



PDI  
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Vendor/Builder #  
Purchaser Name : Olimpia Romita  
Phone Res : (416) 275-9401  
Phone Bus :  
Closing Date : 2013-09-19  
Inspector: Bruno Tidd

Enrollment #  
Legal Address: DLS[19]  
Project: Pratt Hansen Group  
Plan #:  
Lot / Phase #: 43104 / Building43  
Municipality:

1845570

Inspection Date: 16 Sep 2013

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 6:30 P.M.  
NOTE: TOUCH UPS REQUIRED THROUGH OUT AS INDICATED. WIRE  
SHELVING NOT INSTALLED IN LAUNDRY/CLOSET AREA. JUST  
LEAVE SHELVING UNINSTALLED IN UNIT. PURCHASER IS  
INSTALLING HIS OWN HARDWOOD FLOORING WHICH WILL  
TRANSITION ONTO THE BROKEN TILES. THIS REPAIR WILL BE  
CRUCIAL IN ENABLING THE PURCHASER TO INSTALL HIS  
FLOORING AFTER CLOSING.

NEW TELEPHONE NUMBER 416-275-9740

**MAIN BATHROOM**

WALLS HOLE IN WALL BEHIND DOOR WHERE HANDLE HITS WALL

**LIVING ROOM**

CRACK IN CONCRETE FLOOR RUNS RIGHT ACCROSS CENTER OF  
FLOOR. ADDITIONAL CRACK TO RIGHT OF FURNACE CLOSET  
AND AND TO LEFT OF PATIO DOOR,

**KITCHEN**

FLOORING ALL TILES LEADING INTO THE LIVING AREA FROM THE  
KITCHEN ARE CRACKED, ONE TILE CRACKED AS WELL AT LEFT  
SIDE OF ENTRY INTO BATHROOM.

WALLS PAINT TAPE NOT REMOVED BEHIND FRIDGE AND STOVE. AREA  
BEHIND APPLIANCES NOT CLEANED.

CABINETS UPPER CABINET OVER FRIDGE. SHIM VISIBLE UNDER  
CABINET,

RANGEHOOD LIGHT BULB NOT WORKING.

NOTE: FRIDGE DOOR IS DENTED AND NEEDS TO BE REPLACED.

**LAUNDRY ROOM**

FLOORING 2 CRACKED TILES IN LAUNDRY ROOM NEAR DRAINS.

TRIM DOOR DOES NOT CLOSE PROPERLY.

**EXTERIOR**

DECK ELECTRICAL OUTLET COVER PLATE IS BROKEN.

THE COMPLETED PRE-DELIVERY INSPECTION IS A FORMAL RECORD OF THE HOME'S CONDITION BEFORE THE PURCHASER TAKES  
POSSESSION IT WILL BE USED AS A REFERENCE FOR FUTURE WARRANTY REQUESTS  
\* Purchasers or owners who intend to designate someone to conduct the PDI in their place should ensure they provide written authority to the vendor/builder  
authorizing the designate to sign this form on their behalf.

Builder Representative

Purchaser

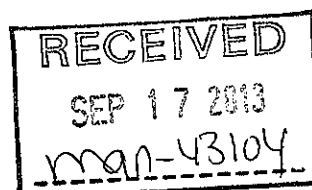
Designate's Name (please print)

Designate's Signature

I the homeowner, confirm that all repair work listed has been completed

Purchaser

Date



**THE VENDOR SHALL:**

1. Complete this form with accurate information, including the final purchase price. (Failure to do so may have adverse consequences for the Vendor's licence); and
2. Deliver a signed copy of this document to the homeowner on or before the Pre-Delivery Inspection date.

|   |
|---|
| <b>HOME ENROLMENT NO.</b>                     |
| 1845570                                       |
| <b>COMMON ELEMENT. NO.</b><br>(If applicable) |
| 1833064                                       |

|   |                            |                          |       |
|---|----------------------------|--------------------------|-------|
| <b>VENDOR'S NAME:</b>                             | PRATT HANSEN GROUP INC.    | <b>VENDOR REF. NO</b>    | 34234 |
| <b>VENDOR'S ADDRESS:</b>                          | 301 King St. BARRIE L4N6B5 |                          |       |
| <b>BUILDER'S NAME:</b> (If different from Vendor) |                            | <b>BUILDER REF. NO.:</b> |       |
| <b>BUILDER'S ADDRESS:</b>                         |                            |                          |       |

