

GABLE  VIEW

New Home
Welcome Guide



Thank you for choosing Gable View Homes. As your homebuilder, our commitment is to deliver your new home built with the most upmost quality, standards and innovation, as well as to ensure it is thoughtfully integrated into the fabric of your new community. Our experienced team of sales agents, interior designer, service coordinators and tradespeople are here to make the process of building your home as seamless and efficient as possible.

Your journey with Gable View Homes starts here. Over the various stages of the homebuilding process, our team will connect and work together with you to achieve your vision for your new Gable View home. Our goal is to create a home that reflects your lifestyle and your personal taste. We've worked hard to provide all of our customers with this streamlined process.

This Welcome Package will guide you step-by-step to inform you of who will connect with you over the course of the build – before, during and after your home have been constructed. Please save, review and refer to this package as you embark on this very special Gable View Homes experience.

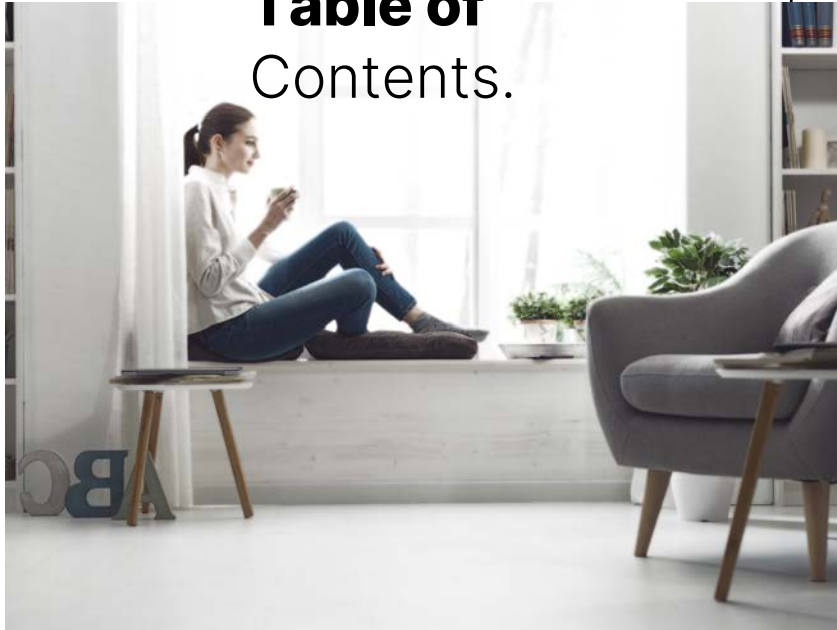
We thank you for joining our family and very much look forward to working with you to shape and create your vision for your new home.

Steven Smart
President

Spaces Designed For Life.



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Design Centre.

Buying a new home comes with the excitement of making it your own. Welcome to our Design Centre, where you'll be working with our talented Design Team to select features, finishes, materials and colour palettes to reflect your personal style. We've put together a gorgeous array of design options for you to choose from, reflecting quality, style and the latest trends that Gable View Homes is known for.

PREPARING FOR YOUR DESIGN APPOINTMENT

Your occupancy closing date may seem months away; however, now's the time to start visualizing how to style your home, by selecting interior features and finishes we've presented in our Design Centre.

The Gable View Homes have collaborated with talented interior designers to bring you a variety of styles, colours, fixtures, features and finishes. Our Design Centre showcases these options in a clear and easy-to-choose way, and our Design Team is here to guide you so that you can feel confident about your final selections.

At your design appointment, you'll be required to finalize your selections. To help you prepare, we recommend you begin the following:

- Create a wish list and mood board for your new home
- Set a budget for any upgraded features and finishes and connect with your mortgage broker for any further pre-approvals
- Come visit us at our Design Centre Open House for a tour with our Design Team

DESIGN CENTRE APPOINTMENTS

You'll be assigned a Design Consultant, who will contact you to schedule your appointment. For Single Family homes, you will have two appointments, one for structural exterior selections and one for colour selections. For Townhomes and Condominium Units, you will have one appointment for colour selections.

Appointments are set according to the scheduled dig date for Single Family Homes and Townhomes, and Condominium Units. Your appointment will be scheduled between Monday and Friday from 9am and 5pm, and should last approximately 2-3 hours. Any additional appointments will be subject to a design fee of \$500 per session.



Design Centre.

[Continued]



STRUCTURAL SELECTIONS APPOINTMENT

This appointment, for Single Family Homes only, will consist of finalizing selections for basement, framing, and wire/plumbing, including:

- Basement bath rough-ins
- Garage to house door
- Stairs – rails, treads, pickets
- Adding a second sink
- Enlarging windows

During your appointment, you will sign a Structural 'Options and Upgrades Agreement' and be required to pay a deposit, if applicable.

