



HOMES

Zancor Homes (Innisfil) Ltd.  
Warranty Services  
Phone: (905) 738-7010  
Fax: (905) 738-5948

Work Order

Closing Date: 19Oct23

Address: 1323 Stevens Road

Innisfil

Location: Belle Aire Shores - Phase: 3 - Lot: 87W

Today's Date: 29Jan24

Contact(s): Gary, Martins Dinis - Home: (416) 898-7514 - (gary.dinis18@hotmail.com)

Email: gary.dinis18@hotmail.com

~~19Oct23~~

Company: Zancor - Innisfil Warranty Service

Attention:

Telephone:

Fax:

Please Complete the following items:

DAI	Type	Issue	Appt. Date/Time	Notes
166425	Interval	Exterior- General- trim piece at window damaged - noted at key pick up	06Feb24 /am	<del>MEASURE</del> GOT IN <del>THAT</del> COMPLETED
166426	Interval	Exterior- General- svc to check all basement windows and clean around	06Feb24 /am	<del>RA65 / SPENT 15 MIN</del> SEASONAL
169025	30-Day	Exterior- General- Condition: At gas entrance pipe into the home, several bricks are stained with paint. Location: Left side (facing home) As per item 5 on Home Inspection report-svc to remove paint at brick at gas line	06Feb24 /am	<del>CEAD BRICK</del> SEASONAL
169059	30-Day	Master Bedroom- General- Attic hatch is poorly painted. Location: Attic As per item 36 of home	06Feb24 /am	<del>PAINT HATCH</del> COMPLETED

416-315-6274

		inspection report			
169062	30-Day	Main Bathroom- General- Condition: Gaps are present at threshold pieces throughout the master bathroom shower. Location: Master Bathroom As per item 39 of home inspection repo-CAULK JAMB	06Feb24 /am		<del>CLEAN MARBLE STAIRS AND CAULK</del>  <u>COMPLETED</u>
169105	30-Day	Kitchen- General- Insufficient space between island and builder provided. (upgraded) fridge. Less than 30" of space is present due to the fridge sticking out too far. The builder did not inform the seller of this issue with builder upgraded fridge. Item 70 of report-na	06Feb24 /am		<u>COMPLETED</u>
169126	30-Day	Exterior- General- Grounding conduit by electrical entrance to home needs to be set closer to the foundation of home, tripping hazard currently Location: Left side of home near electrical conduit entrance Additional item not on inspection report	06Feb24 /am		<del>CHECK LIGHT MAY BE SEASONAL</del>  <u>SEASONAL</u>

Date Completed: FEB 6th 2024

Homeowner Signature: *Amber*  
The Homeowner acknowledges and accepts all work  
has been completed in a workman like manner.

Date Completed: FEB 6th 2024

Trade &/or Service Tech.

