

Lot 75 (MWE) ST.
BENSON
1422



JAN 7 2009

Pre-Delivery Inspection Form

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 Sale (APS). Please initial all changes and deletions. As a minimum check the following:

DAMAGED, INCOMPLETE OR MISSING	OPERATING CONDITION
• Windows, side lights and other glazing. Window and door screens • Bathtubs, sinks and toilets • Bathroom accessories, if provided • Mirrors, countertops and cabinetry • Flooring (hardwood, vinyl, ceramic tiles, carpeting) • Interior finishes and trim carpentry • Furnace • Hot water heater, if provided (not a rental) • Exterior finishes, driveways, walkways, decks and landscaping are complete	• Windows, interior and exterior doors (including garage overhead door). 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 a rental) • Air conditioning system, if provided and if conditions permit

Comments

Item #	Room/Location	Description
1	FAMILY ROOM	FLOOR SQUEAK IN FRONT OF WINDOW AND OPENING TO HALF WALL
2	PAINT	TOUCH UPS THROUGHOUT
3	WINDOWS	SOME MINOR AREAS IN FRAMES IN ALL WINDOWS. PURCHASER FEELS AREAS SHOULD BE CAULKED OR DAPPED.
4	KITCHEN	CEILING NOT PAINTED, COUNTERTOP TO RIGHT
5	WINDOWS	NO SCREENS, NO CRANKS OF STOVE NOT CAULKED
6	LIVING ROOM	SQUEAK IN FLOOR IN FRONT OF WINDOW AND FRENCH DOORS
7	HALLWAY	TRIM PIECE MISSING AT RIGHT BASE OF STAIRS, VINYL REPAIR REPAIR REQUIRED AT BASE OF STAIRS. ENTRY TO FAMILY ROOMS PLANK CHIPPED IN 2 AREAS, CENTRAL VAC CAPS NOT INSTALLED
8	CLOSETS	DOORS AND SHELVING NOT INSTALLED
9	POWDER ROOM	SINK AND NOT SECURED, AND MIRROR
10	LAUNDRY RM	GAP IN DAYWALL, FROTH VENT (DRYER)
11	MAIN WASHRM	MIRROR, SINK NOT SECURE, SHOWER DOOR NOT INSTALLED, DRAIN TOP NOT SECURE LOOKS OFF CENTER
12	BEDROOM #3	CABLE COVER MISSING
13	LINEN CLOSET	NO SHELVES, NO TAPE INSIDE FRONT WARDEN NO DOOR STOP ON TOP ON RH OF FRAME NOT INSTALLED
14	DECK #	
15	BEDROOM #4	DAYWALL CRACK IN CORNER TO RIGHT OF WINDOW TOUCH UP ON FAR WALL, PAINT STAIN ON CEILING, NAIL POP IN CLOSET
16	MASTER B/LN	SQUEAK IN FLOOR IN FRONT OF WINDOW CABLE COVER, WEATHER STRIPPING ON EXTERIOR DOOR
17	ENSUITE	SINK NOT SECURE, MIRRORS, BLACK MARK ON SHOWER STALL
18	VENTS	DIRTY AND COVS OF DEBRIS
19	BEDROOM #2	PATCH ON RH WALL REQUIRES CEILING TOUCH UPS
20	BASEMENT	CARPET NOT FINISHED ON STAIRS