COLOUR SELECTIONS APPOINTMENT

This appointment, for all home types including Townhomes and Condominium Units, is when you will select and finalize your interior colour selections including:

- Cabinetry & Colours
- Countertops
- Flooring
- Doors & Trims
- Lights
- Fixtures & Hardware
- Paint

A Colour 'Options and Upgrades Agreement' with your selected options, any upgrades and floor plans adjustments will be prepared for you to sign off on, and you will be required to pay a deposit, if applicable.

PAYMENT TERMS

On the first \$15,000 of upgrades purchased, no deposit is required. All upgrades purchased over \$15,000 will require a 25% deposit, due upon signing the 'Options and Upgrades Agreement' and can be paid by cheque, VISA or MasterCard. The balance will be due on the day of your Occupancy Closing.

The total for all upgrades will be added to the total purchase price of your home upon closing, and any deposits made on upgrades will be reflected as a deposit against the total purchase price.

CHANGES

You will have 7 days after signing the 'Options and Upgrades Agreement' to review your selections and make any further changes. After 7 days, your selections listed in the 'Options and Upgrades Agreement' will be considered final and no changes may be made after this date.

If a change is absolutely necessary, your request will be reviewed by our trade partners and the Gable View Senior Team. If approved, the request will be subject to a minimum fee of \$500 as well as the increase in cost for the changes.

Once construction has begun, absolutely no changes will be permitted.

DISCONTINUED TERMS

Should there be a change in circumstances or product availability for the original material specifications of your home, a substitute material of equal or greater quality will be sourced. Once sourced, your Design Consultant will contact you to review and sign off on this change.



Construction Process.

Your new home is unique, and because of that, we treat each and every home build with individual care, attention to detail and quality craftsmanship. We know you're eager about the development of your home build! We will keep you informed of the construction process and invite you to visit your new home at a later time, when it is safe to do so.

ACCESS TO SITE

We understand your excitement to see your home being built; however, due to insurance and safety regulations, access to the construction site is strictly prohibited. We will do our best to keep you informed with updates on the progress of the build, and give you the opportunity to visit the site by scheduling a Frame Walk, where you will be accompanied by one of Gable View Homes' trusted site supervisors.

CLOSING DELAYS

At Gable View Homes, we make every attempt to meet our approximate seven-month schedule to complete the building of your home. Unfortunately, as with every construction process, factors such as issues with the municipality, weather conditions, shortage of trade workers and strikes may come into play.

Should a delay occur, we will work closely with all parties involved to recover as much lost time as possible and to continue with your home build. Some delays may be unavoidable, and in these cases, we will follow the Tarion guidelines in notifying you of a delay.

We recommend contacting our New Homes Team for the latest updates and schedule regarding your new home, prior to listing your current home for sale or terminating your rental agreement.



Construction FAQs.

To help you understand the construction process of your home build, we've answered some common questions for you.

Can I access the site during or after construction hours?

Visits to the construction site are strictly prohibited, due to insurance and safety regulations. Your first opportunity to visit the site will be during your frame walk, where you'll be guided by one of our site supervisors.

Can I perform work on my own prior to closing?

Any work on or in your new home is not permissible prior to your closing date, due to safety and quality assurance regulations. Any independent work done on your home prior to the closing date will be removed as such work disrupts the production schedule, impedes the inspections process and may potentially void your New Home Warranties.

Will my home look exactly like the rendering in the sales brochure?

Factors such as building lot and elevation can affect configuration of the driveway, walkway, the number of steps, how much of the foundation is showing and the space above the garage door. The floor plans and exterior elevations may be different than what is shown in the sales brochure or wall display at the Sales Centre, including floor plan and elevation mirroring. Exterior colour of townhome blocks may differ from the sales brochure as the exterior colour selection is chosen from various colour palettes to compliment the surrounding community.

If there is a utility structure on my property, can it be relocated?

Location of these structures cannot be changed as the location of meters, phone, electrical junction boxes and mailboxes will be undetermined at the time of your purchase. It is the authority of the municipality, utility companies, and Canada Post to designate the placement of these items. The location of these items is normally assigned as the most efficient location for the services provided by these units as well as access to these units.

Are all the individuals working on my home Gable View employees?

In addition to Gable View Homes employees, only qualified third-party suppliers and trade contractors approved by Gable View Homes' standard of construction will be permitted to work on and in your home.



The Frame Walk.

We understand the anticipation and excitement to see your new home. You'll be stepping into your new home for the first time during the construction process at the frame walk. We will invite you to visit the site when the foundation, framework, and heating, plumbing and electrical systems have been installed.

