

# A M A C O N

Monday, November-11-13

John Francisco  
4065 Brickstone Mews #2405  
Mississauga, Ontario L5B 0G3

Dear John,

**Re: The Residences at Parkside Village #2405, 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
1	Bedroom	The painting in all of the rooms were not done properly; the taping below the surface is still visible, this applies to all of the room's
3	Living Room	The painting in all the rooms was not done properly; the taping below the surface is still visible; this applies to all of the rooms.

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

ITEM	LOCATION	DESCRIPTION
2	Living Room	The hardwood floor has scuff marks which need to be corrected.

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**

Legend:

■ Revisions and/or New Items

## 9.6

[\(Back to Table of Contents\)](#)

### CONDITION

DRYWALL SURFACE BLEMISHES INCLUDING NAIL/SCREW POPS, BLISTERS IN TAPED JOINTS, TROWEL MARKS, EXCESS JOINT COMPOUND AND DENTS OR GOUGES

#### Acceptable Performance/Condition

Interior finished drywall (excluding garages and unfinished areas) shall be free from damage (dents and gouges) at the time of the *PDI* and be installed according to the *Building Code*. Blemishes readily noticeable when viewed under *normal* lighting conditions from a *normal* viewing position 1,800 mm perpendicular distance from the wall surface are unacceptable.

#### Warranty

One-Year - Work and Materials

- Nail pops resulting from *normal* shrinkage of materials due to drying after construction are excluded from the statutory warranty.
- Damaged areas of drywall not recorded on the *PDI* Form are excluded from the statutory warranty unless the *homeowner* is able to establish that the damage was caused by the *builder*.

#### Action

Only warranted drywall surface blemishes shall be *repaired* and refinished to match original *builder*-applied finish as closely as possible.

#### Remarks

Identify any damaged drywall surfaces (dents and gouges) on the *PDI* Form to avoid any dispute about whether the damage was caused by the *builder*. Surface blemishes in drywall are not unusual at joints and at corners. The *repair* of surface blemishes resulting from *normal* shrinkage is at the *builder's* discretion and sanding and repainting is not required. *Builder's* specific policies with respect to drywall *repairs* will vary. Often these *repairs* are best left until the framing has settled.

#### See also

[9.4 CRACKS IN INTERIOR WALL AND CEILING SURFACES](#)

[9.5 CEILING/WALL JOINT SEPARATION COMMONLY REFERRED TO AS "TRUSS UPLIFT"](#)

#### Notes

Words in italics are defined in the "[TERMINOLOGY](#)" section on page 16.