

Enrollment:
Purchaser Name: ?????
 Mark, Ofori Berko
Phone Res:
Phone Bus: (416) 553-3787
Closing Date: August 10, 2023
Inspector: Gisella Fiore



Vendor / Builder: 44528
Project: Zancor Homes (Innisfil) Ltd.
Lot / Phase: 332W / 3
Plan:
Address:
Municipality:
Inspection Date: July 31, 2023

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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. 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

FOYER/HALL

STAIRS	STAIN REQUIRED AT OUTSIDE STRINGER AND TRIM AT STAIRS TO 2ND FLOOR.		
	EXPOSED SCREW BELOW NOSING AT 2ND FLOOR		
	CHIP ON NEWEL POST AT 2ND FLOOR EDGE.		
	DAMAGED RISER ABOVE TILE AT STAIRS FROM GARAGE TO MAIN FLOOR		
	FILL GAP AT NEWEL LEFT SIDE AT 1ST TREAD AT STAIRS FROM GARAGE TO MAIN FLOOR- AND 1ST LANDING TO 2ND FLOOR.		
WALLS	NAIL POPS/CRACKS AT MAIN HALL RIGHT OF FRONT DOOR		
	DENT OUT OF STIPPLE AT UPPER HALL INFRONT OF BEDROOM 2 LEFT OF SMOKE DETECTORS.		
FRONT DOORS	SECURE WEATHER STRIP AT FRONT DOOR		

KITCHEN

CABINETS	CHIP ON RIGHT HOODFAN GABLE.		
	CRACK FRIDGE GABLE RIGHT SIDE. AND. LEFT SIDE CHIPPED.		
	CHIP INSIDE UPPER LEFT CABINET RIGHT OF HOODFAN.		
	CHIP AT BOTTOM GABLE RIGHT OF STOVE INSIDE		
	ADJUST CABINET ABOVE HOODFAN.		
	CHIP INSIDE BOTTOM LEFT CORNER CABINET LEFT OF STOVE.		
	FILLER PIECE AT UPPER CORNER CABINET SLANTED		
	CHIP AT UPPER CORNER FILLER LEFT OF FRIDGE.		

MASTER ENSUITE BATH

VANITY CABINETS	CHIP AT BOTTOM LEFT AND RIGHT GABLE BELOW SINK.		
FLOORING	SECURE FLOOR DRAIN INSIDE SHOWER		
NOTE:	INSPECT BLACK SCARF MARKS ON TUB BEHIND - BELOW WINDOW		

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SHARED ENSUITE			
VANITY CABINETS	BOTTOM RIGHT GABLE PEELING AT EDGE RIGHT OF SINK.	_____	_____
	CHIP AT BOTTOM LEFT GABLE LEFT OF SINK.	_____	_____
BEDROOM #2			
ELECTRICAL/LIGHTING	REPLACE LIGHT SWITCH RIGHT OF DOOR - H.O ADVISED HARD TO TURN ON.	_____	_____
BEDROOM #4			
NOTE:	SECURE CEILING FAN.	_____	_____
	DENT ON STIPPLE RIGHT OF LIGHT FIXTURE	_____	_____
LIVING ROOM			
FLOORING	OVER CUT AT HARDWOOD RIGHT SIDE BY OUTSIDE STRINGER.	_____	_____
GENERAL COMMENTS			
NOTE:	AS PER HOMEOWNER INSPECT VENT THROUGHOUT -SEAL GAS WITH TAPE	_____	_____
POWDER ROOM			
FLOORING	CHIPPED TILE RIGHT OF TOILET.	_____	_____
BASEMENT			
WINDOWS	SCREENS NOT INSTALLED THROUGHOUT.	_____	_____
FURNACE	AIR VENT RIGHT OF DOOR TO CLOSED	_____	_____
	HANDLES ON DOOR NOT INSTALLED.	_____	_____
EXTERIOR			
PORCH	HOLE AT SOFFIT AT FRONT PORCH RIGHT OF COLOUMN.	_____	_____
	AS PER HOMEOWNER MISSING KERF BELOW PORCH SLAB - PLEASE CONFIRM	_____	_____
NOTE:	REMOVE PLASTER OFF GARAGE SLAB.	_____	_____
	GAPS AT FLASHING LEFT SIDE ABOVE GARAGE. AND LEFT SIDE OF HOME.	_____	_____
	CAULKING REQUIRED RIGHT OF AC	_____	_____
	INSPECT ROOF RIGHT SIDE OF HOUSE SHINGLES LIFTED/ CUPPED.	_____	_____
	CRACKED PIPE RIGHT SIDE AT SUMP PUMP PIPE	_____	_____

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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 PDI in their place should ensure they provide written authority to the vendor/builder authorizing the designate to sign this form on their behalf.*

I have inspected my new home and I agree that the description of the items listed on this form are accurate.

?????

A handwritten signature in blue ink, appearing to be "Mark, Ofori Berko".

Mark, Ofori Berko

Purchaser's Name (print)

Purchaser's Signature

Purchaser's Name (print)

Purchaser's Signature

Designate's Name (print)

Designate's Signature

Gisella Fiore

Inspector's Name (print)

Inspector's Signature

Date (YYYY/MM/DD)

2023/07/31

July 31, 2023