THIS IS YOUR OPPORTUNITY TO:

- Meet your site superintendent
- Learn and ask questions about the construction process
- Review the framing of the home
- Gain insight into how the mechanical system functions, including heating, HVAC, plumbing and electrical systems
- Review all selections and telephone, cable and audio/visual locations to ensure they have been installed according to the construction documents
- Verify that your selections and options have been installed as per the Agreement of Purchase and Sale

All frame walks will be scheduled for approximately one hour, Monday to Friday between 8am and 4pm. You will be contacted by a Gable View Homes Representative to schedule your frame walk appointment. The window of opportunity to visit the site is limited at this stage of the construction process as all frame walks appointment must occur prior to the application of drywall. Please note, you will not be permitted to make any additional changes to your home plan or design. For safety reasons, we will provide you with a hard hat and we ask that you wear closed toe shoes during your appointment. Children 16 years or age and pets may not accompany you during the frame walk.



Your Home Orientation.

After waiting and watching your home take shape over the several months, your Gable View home is almost ready and we're ready to invite you to your Home Orientation (PDI) . Here, you will meet your home in its finished state and be introduced to its many features and systems.

THIS IS YOUR OPPORTUNITY TO:

- View your home in its finished state
- Learn and ask questions about the various features, functions and systems of the home
- Receive information about the maintenance of the systems in your home
- Receive your Tarion certificate of Completion and Possession (CCP)
- Review your Home Warranties and Gable View Homes' Warranty Guidelines Procedures
- Identify any pre-delivery deficiencies; damaged, incomplete or missing items in your home
- Verify that your colour selections, materials and finishes have been completed as per the Agreement of Purchase and Sale

Your Home Orientation appointment will be scheduled 1-2 weeks before closing, and you will be contacted by our New Homes Specialist as your home nears completion to schedule an appointment. All appointments will occur Monday to Friday between 9am and 2pm.

You and a member of our New Homes team will follow a pre-planned agenda as well as a tour route during your appointment. Approximately 1 hour per 1,000 sqft is allocated to ensure we cover every square foot of your new home. Only purchasers will be invited to attend the orientation as your undivided attention is required. We will provide you with hard hats and we ask that you wear close toed shoes.



Home Orientation FAQs.

To help you understand the how home orientations at Gable View Homes, we've answered some common questions for you.

What if I cannot attend the scheduled Home Orientation?

If you cannot attend the Home Orientation, we will do our best to arrange another day; however, you may designate another person to attend on your behalf. This person may be a family member or a friend, and you must complete a designate form and provide to our New Homes Specialist in advance of the scheduled appointment. Should you or your designate be unable to attend the Home Orientation, the inspection will be attended on your behalf by a Gable View Homes representative.

Can I bring a home inspector with me to the Home Orientation?

You are welcome to bring a home inspector with you; however, all homes are inspected by the municipality at various stages of construction to ensure there are no building violations. Please also note the new home warranty covers any defects in materials or workmanship; therefore, you may want save on the cost of hiring a home inspector at this stage.

How detailed should I be during the inspection portion of the Home Orientation?

Our PDI representative will walk you through the Tarion guidelines at the beginning of the appointment so you are aware of how detailed you need to be during the inspection.

What happens with the PDI form after the completion of the Home Orientation?

Upon the completion of the PDI report, a copy of the report is given to you after the Home Orientation and a second copy will be retained by Gable View Homes. This is a mandatory requirement in fulfilling our warranty obligations to you. This report also acts as a checklist for you, and you'll be asked to sign-off on items as they are completed.

When should I expect any items listed on the PDI form to be completed?

Prior to your occupancy closing, we will do our best to complete all PDI items on the form. Please note however, any items which require our trades partners to return to the site - for example cabinetry, tiles, and hardwood - may need to be scheduled with you directly, after the occupancy closing date. We target all PDI items to be completed within 30 days of your Home Orientation appointment. Please also take into account that the manufacturing of some replacement items can take up to 4-6 weeks.



Full Title Closing. [Freehold Home]

With the move-in date of your new home approaching, it is important to be properly prepared. The type of pre-construction home you've purchased determines how to prepare for your closing. This checklist will ensure you are well prepared for your Full Title Closing of a Freehold home.

LAWYER

- Connect with your lawyer to ensure all closing arrangements are in progress
- Contact your Gable View Home New Homes Specialist to provide us with your lawyer's contact information
- We will provide your lawyer with all final closing documents approximately 3 days before closing

FINANCING 1 month prior to closing

- All Amendments to the Agreement of Purchase and Sale reflecting the total price of our home including upgrades, must be requested 5 business days in advance from your dedicated Design Consultant
- Connect with your lender or mortgage brokers to ensure all financing is in place