Signature: *[Signature]*

Print Name: MATTIAU SMAS

**Belle Aire Shores - Phase: 3 - Lot: 87W**

**166425 - 1 - 1 - trim piece at window damaged -  
noted at key pick up**



## Outstanding Deficiencies

### Belle Aire Shores - Phase: 3 - Lot: 87W

<u>Date Reported</u>	<u>Type</u>	<u>Number</u>	<u>Deficiency Description</u>	<u>Trade Assigned</u>	<u>Add Trade</u>	<u>Appointment Date</u>	<u>Item Completed</u>	<u>Initial</u>
<u>11Oct23</u>	PDI	16	EXTERIOR- NOTE:-REMOVE NAILS AND GARBAGE FROM ROOF. CAN SEE FROM BEDROOM.	<u>Zancor Construction/Labour Innisfil</u> 164561	<u>Add</u>	<u>06Feb24</u>		
<u>11Oct23</u>	PDI	33	FOYER/HALL- STAIRS~VARNISH REQUIRED AT RAILING AT SECOND FLOOR MARKED WITH GREEN TAPE	<u>Perfect Touch Painting</u> 164578	<u>Add</u>	<u>06Feb24</u>	✓	AD
<u>11Oct23</u>	PDI	34	FOYER/HALL- STAIRS~REMOVE PAINT FROM PICKETS THROUGHOUT	<u>Perfect Touch Painting</u> 164579	<u>Add</u>	<u>06Feb24</u>		
<u>11Oct23</u>	PDI	36	FOYER/HALL- STAIRS~FIRST TREAD CORNER DAMAGED AT STAIRS AT MAIN FLOOR TO 2ND FLOOR	<u>Bolton Railings Inc.</u> 164581	<u>Add</u>	<u>06Feb24</u>	✓	AD
<u>03Nov23</u>	Interval	9	Exterior- General- trim piece at window damaged - noted at key pick up	<u>Zancor - Innisfil Warranty Service</u> 166425	<u>Add</u>	<u>06Feb24</u>	✓	AD
<u>03Nov23</u>	Interval	10	Exterior- General- svc to check all basement windows and clean around	<u>Zancor - Innisfil Warranty Service</u> 166426	<u>Add</u>	<u>06Feb24</u>		
<u>20Nov23</u>	Interval	13	Stairs- General- stain touch ups required due to Bolton repair	<u>Perfect Touch Painting</u> 167501	<u>Add</u>	<u>06Feb24</u>	✓	AD
<u>07Dec23</u>	30-Day	1	Exterior- General- Lower Front Roof - To be cleaned of construction debris and dirt as per attached supporting Home Inspection report Item 2-site	<u>Zancor Construction/Labour Innisfil</u> 169022	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	2	Exterior- General- ROOF DRAINAGE \ Downspouts - Condition: Loose Downspout strap is not attached. Location: Left side (facing home) Garage As per item 3 on supporting Home Inspection report	<u>Promark Aluminium LTD.</u> 169023	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	4	Exterior- General- Condition: At gas entrance pipe into the home, several bricks are stained with paint. Location: Left side (facing home) As per item 5 on Home Inspection report-svc to remove paint at brick at gas line	<u>Zancor - Innisfil Warranty Service</u> 169025	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	5	Exterior- General- EXTERIOR GLASS/WINDOWS \ Condition: Window sill missing caulking at joint. Location: Bedroom 3 As per item 6 on Home Inspection report- @joint at sill	<u>CJ Caulking</u> 169026	<u>Add</u>	<u>06Feb24</u>		

<u>07Dec23</u>	30-Day	7	Exterior- General- Condition: Right side Kitchen window is poorly caulked at left side vertical connection to brick veneer. Hole is present at mortar joint. Location: Kitchen As per item 8 of Home Inspection report	<u>CJ Caulking</u> 169028	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	9	Exterior- General- Condition: Master bathroom window is poorly caulked at connection to sill. Location: Master Bathroom As per item 10 of the Home Inspection report	<u>CJ Caulking</u> 169030	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	11	Exterior- General- EXTERIOR GLASS/WINDOWS \ Window wells. Left side basement window is nearly at grade level without a window well present. Location: Left side (facing home) As per item 12 on home inspection report	<u>Val-Green</u> 169032	<u>Add</u>	<u>06Feb24</u>		
			Exterior- General- DOORS \ Exterior trim Condition: Caulking missing, deteriorated or loose Caulking cracked/defective at top right and bottom left corner of door. Location: Front Door As per item 13 on Home Inspection report					
<u>07Dec23</u>	30-Day	12	Exterior- General- Condition: Caulking poorly applied at sill, weeping holes of the door have been caulked over. Location: Backyard Sliding Door As per item 14 on home inspection report- below sliding door	<u>CJ Caulking</u> 169033	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	13	Exterior- General- Condition: Caulking poorly applied at sill, weeping holes of the door have been caulked over. Location: Backyard Sliding Door As per item 14 on home inspection report- below sliding door	<u>CJ Caulking</u> 169034	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	14	Exterior- General- Condition: Column trim is installed too high off of masonry column leaving a gap. Location: Front Porch As per item 15 of home inspection report-caulk below columns at sill	<u>CJ Caulking</u> 169035	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	16	Exterior- General- LANDSCAPING \ General notes Condition: Final grading and sod installation to be completed (weather permitting) Location: Exterior As per item 17 of home inspection report	<u>Zancor Construction/Labour</u> <u>Innisfil</u> 169037	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	17	Exterior- General- LANDSCAPING \ Driveway Condition: Driveway surface to be installed (weather permitting) Location: Driveway As per item 18 on home inspection report	<u>Zancor Construction/Labour</u> <u>Innisfil</u> 169038	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	18	Garage- General- GARAGE \ Floor Condition: Floor is stained with mortar, dirt and paint. Location: Garage As per item 19 of home inspection report	<u>Foremont Drywall</u> 169039	<u>Add</u>	<u>06Feb24</u>		