|  |                    |   |  |
|--|--------------------|---|--|
| <b>HOME ADDRESS (Please correct as required):</b>      |                    |   |  |
| 43   | Ferndale Dr. S.    | 104                                       |  |
| <b>NUMBER</b>  | <b>STREET NAME</b> | <b>CONDO SUITE NO.</b><br>(If applicable) |  |
| BARRIE   | L4N5W6             |   |  |
| <b>CITY/TOWN</b>                                       | <b>POSTAL CODE</b> |   |  |
| <b>LEGAL DESCRIPTION (Please correct as required):</b> |                    |   |  |
| 104  | 51M-959            |   | Barrie, City   |
| <b>LOT OR UNIT/LEVEL</b>                               | <b>PLAN</b>        | <b>BLOCK</b>                              | <b>CONCESSION</b>  |
|  |                    |   | <b>LOCAL MUNICIPALITY (Where building permit was issued)</b> |

|   |               |
|---|---------------|
| <b>FINAL PURCHASE PRICE:</b>  |               |
| (As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST; | \$ 152,091.00 |

|   |  |
|---|--|
| <b>REGISTERED OWNER(S) (Please print names as shown or to be shown on the Transfer/Deed of Land):</b>     |  |
| NAME(S): Olimpia Romita   |  |
| EMAIL:  |  |
| (Tarion and the Vendor will use this email address to send important information regarding the warranty.) |  |

|  |  |                       |         |
|--|--|-----------------------|---------|
| <b>TARION</b><br>PROTECTING ONTARIO'S NEW HOME BUYERS  | <b>Tarion Warranty Corporation</b><br>5160 Yonge Street, 12th Floor<br>Toronto, ON M2N 6L9 |                       |         |
| <b>Warranty Information</b>  |  |                       |         |
| Go to <a href="http://www.tarion.com">www.tarion.com</a> to (i) access your <b>Homeowner Information Package</b> - a guide to your new home warranty; and (ii) register for <b>MyHome</b> - Tarion's online service for homeowners.  |  |                       |         |
| <b>VENDOR/BUILDER REF. NO.:</b>  | 34234  | <b>ENROLMENT NO.:</b> | 1845570 |
| <b>WARRANTY START DATE:</b>  | Sep/19/2013  |                       |         |
| <b>HOME ADDRESS:</b>   | 43 Ferndale Dr. S. 104 BARRIE L4N5W6   |                       |         |
| <b>VENDOR/BUILDER AFTER SALES SERVICE CONTACT:</b>   |  |                       |         |
| The Vendor confirms that (i) the home is completed for possession; and (ii) the section 13 warranties under the Ontario New Home Warranties Plan Act apply to the home commencing on the Warranty Start Date (Date of Possession) noted above. Unfinished work and/or surface defects in work and materials (not accepted by the owner(s)) are set out in the accompanying Pre-Delivery Inspection Form. |  |                       |         |
| The Vendor hereby confirms the accuracy of the information noted in this document  |  |                       |         |
| <b>AUTHORIZED SIGNATORY</b>  |  | <b>DATE</b>           |         |

|                          |
|--------------------------|
| V/B REFERENCE NO.        |
| 34234                    |
| UNIT ENROLMENT NO.       |
| 1845570                  |
| C.E. NO. (IF APPLICABLE) |
| 1833064                  |

**CERTIFICATE OF COMPLETION AND POSSESSION** (FOR FREEHOLD AND CONDOMINIUM UNITS)  
NOTE: ONLY TARION WARRANTY CORPORATION FORMS WILL BE ACCEPTED FOR PROCESSING.

VENDOR/BUILDER'S NAME: **Pratt Hansen Group Inc.**  
VENDOR/BUILDER'S ADDRESS: **Pratt Homes**  
**301 King St. BARRIE L4N6B5**  
BUILDER'S NAME (IF DIFFERENT THAN VENDOR):  
BUILDER'S ADDRESS:  
CITY/TOWN: **BARRIE**  
POSTAL CODE: **L4N6B5**

**NEW HOME ADDRESS (PLEASE COMPLETE OR CORRECT AS REQUIRED)**

**43** Ferndale Dr S # **104** **BARRIE**  
NUMBER STREET NAME (IF APPLICABLE CONDO UNIT NUMBER) CITY/TOWN POSTAL CODE

**LEGAL DESCRIPTION (PLEASE COMPLETE OR CORRECT AS REQUIRED)**

**104\*** **51M-959**  
LOT PLAN BLOCK CONCESSION  
**Barrie, City**  
LOCAL MUNICIPALITY (WHERE BUILDING PERMIT WAS ISSUED)