INSURANCE 2 weeks prior to closing

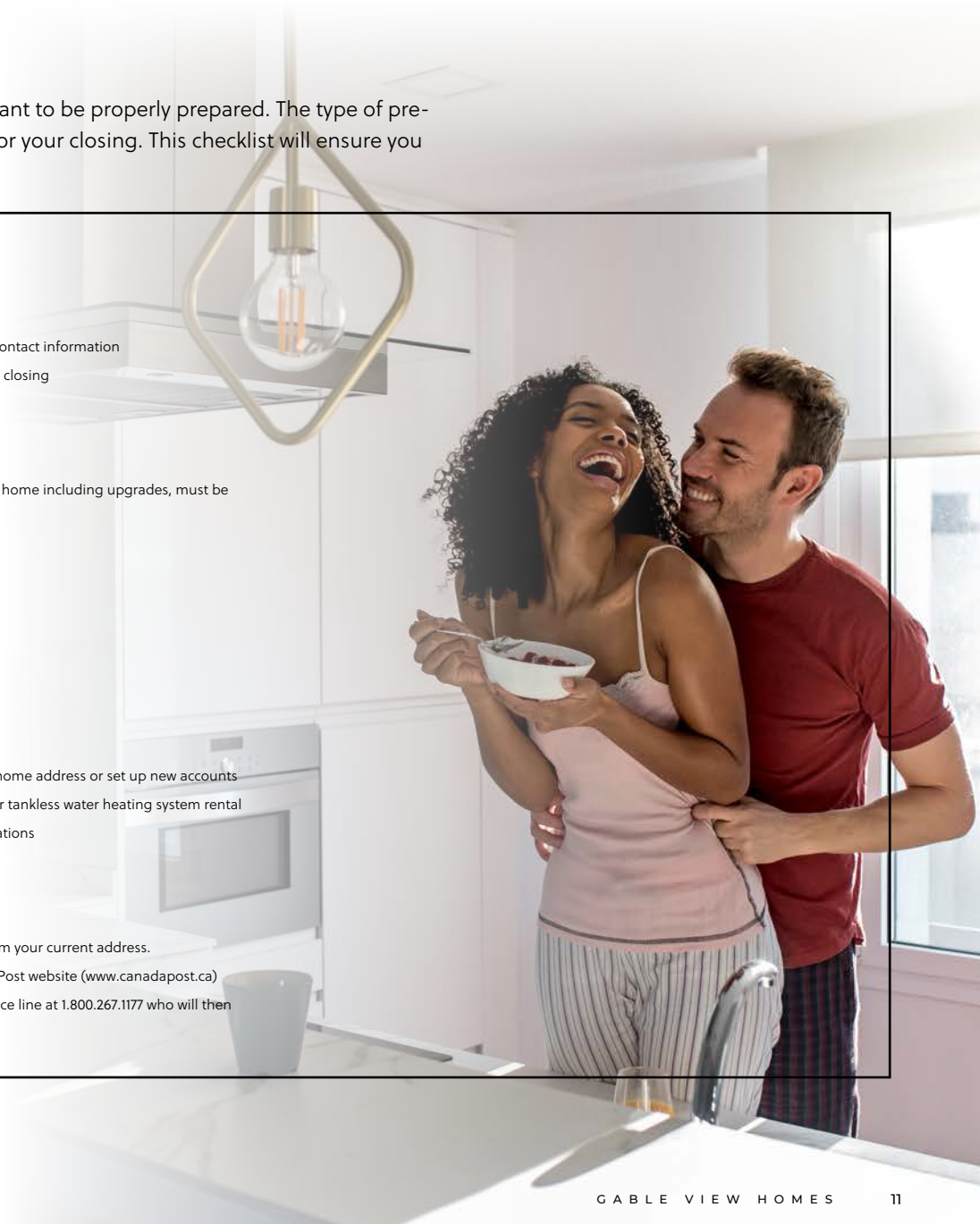
- Set up your home insurance via your insurance provider

UTILITIES/SERVICES 1 week prior to closing

- Contact all utility companies – for example, water/hydro and gas – to update your new home address or set up new accounts
- Per our Agreement of Purchase and Sale, you have entered into a hot water tank, HRV or tankless water heating system rental agreement. Contact the supplier prior to closing to set up the monthly billing and obligations

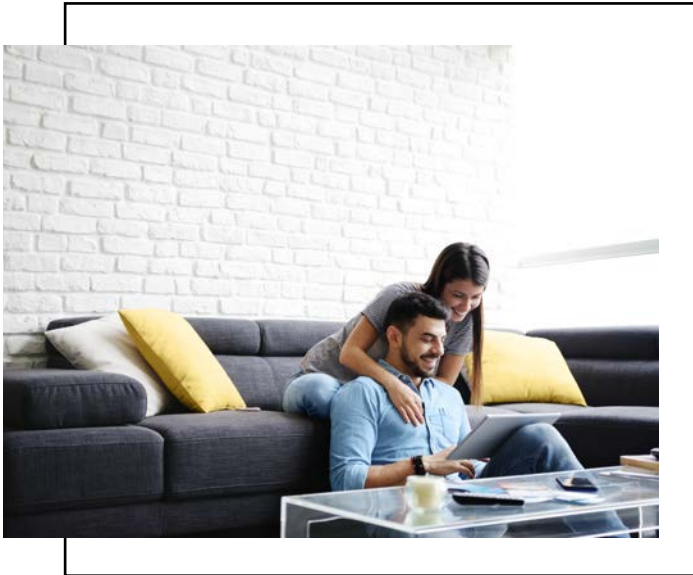
CANADA POST 1 week prior to closing

- Contact Canada Post to notify them of your new address and set up mail forwarding from your current address.
- To obtain a postal code, you may contact our New Homes Specialist or visit the Canada Post website (www.canadapost.ca)
- To obtain super-mailbox information and keys, contact the Canada Post Customer Service line at 1.800.267.1177 who will then direct you to the appropriate local postal outlet.



