

**Enrollment:**  
**Purchaser Name:** ????  
 Sandeep Arora  
**Phone Res:**  
**Phone Bus:** (437) 533-2001  
**Closing Date:** September 14, 2023  
**Inspector:** Alexandria Damianidis



**Vendor / Builder:** 44528  
**Project:** Zancor Homes (Innisfil) Ltd.  
**Lot / Phase:** 354W / 3  
**Plan:**  
**Address:**  
**Municipality:**  
**Inspection Date:** August 24, 2023

Page 1 of 3

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

MASTER ENSUITE BATH			
MIRROR	MIRRORS THROUGHOUT NOT INSTALLED	_____	_____
	SHOWER GLASS NOT INSTALLED	_____	_____
VANITY CABINETS	CHIPS AT BOTTOM GABLE BELOW LEFT SINK AND RIGHT SINK	_____	_____
	CHIP ON RIGHT DOOR AND LEFT DOOR BELOW RIGHT SINK AND TOP BANK OF DRAWERS	_____	_____
	CHIPPED	_____	_____
COUNTERTOPS	INSPECT SCUFF ON COUNTERTOP LEFT OF SINK	_____	_____
NOTE:	WINDOW SCREENS AND CRANKS THROUGHOUT NOT INSTALLED	_____	_____
WALLS	OVER CUT AT CEILING FAN	_____	_____
MASTER BEDROOM			
WALLS	BLACK MARKS ON STIPPLE CEILING	_____	_____
BEDROOM #2			
FLOORING	CUT CARPET IN CLOSET	_____	_____
MAIN BATHROOM			
COUNTERTOPS	COUNTER TOP LEFT OF SINK PEELING AND RIGHT SIDE	_____	_____
VANITY CABINETS	CHIP AT BOTTOM GABLE BELOW SINK	_____	_____
UPPER HALL			
WALLS	DENT ON STIPPLE UPPER HALL BY LIGHT FIXTURE	_____	_____
ELECTRICAL/LIGHTING	LIGHT FIXTURE NOT INSTALLED AT UPPER HALL	_____	_____
RAILING	SCRATCH AT UPPER RAILING	_____	_____
BEDROOM #3			
WINDOWS	MISSING WINDOW TRIM ON RIGHT FIXED WINDOW	_____	_____

Enrollment:  
Purchaser Name: ????  
Sandeep Arora  
Phone Res:  
Phone Bus: (437) 533-2001  
Closing Date: September 14, 2023  
Inspector: Alexandria Damianidis



Vendor / Builder: 44528  
Project: Zancor Homes (Innisfil) Ltd.  
Lot / Phase: 354W / 3  
Plan:  
Address:  
Municipality:  
Inspection Date: August 24, 2023

FOYER/HALL			
STAIRS	VARNISH REQUIRED AT 3,4,5TH TREAD EDGE AT STAIRS FROM 2ND LANDING TO 2ND FLOOR AND NOISING		
	CHIP AT NEWEL POST AT 2ND LANDING AT STAIRS TO 2ND FLOOR AT. TOP CAP		
	LINE AT RISER BELOW NOISING AT 2ND LANDING AT STAIRS TO 2ND FLOOR		
	SECURE TRIM AT 1ST LANDING		
	STAIN REQUIRED AT RAILING TO 2ND FLOOR AND STAIN DRIP ON RAILING BY FRONT DOOR		
	CHIP ON OUTSIDE STRINGER RIGHT OF NOISING AT STAIRS TO 2ND FLOOR CAN SEE FROM FIRST FLOOR		
	HO REQUESTING TO STAIN EDGE OF OF NEWEL POST AT MAIN FLOOR		
	HO REQUESTING TO INSPECT EDGE OF RISER AND STRINGER - ROUGH AND NEWEL. AT 1ST LANDING CHIPPED AT STAIRS TO 2ND FLOOR.		
	HO REQUESTING TO STAIN 2ND TREAD AT STAIRS FROM MAIN FLOOR, AND NOISING 2) STAIN NOISING AT STAIRS TO BSMT 3) REMOVE PAINT FROM PICKET AT STAIRS TO BSMT		
	STAIN REQUIRED AT NOSING AND TREAD EDGES AT STAIRS FROM GARAGE		
	INSPECT RAILING AT STAIRS TO THE BASEMENT VERY ROUGH		
FRONT DOORS	CHIPS ON MIDDLE ASTRICAL AT FRONT DOOR		
FLOORING	CHIP ON 1ST PLANK BY NOSING HARDWOOD MARKED WITH GREEN TAPE AND 4TH FROM BASEMENT STAIRS.		
WALLS	BLACK MARK ON STIPPLE CEILING AT ENTRENCE TO KITCHEN		
BASEMENT			
NOTE:	DUCTS NOT CLEANED		
	MAIN WATER SHUT OFF VALVLE LEAKING IN BSMT		
	CUT NAILS IN COLD ROOM		
EXTERIOR			
NOTE:	REMOVE PLASTER ON GARAGE FLOOR SLAB		
PORCH	ADJUST. LEFT COLUMN AT FRONT PORCH GAP AT BOTTOM		
	GAP AT SOFFIT AND STONE AT FRONT PORCH RIGHT SIDE CAN SEE WOOD		
	COLD CELLAR VENT , NOT INSTALLED		
KITCHEN			
CABINETS	AS PER UPGRADES MISSING X2 UPPER RIGHT AND LEFT CABINET AT WINDOW.		
	AS PER DRAWINGS CONFIRM IF DESK PANTRY LOWER. RIGHT AND LEFT DOORS SHOULD BE DOUBLE.		
	CHIP AT BOTOM GABLE BELOW SINK LEFT SIDE.		
	CHIP BOTTOM RIGHT CABINET BELOW SINK AND RIGHT CABINET AT SINK AT ISLAND		
	CHIP ON BOTTOM RIGHT CABINET RIGHT OF FRIDGE AND INSIDE AT GABLE.		
	CHIP ON PANTRY SHELF INSIDE LEFT OF DESK AND DOOR.		
	CHIP AT KICKPLATE RIGHT OF STOVE.		
COUNTERTOPS	COUNTERTOP AT DESK NOT INSTALLED.		
WALLS	DRYWALL REPAIR REQUIRED LEFT OF SLIDING DOOR.		
WINDOWS	SCREEN DOOR NOT INSTALLED AT KITCHEN		
LIVING ROOM			
FLOORING	CHIP. 3 AND 21 PLANK FROM ENTRANCE TO LIVING		

**Enrollment:**  
**Purchaser Name:** ????  
Sandeep Arora  
**Phone Res:**  
**Phone Bus:** (437) 533-2001  
**Closing Date:** September 14, 2023  
**Inspector:** Alexandria Damianidis





Page 3 of 3

**Vendor / Builder:** 44528  
**Project:** Zancor Homes (Innisfil) Ltd.  
**Lot / Phase:** 354W / 3  
**Plan:**  
**Address:**  
**Municipality:**  
**Inspection Date:** August 24, 2023

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.

_____		_____	_____
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)	2023/08/24	August 24, 2023	