Pratt HOMES

PDI
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TARION

1748259

Vendor/Builder #	34234	**Enrollment #**	
Purchaser Name :	Steve Mraz and Julie Mraz	**Legal Address:**	DLS[19]
Phone Res :	(905) 853-6926	**Project:**	Pratt Hansen Group
Phone Bus :	-	**Plan #:**	
Closing Date :	2011-07-27	**Lot / Phase #:**	3001 / ESV
Inspector:	Bruno Tidd	**Municiaplity:**	

Inspection Date: 25 Jul 2011

Please list below any damaged, incomplete, or missing items and anything that is not in good operating condition.
Also note any (substitutions) of items referred to in, or to be selected under, the Agreement of Purchase and Sales (APS).
Please initial all changes and deletions. As a minimum, check the following:

DAMAGED, INCOMPLETE OR MISSING
- Windows, side lights and other glazing. Window and door screens
- Bathtub sinks and toilets
- Bathroom accessories if provided
- Mirrors, counter tops and cabinetry
- Flooring (hardwood, vinyl, ceramic tiles, carpeting)
- Interior finished and trim carpentry
- Furnace
- Hot water heater, if provided (not rental)
- Exterior finished, driveways, walkways, decks and landscaping

OPERATING CONDITION
- Windows, interior and exterior doors including garage overhead doors, door locks
- Faucets: Kitchen, bathroom, laundry room
- Exhaust fans (kitchen, bathrooms) if provided
- Electrical outlets and fixtures
- Gas fireplaces, incl.circulation fans, if provided
- Heat Recovery Ventilation system, if provided
- Heating system
- Hot water heater, if provided (not rental)
- Air conditioning system, if provided and if conditions permit

Also list here anything that can't be assessed because for example is dirty or inaccessible.

GENERAL COMMENTS			
INSPECTION START TIME	INSPECTION STARTED AT 2:15 p.m.		
NEW TELEPHONE NUMBER	** PURCHASER HAS A NEW PHONE NUMBER - CARTER 905-717-0177. HOME 905-853-6926		
MASTER BEDROOM			
WALLS	DRYWALL PATCH NEAR FIRE ALARM ROUGH		
BEDROOM #2			
WALLS	PAINT TOUCH UP REQUIRED AROUND CEILINGS AND TOUCH UPS ON BASEBOARD AS WELL.AND PAINT TOUCH UP LEFT SIDE OF WINDOW FRAME.		
WINDOWS	OPERABLE WINDOW OPENS OK BUT STICKS WHEN CLOSING.		
BEDROOM #3			
WALLS	DENTED CORNER BEAD AT BOTTOM OF CLOSET WALL LEFT SIDE. PAINT ALONG TOP OF WALLS AT CEILING ROUGH. FURNACE ROOM HAS LARGE HOLE IN DRYWALL AT LERFT WALL BASE. PATCH NOT REPAIRED IN WALL PROPERLY.		
WINDOWS	OPERABLE WINDOW OPENS EASILY BUT CRACKS WHEN CLOSING.		
MAIN BATHROOM			
WALLS	DRYWALL PATCHES BEHIND TOILET AT TOP LEFT CORNER AND CORNER BEAD TOP LEFT WALL NEAR CEILING		
FOYER/HALL			
WALLS	PAINT ALONG TOP OF HALL CLOSET SPOTTY.		
FLOORING	CARPET DOES NOT MEET UP WITH TRANSITION TO CERAMIC VERY WELL IN ALL AREAS. PARTICULARLY BAD IN KITCHEN AREA.		
LIVING ROOM			
FLOORING	CARPET STAINED RED SPOTS IN A COUPLE OF AREAS		
WALLS	DRYWALL REPAIRS IN CORNER NEAR VENTS TAPE SEPARATING FROM WALL. SMALL HOLE IN DRYWALL BETWEEN VENT AND FIRE ALARM		
TRIM	PAINT TOUCH UPS ON TRIM AROUND PATIO DOOR.		
GARDEN/PATIO DOORS			
HOTEL	DOOR DOES NOT LOCK AND SCREEN IS STIFF.		
KITCHEN			
COUNTERTOPS	WERE NOT THOROUGHLY CLEANED DIFFICULT TO INSPECT.		
MASTER BATHROOM			
WALLS	[illegible]		
LAUNDRY ROOM			
TRIM	GAP BETWEEN TRIM AND DOOR FRAME LEFT SIDE OF ENTRY [illegible]		

[illegible] PRELIMINARY INSPECTION IN A FORMAL REPORT [illegible] CONDITION TO REPRESENTS PURCHASER [illegible]

[illegible]

[illegible] Representative

[illegible]

Purchaser

Date

[illegible]

RECEIVED JUL 25 2011

[illegible]