Full Title Closing

[Continued]



PHONE AND CABLE 1 week prior to closing

- Contact service providers to inquire about current promotions for the new development to set up a new account, or contact your current providers to update them with your new service address
- Should you need to schedule an installation, please do so after the closing date.

APPLIANCES

- Your standard appliance package (per your Agreement of Purchase and Sale) or the appliances purchased through the Gable View Homes Design Centre will be delivered and installed prior to closing
- All warranty details and instructions for your appliances will be provided prior to closing. All warranties are handled directly by the appliance manufacturer.
- Schedule all external appliance deliveries after the closing date
- Ensure all of your appliances are in working order on the day of closing. If your appliances have been installed by the date of your Home Orientation appointment, you will must report any surface damage or defects on that day. If your appliances have been installed after the date of closing, any surface damage or defects must be reported to the Warranty department within one business day.

DELIVERIES

- You may not receive any deliveries, store or install anything in your new home until you receive your keys on closing



Common Element/Condominium Living.

It is important to both gain an understanding of and be prepared for the difference between Occupancy and Full Title Closing when it comes to a pre-construction purchase of a Full Condominium Home or a Common Element Condominium Home. Here are the differences:

OCCUPANCY DATE

The day your home will be completed and ready for you to occupy is called the Occupancy Date. In your Agreement of Purchase and Sale, this date is also referred as the Tentative Occupancy Date. The time between your Occupancy Date and your Full Title Closing is referred to as the Occupancy Period. During the Occupancy period, you are responsible for paying occupancy fees, utilities and content insurance. There is no set number of days or the length of the Occupancy period; however, it ranges between 6-12 months. Upon the registration of the Condominium Corporation with the Land Registry Office, the Occupancy Period ends. Once this occurs, typically 2-4 weeks after the registration Condominium Corporation, the unit can be transferred to the buyer, which is referred to as the Full Title Closing.

FULL TITLE CLOSING

The day you receive ownership of your home is called the Full Title Closing Date. We will provide you and your lawyer with 2 weeks notice to advise you of this date, in order for you to prepare your finances. In exchange for your payment of the outstanding balance, your lawyers will receive the Statement of Adjustments (SOA) and the deed/transfer of title to your home. On this day, your mortgage funds will be advanced and you will begin paying your mortgage and maintenance fees. You will also stop paying occupancy fees.

OCCUPANCY FEES

Occupancy Fees are made during the Occupancy Period, paid monthly. These fees are comprised of three elements:

1. Estimated Property Taxes (apportioned monthly)
2. Maintenance Fees
3. Interest on unpaid balance of Purchase Price – at a rate prescribed by the Condominium Act.

CONDOMINIUM DOCUMENTS

The Condominium Documents, provided as part of your Agreement of Purchase and Sale, includes the Condominium Declaration, by-laws and rules. Each owner must adhere to the rights, responsibilities and rules of both the Condominium Documents and the Agreement of Purchase and Sale; therefore, please familiarize yourself with these documents.



Common Element Condo Living.

[Continued]



PROPERTY MANAGEMENT

Gable View Homes will appoint an external company as the Property Management company, and this company will be responsible for the daily operations of the condominium as well as to assist you with any condominium-related concerns. The Property Manager will also be responsible for maintenance, repairs, and upkeep of all common elements and areas. Upon the establishment of the Condominium Corporation's Board of Directors, the Property Manager will take direction from the Board of Directors. Both entities will collaborate to prepare budgets, collect maintenance fees, and enforce the rules of the Condominium Corporation as set out by the Board of Directors.

CONDOMINIUM CORPORATION/BOARD OF DIRECTORS

Once Gable View Homes turns over the Condominium to the Condominium Corporation, the owners will elect the Board of Directors who will be composed by volunteer residents. The Property Management will report to the Board of Directors. Together they will enforce the Declaration by-laws and rules set out in the Condominium Documents, prepare budgets and address resident concerns.

RULES AND REGULATIONS

To ensure safe, comfortable and enjoyable living, all condominium and common element subdivisions are governed by rules and regulations. You may refer to the specific rules in the Condominium Documents. Note, these rules and regulations are subject to change through the direction of the Board of Directors.

MAINTENANCE FEES

When you purchase a condominium unit, you are buying a unit within a multi-unit residential community. Although each unit is individually owned, you as a unit owner must share joint ownership of the common elements. To cover the maintenance of these areas, you are required to pay Monthly Maintenance Fees. All common elements and the applicable maintenance fees are provided in the Condominium Documents.

