

man-45112



CERTIFICATE OF COMPLETION AND POSSESSION/
WARRANTY CERTIFICATE
(FOR FREEHOLD AND CONDOMINIUM UNITS)

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.

HOME ENROLMENT NO.
1880083
COMMON ELEMENT. NO. (If applicable)
1874532

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

HOME ADDRESS (Please correct as required):				
45	Ferndale Dr S # 112		112	
NUMBER	STREET NAME		CONDO SUITE NO. (If applicable)	
BARRIE				
CITY/TOWN	POSTAL CODE			
LEGAL DESCRIPTION (Please correct as required):				
112	51M-959			Barrie, City
LOT OR UNIT/LEVEL	PLAN	BLOCK	CONCESSION	LOCAL MUNICIPALITY (Where building permit was issued)

FINAL PURCHASE PRICE:
(As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST)
\$ 291,776.00

REGISTERED OWNER(S) (Please print names as shown or to be shown on the Transfer/Deed of Land):	
NAME(S): Heather Muzychka, Bill Muzychka	
EMAIL:	
(Tarion and the Vendor will use this email address to send important information regarding the warranty.)	





Tarion Warranty Corporation
5160 Yonge Street, 12th Floor
Toronto, ON M2N 6L9

Warranty Information

Go to www.tarion.com to (i) access your **Homeowner Information Package** - a guide to your new home warranty; and (ii) register for **MyHome** - Tarion's online service for homeowners.

VENDOR/BUILDER REF. NO.:	34234	ENROLMENT NO.:	1880083
WARRANTY START DATE:	Feb/13/2014		
HOME ADDRESS:	45 Ferndale Dr S # 112 3ARRIE		
VENDOR/BUILDER AFTER SALES SERVICE CONTACT:	Service Dept 705-721-9912		
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		
AUTHORIZED SIGNATORY	DATE	

		PDI Page 1 of 1			
Vendor/Builder # Purchaser Name : William Muzychka and Heather Muzychka Phone Res : (705) 252-1139 Phone Bus : - Closing Date : 2014-02-13 Inspector: Bruno Tidd		Enrollment # Legal Address: DLS[19] Project: Pratt Hansen Group Plan #: Lot / Phase #: 45112 / Building45 Municipality:		1880083 Inspection Date: 10 Feb 2014	

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 6:10 P.M.
 NOTE: TOUCH UPS REQUIRED THROUGH OUT AS INDICATED. SEVERAL MINOR AREAS NOT COVERED BY PAINT IN ALL TOP CORNERS UNDER CROWN MOULDING.
 NEW TELEPHONE NUMBER ** PURCHASER HAS A NEW PHONE NUMBER - 905-955-1800

BEDROOM #2

NOTE: TRIM AND COVER PLATES COVERED IN DUST.

MAIN BATHROOM

TRIM HANDLES ON BI FOLD DOORS LOOSE. ONE IS OFF,
 FAUCETS/PLUMBING HOT AND COLD TAPS REVERSED IN SINK.

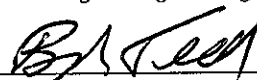
FOYER/HALL

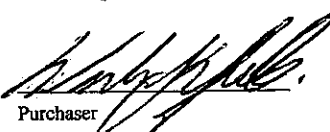
WALLS IN NARROW SPACE BEHIND FRONT DOOR WALL IS VERY ROUGH
 CLOSET REPAINT HALL CLOSET SEVERAL AREAS MISSED

KITCHEN

CABINETS TOP DRAWER IN POTS AND PANS DRAWERS DOES NOT CLOSE RUBS ON GRANITE COUNTER TOP. UPPER CABINET RIGHT OF SINK PAINT IS CRACKED IN BOTTOM SEAM.
 SINK/FAUCET/PLUMBING KITCHEN FAUCET NOT INSTALLED. WATER LINE FOR FRIDGE STICKS OUT TOO MUCH. CAN IT BE RECESSED BACK

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