosting wonderful get togethers in your beautiful new Treasure Hill home. Whether you entertain indoors or out, you'll be proud to show off all the beautiful features of your new home.

We've included this great recipe to get your culinary skills moving!

Ultimate Twice Baked Potatoes



- 01 Preheat oven to 350°F (175°C).
- 02 Bake potatoes in preheated oven for 1 hour.
- 03 Meanwhile, place bacon in a large, deep skillet. Cook over medium high heat until evenly brown. Drain, crumble and set aside.
- 04 When potatoes are done allow them to cool for 10 minutes. Slice potatoes in half lengthwise and scoop the flesh into a large bowl; save skins. To the potato flesh add sour cream, milk, butter, salt, pepper, 1/2 cup cheese and 1/2 the green onions. Mix with a hand mixer until well blended and creamy. Spoon the mixture into the potato skins. Top each with remaining cheese, green onions and bacon.
- 05 Bake for another 15 minutes.

INGREDIENTS

4 large baking potatoes
8 slices bacon
1 cup sour cream
1/2 cup milk
4 tablespoons butter
1/2 teaspoon salt
1/2 teaspoon pepper
1 cup shredded Cheddar cheese
8 green onions, sliced, divided



Tip

Aluminum foil can be used to keep food moist, cook it evenly, and make clean-up easier.

NUTRITION FACTS

Per Serving:

422 calories; 29.5 g total fat; 63 mg cholesterol; 537 mg sodium; 29.3 g carbohydrates; 10.9 g protein



How to Keep Your Garden Thriving All Summer Long

Summer can be an exciting time for gardening when you think about everything that's in season (dahlias, tomatoes, and so much more), but with rising temperatures, scorching sun, and unwelcome pests taking over, your garden may need a little bit more TLC during this time of year. "Dry soil, wilted plants, overgrown weeds, and brown grass are common signs of an unhealthy garden," Danny Watson, The Home Depot Garden Center associate, says. "Thankfully there are easy ways to combat these problems." But where do you even start? Watson shared his best advice for summer gardening with us. If you follow these care tips your garden will look lush and vibrant all summer long, which is ideal if you're planning on hosting a lot of backyard gatherings this year.



01 BE SMART ABOUT WATERING

While the temperature may be warmer and drier, you don't have to spend every moment of your free time watering your plants. Watson says it's all about being smarter about watering. "The typical rule of thumb is to water flowerbeds twice a week with plenty of water," he says.

02 DON'T WATER AT NIGHT

It might seem like a good idea to do this task when you get home from work, but think again. "Try avoid watering plants in the evening – the warmth and moisture encourages fungus growth," he says. "As we head into the hottest part of the summer, try to do your heaviest watering in the morning. Only water in the evening if the plant really needs it."

03 FEED YOUR PLANTS

"Plants need more than just extra water to endure increasing temperatures and strong sun exposure during the summer months," Watson says. "Place a 3-inch layer of Earthgro® by Scotts® Mulch in beds and around plantings to help the soil retain moisture and keep plants insulated from high temperatures. It is also important to feed plants throughout the summer season."

04 PRUNE AWAY

Keep an eye on your garden and remove any diseased, damaged, or dead debris as they block airflow and growth. "If you notice a plant with dead blooms, cut them back now to ensure it grows healthier next season," he says. "Light pruning all year encourages steady growth and builds a healthy plant." You'll also want to be vigilant about dealing with any weeds, too.

05 COMBAT PESTS

Bugs can be abundant in the summer months, so much so that it can be overwhelming. "It is important to know which types of insects you are dealing with and which products to use," he says. "I recommend Ortho® Bug B Gon® Insect Killer Granules to rid your lawn of pesky ants, ticks, and spiders. A single application, with thorough watering, helps keep pests from crashing your summer fun for up to three months."



thank, you!

We are delighted to have taken this journey with you. Your confidence and support means everything to us and in turn, we are here to support you. Don't hesitate to contact Treasure Hill with any questions or concerns.


Please make sure you are registered on our mailing list so we can keep you up to date on new developments at Treasure Hill. And please follow us on Instagram, Facebook and Twitter!

 [instagram.com/treasurehillhomes](https://www.instagram.com/treasurehillhomes)

 [facebook.com/treasurehillhomes](https://www.facebook.com/treasurehillhomes)

We always look forward to hearing from you.
Please contact us using one of the methods below.

 General email is **service@treasurehill.com**

 Phone number is **(905) 597-1662**

 treasurehill.com/customer-service