IMPORTANT

During the Occupancy Period, you do not legally own the condominium unit; therefore, you cannot sell the unit during this period. You are also not permitted to lease the unit during the Occupancy Period. As such, advertising of the unit for sale or lease is prohibited until Full Title Closing.

Gable View Homes will provide special permission to investors upon fulfilling the conditions set out in the Amendment for Tenancy Allowance. We are providing this permission due to the fact that the length of time the Occupancy Period is difficult to determine, and that we understand investors wanting to lease their units as soon as possible. Conditions of this amendment include, but are not exclusive to requirement of additional deposits, and details screening of the tenants. Please reach out to our New Homes Department should you wish to review these conditions.



Occupancy Closing.

[CONDO/Common Element]

Here's what you need to prepare for Occupancy Closing.

LAWYER 1 month prior

- Connect with your lawyer to ensure all closing arrangements are in progress
- Contact your Gable View Home New Homes Specialist (60 days prior to avoid penalty) to provide us with your lawyer's contact information
- We will provide your lawyer with all final closing documents approximately 3 days before closing

FINANCING 1 month prior

- Contact your lender/mortgage broker for a firm mortgage approval prior to the Occupancy Date.
- Upon notification that the Condominium Corporation is registered, begin the process of activating your mortgage for the Full Title Closing date by contacting your lawyer.

INSURANCE 2 weeks prior to closing

- You are required to maintain homeowner's insurance coverage for your personal contents, as well as any upgrades to the unit, during the Occupancy Period. We also advise you to obtain a personal liability policy with the amount set to your discretion.
- After Full Title Closing, you may be required to attain full home coverage, depending on what is covered under your Condominium Corporation Policy. Please contact your Property Manager or New Homes Specialist to confirm what will be covered under the Condominium Corporation.

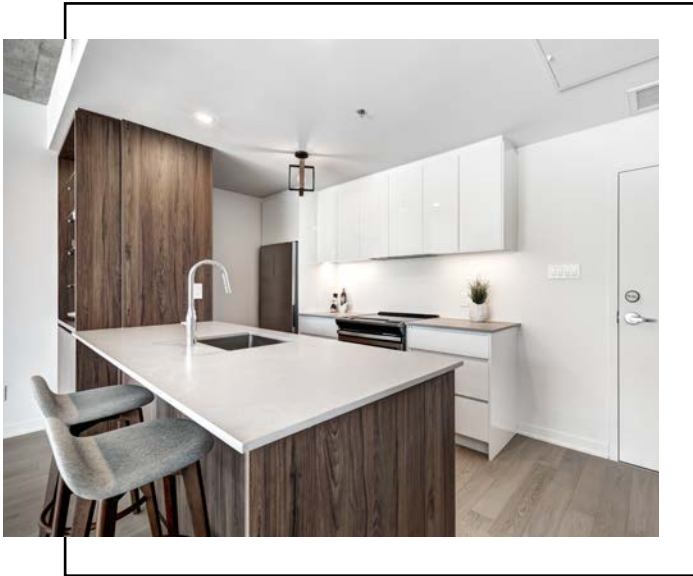
UTILITIES/SERVICES 1 week prior to closing

- As utility services must be maintained by the homeowner during the Occupancy Period, please contact all applicable utility services providers - for example, water/hydro and gas – to update your new home address or set up new accounts
- Per our Agreement of Purchase and Sale, you have entered into a hot water tank, HRV or tankless water heating system rental agreement. Contact the supplier prior to closing to set up the monthly billing and obligations



Occupancy Closing.

[Continued]



PROPERTY MANAGEMENT

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Key Release.

Welcome to your new Gable View home, a space we've designed for life. The following are details of what to expect on Key Release Day and how to move into your brand-new home as seamlessly as possible.

PICKING UP YOUR KEYS

Once we receive official notice from our lawyer that all legal and financial requirements have been completed, we can release the keys to you. Upon notification by your lawyer that the transaction is complete, please wait until a Gable View Homes representative contacts you before heading to your home. We will let you know that your keys are ready for pick up and schedule a time for you to do so. Should your unit close after 4pm on this day, we will make alternate arrangements for you to pick up your keys at another time.

SCHEDULING MOVING TRUCK

Key release pick up appointments are normally scheduled in the late afternoon or early evening; therefore, please schedule your moving truck for the next day.

ACTIVE CONSTRUCTION

There may be continued activity in or around your home after you move in, depending on when your closing date falls in the overall schedule of the community and while we complete neighbouring homes. We will do our best to minimize inconveniences to you; however heavy machinery, dust/debris, traffic and noise are unavoidable. Please also be prepared for temporary disruptions, limited site access and possible road closures and exercise caution at all times. We thank you in advance for your patience and please do not hesitate to contact your Site Supervisor with any concerns or questions.

