



Enrolment: 3661067  
Purchaser Name: PHILIP CHARLES DOUGLAS

Pre-Delivery Inspection  
Page 1 of 2

Phone Res: (647) 919-4517  
Phone Bus: (647) 919-4517  
Closing Date: June 05, 2025  
Inspector: Joe Baldassarra

Vendor / Builder: 61113  
Project: Salotto Building Group Inc.  
Suite / Building: 11 / 1  
Address: 4291 Lidia Way  
Municipality:  
Inspection Date: April 11, 2025

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**

- 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 finishes, driveways, walkways, decks and landscaping

**OPERATING CONDITION**

- Windows, interior and exterior doors. Door locks, etc.
- Faucets: Kitchen, bathroom, laundry room
- Exhaust fans (kitchen, bathrooms)
- Electrical outlets and fixtures
- Gas fireplaces, incl. circulation fans, if provided
- Heat Recovery Ventilation system, if provided
- Heating system
- Air conditioning system, if provided and if conditions permit

**MASTER ENSUITE BATH**

COUNTERTOPS	RIGHT VANITY LAMINATE COUNTERTOP CHIPPED ON LEFT SIDE	_____	_____
VANITY CABINETS	MIDDLE DRAWER ON RIGHT VANITY NEEDS ADJUSTMENT (RUBBING ON TOP DRAWER)	_____	_____
	TOP DRAWER NEEDS ADJUSTMENT ON LEFT VANITY (RUBBING ON COUNTERTOP)	_____	_____

**BEDROOM 4 ENSUITE**

WINDOWS	VINYL WINDOW FRAME CRACKED ON BOTTOM	_____	_____
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**EXTERIOR SEASONAL**

GARAGE DOORS	WATER ENTERING INSIDE OF GARAGE FROM BOTTOM OF DOORS	_____	_____
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**Vendor / Builder:** 61113  
**Project:** Salotto Building Group Inc.  
**Lot / Phase:** 11 / 1  
**Plan:**  
**Address:** 4291 Lidia Way  
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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 Pre-Delivery Inspection in their place should ensure they provide written authority to the vendor/builder authorizing the designate to sign this form on their behalf.*

PHILIP CHARLES DOUGLAS  
Purchaser's Name

  
Purchaser's Signature

\_\_\_\_\_  
Purchaser's Name

  
Purchaser's Signature

\_\_\_\_\_  
Designate's Name (print)

\_\_\_\_\_  
Designate's Signature

Joe Baldassarra  
Inspector's Name

  
Inspector's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed

April 11, 2025

# TARION

## 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.  
3661067  
COMMON ELEMENT NO.  
(if applicable)  
2002768

VENDOR'S NAME:	<b>Salotto Building Group Inc.</b>	VENDOR REF NO.	<b>61113</b>
VENDOR'S ADDRESS:	<b>8700 Dufferin Street. Concord, Ontario L4K 4S6</b>		
BUILDER'S NAME (if different from vendor)		BUILDER REF. NO.	
BUILDER'S ADDRESS:			

<b>HOME ADDRESS (Please correct as required):</b>	
<b>4291 Lidia Way</b>	<b>11</b>
STREET NUMBER AND NAME	CONDO SUITE NO.(if applicable)
<b>Burlington</b>	
CITY/TOWN	POSTAL CODE
<b>LEGAL DESCRIPTION (Please correct as required):</b>	
	<b>TORONTO, CITY</b>
LOT OR UNIT LEVEL / PLAN / BLOCK / CONCESSION	LOCAL MUNICIPALITY (where building permit was issued)

<b>FINAL PURCHASE PRICE:</b>
(As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST)

REGISTERED OWNER(S) (Please print names as shown or to be shown on the Transfer/Deed of Land)
<b>Name(s):</b> <b>PHILIP CHARLES DOUGLAS</b>
<b>Email:</b> <b>philip.douglas21@hotmail.com</b> <small>(Tarion and the Vendor will use this email address to send important information regarding the warranty.)</small>

<b>TARION</b>		<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.	<b>61113</b>	ENROLMENT NO.	<b>3661067</b>
WARRANTY START DATE:			
HOME ADDRESS:	<b>4291 Lidia Way</b>		
VENDOR/BUILDER AFTER SALES SERVICE CONTACT:	<b>communications@trinitypoint.com</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-Deliver Inspection Form.			

The Vendor hereby confirms the accuracy of the information noted in this document	<b>April 11, 2025</b> DATE
AUTHORIZED SIGNATORY	