TYPE OF OWNERSHIP: ☐ FREEHOLD ☒ CONDOMINIUM  
TYPE OF HOME:  
☐ DETACHED ☐ SEMI-DETACHED ☐ TOWNHOUSE ☐ DUPLEX ☐ HY-RISE ☐ CONTRACT HOME ☐ OTHER (SPECIFY)  
☐ SEWER SYSTEM ☐ PRIVATE SEWAGE DISPOSAL SYSTEM ☐ PURCHASER RESPONSIBLE FOR PRIVATE SEWAGE DISPOSAL SYSTEM

**THIS SECTION MUST BE COMPLETED**

**PLEASE PRINT NAME OF REGISTERED OWNER(S)**

DATE OF POSSESSION: (IF CONDOMINIUM USE DATE OF OCCUPANCY)  
**2013** **09** **19**  
YEAR MONTH DAY

GIVEN NAME **Olimpia** SURNAME **Romita**  
GIVEN NAME SURNAME

ACTUAL PURCHASE PRICE (INCLUDING UPGRADES AND EXTRAS, BUT EXCLUDING HST) \$ **152,091**

NOTE TO BUILDER: IF MONIES ARE ENCLOSED FOR ENROLMENT FEE ADJUSTMENT - PLEASE INDICATE ENROLMENT NUMBER ON THE BACK OF THE CHEQUE. DO NOT SEND CASH.

AFTER SALES SERVICE CONTACT: **Service Dept** **301 King St** **Barrie** **71-9912**  
NAME OF SERVICE CONTACT ADDRESS TELEPHONE

**RECEIPT OF THE HOMEOWNER INFORMATION PACKAGE**

**PLEASE PRINT HOMEOWNER EMAIL ADDRESS**

Homeowner - Initial to confirm receipt of the Homeowner Information Package.  
Designate - Initial to confirm receipt of the Homeowner Information Package.

**romita26@rogers.com**

PURCHASER CERTIFICATE: The undersigned Purchaser(s) hereby certifies to Tarion Warranty Corporation that the Purchaser(s) has/have inspected the home described above and such home is substantially completed and is ready for possession by the Purchaser(s) on the date of possession indicated above notwithstanding completion by the Vendor/Builder of items listed on the Pre-Delivery Inspection Form. THIS IN NO WAY PRECLUDES THE DISCOVERY AND REPORTING OF FURTHER COMPLAINTS AND OR DEFECTS WITHIN THE SPECIFIED WARRANTY PERIODS.

**15/09/13**  
DATE

PURCHASER

THIS CERTIFICATE OF COMPLETION AND POSSESSION MUST BE COMPLETED BY BOTH PARTIES AND SUBMITTED TO TARION WARRANTY CORPORATION BY THE VENDOR WITHIN 15 DAYS OF THE DATE OF POSSESSION.

**15/09/13**  
DATE

PURCHASER  
VENDOR/BUILDER

The Vendor/Builder warrants that the home is constructed in a workmanlike manner and free of defects in material. A COMPLAINT MUST BE REPORTED TO BOTH THE VENDOR AND TARION IN WRITING, BEFORE THE APPROPRIATE WARRANTY PERIOD EXPIRES.

For example, if your home's date of possession is November 8, 2009:

- The one year warranty begins on November 8, 2009 and ends on November 7, 2010
- The two year warranty begins on November 8, 2009 and ends on November 7, 2011
- The seven year Major Structural Defects (MSD) warranty begins on November 8, 2009 and remains in effect until and including November 7, 2016

YOU SHOULD TAKE NOTE OF WHEN YOUR WARRANTY COVERAGES EXPIRE, BASED ON THE DATE OF POSSESSION SHOWN BELOW.

WARRANTY COMMENCES ON THE DATE OF POSSESSION:

(DATE OF OCCUPANCY, IF CONDOMINIUM) (VENDOR/BUILDER TO COMPLETE)

**Warranty Certificate**

(Ontario New Home Warranties Plan Act) by:

**N.A. Boyer**  
President & Chief Executive Officer

**John Bewell**  
Deputy Registrar

TARION WARRANTY CORPORATION (TARION) hereby confirms that the home identified above has the benefit of the warranties set forth in the Ontario New Home Warranties Plan Act, R.S.O. 1990, C.0.31.