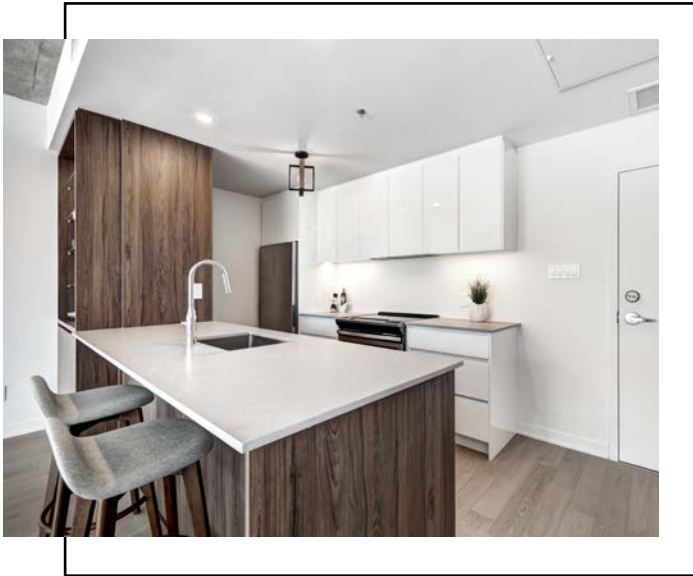
DRIVEWAY

Our paving process occurs in two phases. The first phase consists of applying the base coat, which will occur within the first few months of the closing date. The second phase consists of paving the topcoat, which we will schedule in the warmer months of the following year. This allows us to deliver a better quality, more durable and longer lasting product. Upon both phase applications, please refrain from parking in your driveway for 48 hours.



Key Release.

[Continued]



S O D

Between May and November, we will lay down high-quality sod. Your lawn care and maintenance are the responsibility of the homeowner. Please water your lawn generously once the sod has been laid and continue to water on a daily basis.

FENCE INSTALLATIONS

As per the community sketch, we will install fencing prior to the completion of the community. You may install additional fencing after final grading approval. Grading approval is comprised of a two-step process taking up to two years. First, we hire an engineer to approve the grading, who then sends to the Municipality. Second, the Municipality performs their own inspection and issues the final approval. Please note, should a fence be installed prior to grading approval and the municipality orders grading repairs, then the removal of the fence will be necessary. The costs for removal and reinstallation of the fence will be at the expense of the homeowner. To ensure that there are no restrictions, condominium owners should consult with the condominium board prior to installing fencing.

BASEMENT RENOVATIONS

As your home is warranted against water penetration for two years after your occupancy closing date, we recommend you wait at least two years after closing to perform any renovations to your basement. Otherwise, any renovation finishing will be removed and will not be restored should a leak occur.

GARAGE DOOR OPENER

Please wait one year before making modifications to your garage door, including having a third party install a garage opener. This is recommended as any modifications may void the warranty on your garage doors. As always, we recommend you hire a reputable and insurance contractor.

DRAWINGS/SURVEY

In your closing package, we will include the survey of your property. You may contact the Municipality's Building Department Office if you would like drawings of your home.



Warranty Coverage.

At the time of your Home Orientation (PDI), we will provide you with details on your warranty coverage. Here is a glance of the Tarion New Home Warranty. Visit www.tarion.com for specific details.

THIRTY [30] DAY CHECKPOINT

Part of the 1 Year Warranty Coverage forms your 30-day Warranty Coverage. You may notice new items requiring warranty attention upon move-in date. Please keep a list covered items within the first year that may require warranty service as you settle into your new home, and submit these items on the 30-Day Warranty Coverage Form. You may also include items that were listed on your PDI Inspection Form that have not been addressed. Hard surface damages, damage caused during moving, alterations made by yourself and damages caused by lack of proper maintenance are not covered under the 30-Day Warranty.

ONE [1] YEAR

Within one year of various natural materials settling in your home, you may find additional items that require attention under the One Year Warranty Coverage. We at Gable View Homes guarantee your home to be free from material defects and workmanship for one year from the possession date. The items listed below are warranted to be free from defects in materials and workmanship:

- Air Conditioning
- Carpets
- Flooring
- Cabinets
- Countertops
- Caulking
- Grouting
- Sinks
- Fireplace
- Bathtubs and Showers
- Suite Hardware and locks
- Interior Doors
- Interior Faucets
- Interior Wall

Please submit all warranty service requests online at www.myhome.tarion.com within the one-year anniversary date.



Warranty Coverage.

[Continued]

TWO [2] YEAR

Within two years from the date of possession, Gable View Homes warrants your home for two years. This includes structural defects, water penetration, plumbing, electrical/heating distribution systems and exterior cladding. Some examples of such items are listed below:

- Water penetration through basement or foundation walls
- Defects in materials/workmanship regarding electrical, plumbing, heating deliver and distribution systems
- Defects in materials/workmanship causing the detachment, displacement or deterioration of exterior cladding
- Major structural defects

The 2-year warranty coverage begins on the possession date and ends on the day of the second anniversary.

