


Enrollment: Purchaser Name: ????? Ardalan Derakhshanian Phone Res: Phone Bus: (416) 356-7575 Closing Date: August 17, 2023 Inspector: Alexandria Damianidis		Vendor / Builder: 44528 Project: Zancor Homes (Innisfil) Ltd. Lot / Phase: 355W / 3 Plan: Address: Municipality: Inspection Date: August 09, 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	VARNISH REQUIRED AT TRIM AT STAIRS AT MAIN FLOOR TO 2ND FLOOR		
	CHIP ON 4TH TREAD AT STAIRS FROM LANDING TO 2ND FLOOR		
	CHIP AT NOISING AT STAIRS TO BSMT		
KITCHEN			
WALLS	REPAIR DRYWALL DUE TOP LIGHT RELOCATION		
CABINETS	ADJUST LOWER LEFT DOOR LEFT OF BANK OF DRAWERS		
	CHIP AT LEFT GABLE LEFT OF STOVE FACING BREAKFAST AREA		
	CHIP ON LEFT AND RIGHT ISLAND GABLE AT FLOOR LINE AND GABLE		
	CHIPS ON BOTH BOTTOM GABLES AT ISLAND FACING FIREPLACE		
	CHIP ON UPPER CORNER FILLER LEFT OF FRIDGE		
MASTER ENSUITE BATH			
MIRROR	MIRRORS THROUGHOUT NOT INSTALLED		
SHOWER ENCLOSURE	SHOWERS GLASS NOT INSTALLED		
FLOORING	ADJUST CARPET SHIM AT ENTRENCE TO BATH		
NOTE:	STANDARD BATHROOM ACCESSORIES NOT SUPPLIED THROUGHOUT - SITE TO INSTALL BASED ON PHOTO LOCATIONS		
FAUCETS/PLUMBING	SECURE TOE KICK IN SHOWER NOT FLUSH WITH TILE		
WALLS	COMPLETE DRYWALL REPAIR ABOVE SHOWER AND BESIDE BATH		
UPPER HALL			
TRIM	VARNISH REQUIRED AT TRIM AT LANDING TO STAIRS TO 2ND FLOOR		
FLOORING	REMOVE STAIN AT UPPER HALL INFRONT OF STAIRS		
LAUNDRY ROOM			
NOTE:	WIRED SHELVEING NOT INSTALLED IN LAUNDRY CLOSET		
FLOORING	ADJUST CARPET SHIM AT ENTRENCE TO LAUNDRY		

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BEDROOM #3	
WALK IN CLOSET	WIRED SHELVING NOT COMPLETE
EXTERIOR	
NOTE:	REMOVE PLASTER FROM GARAGE FLOOR SLAB
	SCRATCH ON FIXED JAM AT SLIDING DOOR
	CAULKING REQUIRED AT PIPE RIGHT SIDE.
	DENTED WINDOW SCREEN AT RIGHT SIDE OF HOUSE, BASEMENT WINDOW
	VENT ON LEFT SIDE OF HOUSE, NOT CAULKED
PORCH	HOLE/CRACK IN PORCH SLAB
	HARDY BOARD AND COULLUMS AT FRONT PORCH NOT PAINTED
FAMILY ROOM	
FLOORING	CHIPS ON 2, 3RD HARDWOOD PLANK FROM ISLAND CHIPS ON 5,14,17,18, 19TH HARDWOOD PLANK FROM FIREPLACE
LIVING ROOM	
FLOORING	CHIPS ON 24, 28, 34 HARDWOOD PLANK FROM WINDOW
BASEMENT	
NOTE:	FLOOR DRAIN MISSING BY FURNACE
	DUCTS NOT CLEANED

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.

?????		Ardalan Derakhshanian	
Purchaser's Name (print)	Purchaser's Signature	Purchaser's Name (print)	Purchaser's Signature
		Alexandria Damianidis	
Designate's Name (print)	Designate's Signature	Inspector's Name (print)	Inspector's Signature
Date (YYYY/MM/DD)	2023/08/09	August 09, 2023	