

A M A C O N

Monday, November-11-13

David Mark
4065 Brickstone Mews #1107
Mississauga, Ontario L5B 0G3

Dear David,

Re: The Residences at Parkside Village #1107, regarding the submitted Year End Form

In regards to your submitted 30 day form, the deficiencies from your list have been grouped into the following categories:

A. ITEMS TO BE RECTIFIED

Arrangements will be made for the items in this category to be repaired.

B. ITEMS TO BE INVESTIGATED

Items in this category require further investigation by an Amacon Customer Care Representative. Once these items have been investigated; Amacon will advise if the items will be repaired or if they will not be remedied pursuant to the warranty and the rationale for such a decision.

C. ITEMS TO BE REVIEWED ON PRE-DELIVERY INSPECTION

*As Amacon is not responsible for regular wear and tear, certain items will **only** be rectified if they were **noted on your original Pre-Delivery Inspection** (i.e. scratches, etc.).*

D. ITEMS THAT WILL NOT BE RECTIFIED

Certain items will not be rectified because they:

- ♦ *Are not warrantable*
- ♦ *Meet or exceed the Industry Standards allowable*
- ♦ *Were caused by a homeowner's failure to follow maintenance procedures, or to mitigate any damage.*

E. ITEMS TO BE DIRECTED TO THE CONDOMINIUM CORPORATION

*Exterior areas, such as your balcony, are considered common property. This means that you have the exclusive right to use this area, but it is still considered to be common property. As common property is the property of all owners at **The Residences at Parkside Village** we must receive requests in this regard from the Condominium Corporation as they act on behalf of all owners. Please be assured that the Condominium Corporation will contact us regarding any necessary items.*

F. ITEMS COMPLETED/SIGNED OFF DURING THE YEAR END INVESTIGATION APPOINTMENT

These items were completed during the Year End Investigation with the homeowner and Amacon Customer Care Representative.

*Please note that cracks in drywall will only be repaired if they are due to settlement. Drywall deficiencies to be repaired will be left sanded and ready to paint. **Amacon does not repaint.**

D. ITEMS THAT WILL NOT BE RECTIFIED

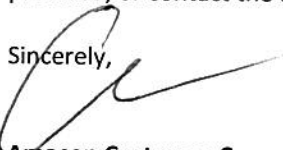
ITEM	LOCATION	DESCRIPTION
2	Bathroom	Hinge of cabinet door broken (Right door underneath sink)

E. ITEMS TO BE DIRECTED TO THE CONDOMINIUM CORPORATION

ITEM	LOCATION	DESCRIPTION
1	Bathroom	Not enough hot water pressure seems like a common problem in the building.

Should you have any further questions or concerns please refer to the **Residences at Parkside Village** homeowner's manual that was provided, or contact the undersigned.

Sincerely,



Amacon Customer Care

CONDITIONS NOT COVERED UNDER WARRANTY – AS PER THE TARION CONSTRUCTION GUIDELINES

It is important for homeowners to note what is **not** covered by the statutory warranty. The *Act* sets out the following exclusions from warranty coverage:

- Defects in materials, design and work supplied by the homeowner;
- Secondary damage caused by defects under warranty, such as property damage and personal injury;
- Normal wear and tear;
- Normal shrinkage of materials caused by drying after construction;
- Damage caused by dampness or condensation due to failure by the homeowner to maintain adequate ventilation or proper operation of moisture-producing devices such as humidifiers;
- Damage caused by the homeowner or visitors;
- Alterations, deletions or additions made by the homeowner;
- Settling of land around the building or along utility lines, other than beneath the footings of the building;
- Damage resulting from acts of God;
- Contractual warranties which lie outside the *Ontario New Home Warranties Plan Act*;
- Damage caused by insects or rodents, except where construction does not meet specifications of the Ontario Building Code;
- Damage caused by municipal services or other utilities;
- Surface defects in work and materials specified and accepted in writing by the homeowner at the date of possession.

Warranty is also not applicable to:

- Temporary or seasonal homes not built on permanent foundations and not insulated sufficiently to enable year-round living (i.e., cottages);
- Homes built on pre-existing footings and/or foundations where the existing part exceeds 40% of the footings as determined by linear measurement (footprint). For further information, please refer to "Homes Built on Existing Foundations", or visit Tarion's website at www.tarion.com;
- Homes that have been lived in or rented prior to sale;
- Homes built in converted buildings;
- Homes purchased from a receiver or trustee may not have warranty coverage in certain circumstances.

If there is any conflict between this publication and the *Act* or *Regulations*, the latter prevail. Tarion assumes no liability for any error or omission in this publication.

INCOMPLETE, MISSING OR DAMAGED ITEMS

At Pre-Delivery Inspection (PDI)

A pre-delivery inspection (PDI) is conducted by the builder and the prospective homeowner (or the homeowner's designate), on or before the date of possession. The PDI provides an important opportunity for the prospective homeowner to observe and record any items in the home that are incomplete, missing, damaged or non-operational.

If the item is covered by a statutory warranty, the builder must repair the damaged or non-operational item, or install the missing or incomplete item.

For homes with a date of possession before October 1, 2003, these items should be recorded on the Certificate of Completion and Possession (CCP) or in an attachment to the CCP. For homes with a date of possession on or after October 1, 2003, these items must be recorded on a Pre-Delivery Inspection Form (PDI Form) that has been approved by Tarion.

Listing an incomplete, missing, damaged or non-operational item on the CCP or the PDI Form will provide a formal record of the existence of the condition before the homeowner took possession. Without this record it may be impossible for Tarion to determine whether the item is covered under warranty if a dispute arises as it may not be clear who caused the damage or malfunction in question or whether an item was missing before the date of possession.

After the PDI, any PDI items not rectified by the builder and any new defects that have emerged should be reported in writing to both the builder and Tarion within the applicable warranty period. For homes with a date of possession on or after October 1, 2003, the homeowner must report these items on standard Warranty Service Request Forms and submit them within the time periods set out in the Warranty Services Rules.

For more information on the PDI and the Warranty Service Rules, homeowners should refer to the *Homeowner Information Package*.