SEVEN [7] YEAR

All major structural defects are warranted by Tarion for 7 years from the possession date. Upon the expiration of the two-year warranty provided by Gable View Homes, all structural claims shall be submitted directly to Tarion in writing.



Warranty.

What is the New Home Warranty? Your Gable View home is protected, and we've presented you with all the information you need for your peace of mind.

THE NEW HOME WARRANTY PROGRAM

Our commitment to you honours all the terms and conditions of the Tarion New Home Warranty Program, beginning on your Occupancy Date, the day you receive your Certificate of Completion and Possession (CCP). For condominiums, your warranty begins upon registration of the Condominium. To get started, submit your completed Warranty Forms according to the deadlines on the Tarion website. You can access these via your Tarion MyHome Account.

SETTING UP YOUR TARION MYHOME ACCOUNT

The first step in managing your coverage is creating a Tarion MyHome Account. Visit www.myhome.tarion.com to register for a new account. Ensure you have your Certificate of Completion and Possession Certificate handy, as you'll need the Home Enrollment number located on the document. Your Tarion MyHome account will help you manage warranty deadlines, complete and submit Warranty Forms and hold all correspondence between you and Tarion.

STEPS TO MAINTAINING YOUR WARRANTY COVERAGE AND ELIGIBILITY

It's important that you submit your warranty forms within the Tarion deadlines in order to be eligible for your warranty rights. Only one form per period submitted on time will be accepted. Ensure you communicate on a regular basis with your Gable View Homes Warranty Coordinator regarding any questions or concerns you may have. You'll also need to grant us access into your home for repairs during regular business hours. In addition, proper year-round maintenance of your home, including features, finishes and systems, is important in maintaining your home coverage. If you are an investor, or have yet to move into your new home, regular weekly visits to your unoccupied unit are essential to ensure you're covered.

WARRANTY PROCESS

Upon submission of your Warranty Form via your Tarion MyHome Account, we will receive them at our Gable Home Homes Warranty Department. Our Warranty Coordinator will contact you to set-up a Warranty Assessment appointment with our Warranty Technicians. During the appointment, our Warranty Technician will review your list and let you know which items are covered under the Tarion Warranty. We will reconcile all of these items as timely and efficiently as possible. Due to the fact that we'll most likely need to coordinate services with our trade partners, we reserve a 120-day period from the date of Warranty Form submission to resolve all work involved.

EMERGENCIES

For all emergencies, our Warranty Service Team is available to assist during business hours. Any emergencies that occur beyond these hours, our afterhours Emergency Service Team is at hand to help you work through any pressing issues. Examples of emergency issues include:

- Loss of heat during winter months
- Loss of electricity
- Loss of water
- Water penetration into the condominium home
- Leaks in plumbing

Emergencies including those that occur after hours will be handled as soon as possible and our Emergency Service Team will manage the situation as best as possible. Please note, any items excluded from the issues mentioned above are not considered emergencies and they should be filed by completing and submitting a Warranty Form. Our warranty coordinator is available during business hours should you need help completing the form.

Contact your local Fire Department, gas utility provider or 911 for fire, gas and carbon monoxide leaks.

Details on your warranty coverage will be provided during your Condominium Orientation of the Tarion New Home Warranty. Please visit www.tarion.com for more information.



Your Feedback.



At Gable View Homes, we are inspired to build houses and communities you'll be proud to call home. Our commitment to you is to build the highest quality, beautifully designed and sustainably built homes suited for every lifestyle. To ensure we are providing the utmost and unparalleled service to each and every one of our customers, we've partnered with a Research Firm to seek reviews of all home buying and building experiences. The information you provide will be treated as confidential and will only be used to improve our process and what we offer to our prospective and future customers. You will not be added to any distribution lists.

There are two opportunities to review us:

30 DAYS POST-POSSESSION

- A review of your buying and design experience, site staff, home delivery experience and the home features

12 MONTHS POST-POSSESSION

- A review and feedback of your overall Gable View Homes experience

WIN A \$50 GIFT CARD

Upon completion of your survey of Gable View Homes, you'll be entered for a chance to win a monthly draw for a \$50 VISA Gift Card. In addition, for each review you submit, we will donate on your behalf to xxxx.



How to Reach Us.



SALES INQUIRIES

sales@gableviewhomes.com

905.336.8953 x 1

Monday to Friday 8:30am – 5:00pm

DESIGN CENTRE

décor@gableviewhomes.com

By appointment only

CUSTOMER CARE

info@gableviewhomes.com

905.336.8953 x 2

Monday to Friday 8:30am – 5:00pm

WARRANTY OFFICE

warrantyservice@gableviewhomes.com

905.336.8953 x 6

Monday to Friday 8:30am – 5:00pm

