

SWD-69



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.
1832996
COMMON ELEMENT. NO. (if applicable)
1773697

VENDOR'S NAME:	H. HANSEN DEVELOPMENT INC.	VENDOR REF. NO	40640
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):			
48	Southwoods Cres.		
NUMBER	STREET NAME		CONDO SUITE NO. (if applicable)
BARRIE	L4N9P8		
CITY/TOWN	POSTAL CODE		
LEGAL DESCRIPTION (Please correct as required):			
69	51M-835		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)
\$ 230,989.00

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

		<b>Tarion Warranty Corporation</b> 5160 Yonge Street, 12th Floor Toronto, ON M2N 6L9	
<b>Warranty Information</b>			
Go to <a href="http://www.tarion.com">www.tarion.com</a> 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.:	40640	ENROLMENT NO.:	1832996
WARRANTY START DATE:	Oct/15/2013		
HOME ADDRESS:	48 Southwoods Cres. BARRIE L4N9P8		
VENDOR/BUILDER AFTER SALES SERVICE CONTACT:			
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	

V/B REFERENCE NO.	40640
UNIT ENROLMENT NO.	1832996
C.E. NO. (IF APPLICABLE)	1773697

**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: **H. Hansen Development Inc.**

VENDOR/BUILDER'S ADDRESS: **301 King St. BARRIE L4N6B5**

BUILDER'S NAME (IF DIFFERENT THAN VENDOR):

BUILDER'S ADDRESS:

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

**48 Southwoods Cres #48 BARRIE**

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

**69 51M-835**

**Barrie, City**

TYPE OF OWNERSHIP: ☐ FREEHOLD ☒ CONDOMINIUM

TYPE OF HOME:

☐ DETACHED ☐ SEMI-DETACHED ☒ TOWNHOUSE ☐ DUPLEX ☐ HI-RISE ☐ CONTRACT HOME ☐ OTHER (SPECIFY)

☒ SEWER SYSTEM ☐ PRIVATE SEWAGE DISPOSAL SYSTEM ☐ PURCHASER RESPONSIBLE FOR PRIVATE SEWAGE DISPOSAL SYSTEM

**THIS SECTION MUST BE COMPLETED**

DATE OF POSSESSION: **2013 10 15**

ACTUAL PURCHASE PRICE (INCLUDING UPGRADES AND EXTRAS, BUT EXCLUDING HST): \$

**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 721-9912**

**RECEIPT OF THE HOMEOWNER INFORMATION PACKAGE**

**PLEASE PRINT HOMEOWNER EMAIL ADDRESS**

**frankie.filice@gmail.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.**

**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.**

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. Boyd** President & Chief Executive Officer

**John Beavello** 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.O.31.

		<b>PDI</b> Page 1 of 1	1832996	
<b>Vendor/Builder #</b>		<b>Enrollment #</b>		
<b>Purchaser Name :</b>	Tony Filice and Franca Filice	<b>Legal Address:</b>	DLS[19]	
<b>Phone Res :</b>	(416) 453-8214	<b>Project:</b>	H Hansen Development Inc.	
<b>Phone Bus :</b>	-	<b>Plan #:</b>		
<b>Closing Date :</b>	2013-09-30	<b>Lot / Phase #:</b>	SWD-00069 / 1	
<b>Inspector:</b>	Bruno Tidd	<b>Municipality:</b>		
<b>Inspection Date: 30 Sep 2013</b>				

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 8:00 P.M.

NOTE: TOUCH UPS REQUIRED THROUGH OUT AS INDICATED. SCREENS AND WINDOWS ARE DIRTY. TRACK IN SLIDING WINDOWS DIRTY. A/C NOT INSTALLED.

NEW TELEPHONE NUMBER 416-669-5097

**UPPER HALL**

TRIM TRIM PIECE AT TOP OF STAIRS ON LEFT SIDE. THERE IS A GAP WHERE LAMINATE MEETS TRIM. TRIM SHOULD BE CUT WHERE TRANSITION PIECE IS TO MAKE IT FIT.

**MAIN BATHROOM**

SHOWER ENCLOSURE CAULK AROUND TOP OF TUB ENCLOSURE AND DOWN SIDES WHERE TILE MEETS WALL

COUNTERTOPS EDGES OF COUNTERTOP TO BE CAULKED,

**STAIRS**

RISERS CARPET ON TOP RISER CUT TOO SHORT NEEDS TO BE REPLACED.

RAILING UNFINISHED

**FOYER/HALL**

FLOORING CERAMIC TILE CRACKED AT BASE OF RAILING POST.


**POWDER ROOM**

NOTE: CHIPPED CABINET END PANEL ON POWDER ROOM VANITY.

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