			Garage- General- GARAGE \ Vehicle doors Condition: Inner garage door panels on both doors to be switched out to all match and be consistent as per Abbey Overhead Doors builder subcontractor (Panels have been ordered by contractor and waiting delivery/install)	<u>Abbey Overhead Doors Inc.</u> 169041	Add	06Feb24		
<u>07Dec23</u>	30-Day	19	Garage- General- Weather strip missing on 2nd garage door (furthest garage door from Front door) Part ordered by builder subcontractor Abbey Overhead Doors, waiting delivery/installation	<u>Abbey Overhead Doors Inc.</u> 169042	Add	06Feb24		
<u>07Dec23</u>	30-Day	20	Exterior- General- Exterior receptacle boxes to be sealed around with caulking to prevent water and insect intrusion into electrical box. Location: Exterior As per item 25 of home inspection report-WE DO NOT CAULK THERE	<u>CJ Caulking</u> 169047	Add	06Feb24		
<u>07Dec23</u>	30-Day	24	Exterior- General- Condition: Exterior lights to be sealed around with caulking to prevent water and insect intrusion into electrical box. Location: Exterior As per item 28 on home inspection report-NA	<u>CJ Caulking</u> 169049	Add	06Feb24		
<u>07Dec23</u>	30-Day	31	Family Room- General- Condition: Fireplace surround is damaged and painted in various areas. Location: Family Room As per item 34 of home inspection report-REMOVE PAINT AT FIREPLACE	<u>National Fireplaces and Facings INC.</u> 169056	Add	06Feb24		
<u>07Dec23</u>	30-Day	32	Master Bedroom- General- ATTIC/ROOF \ Hatch/Door Condition: Not insulated Attic hatch insulated is not attached to the attic hatch.- foam insulation not secured at attic hatch	<u>WYECROFT TRIM</u> 169058	Add	06Feb24	✓	PD
<u>07Dec23</u>	30-Day	33	Master Bedroom- General- Attic hatch is poorly painted. Location: Attic As per item 36 of home inspection report	<u>Zancor - Innisfil Warranty Service</u> 169059	Add	06Feb24	✓	PD
<u>07Dec23</u>	30-Day	34	Basement- General- Condition: Sump pump cover missing grommet for electrical cable. Location: Basement As per item 37 of home inspection report	<u>Toronto Concrete &amp; Drain</u> 169060	Add	06Feb24	✓	PD
<u>07Dec23</u>	30-Day	36	Main Bathroom- General- Condition: Gaps are present at threshold pieces throughout the master bathroom shower. Location: Master Bathroom As per item 39 of home inspection repo-CAULK JAMB	<u>Zancor - Innisfil Warranty Service</u> 169062	Add	06Feb24	✓	PD
<u>07Dec23</u>	30-Day	42	Bedroom 2- General- Condition: Tray ceiling has visible (evening time) drywall joints. Location:	<u>Foremont Drywall</u> 169070	Add	06Feb24		

			Master Bedroom As per item 46 of home inspection report					
			Kitchen- General- Insufficient space between island and builder provided (upgraded) fridge. Less than 30" of space is present due to the fridge sticking out too far. The builder did not inform the seller of this issue with builder upgraded fridge. Item 70 of report-na					
<u>07Dec23</u>	30-Day	65		<u>Zancor - Imisifi</u> <u>Warranty Service</u> 169105	<u>Add</u>	<u>06Feb24</u>	✓	<u>A-D</u>
			Stairs- General- First riser down from 2nd floor at open end, shoe moulding trim is poorly installed to newel post leaving a gap					
<u>07Dec23</u>	30-Day	73	Location: Staircase to second floor As per item 78 of home inspection report	<u>WYECROFT TRIM</u> 169113	<u>Add</u>	<u>06Feb24</u>	✓	<u>A-D</u>
			Stairs- General- Incorrect shoe moulding used at bottom stringer than connections to quarter round. Trim type is not consistent. Location: 2 Step staircase As per item 82 of home inspection report-shoe mold used in lieu of trim					
<u>07Dec23</u>	30-Day	77		<u>WYECROFT TRIM</u> 169117	<u>Add</u>	<u>06Feb24</u>	✓	<u>A-D</u>
			Exterior- General- Sump pump drain conduit needs caulking underneath Location: Right side of home Additional item not on home inspection rep - @exterior	<u>CJ Caulking</u> 169124	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	84						
			Exterior- General- Window wells in backyard are not centered with windows, additionally they are not level either (slanted or much higher than other wells) Location: Backyard (Facing back of home) Additional item not on home inspection report-na grading	<u>Val-Green</u> 169125	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	85						
			Exterior- General- Grounding conduit by electrical entrance to home needs to be set closer to the foundation of home, tripping hazard currently Location: Left side of home near electrical conduit entrance Additional item not on inspection report	<u>Zancor - Imisifi</u> <u>Warranty Service</u> 169126	<u>Add</u>	<u>06Feb24</u>		
<u>07Dec23</u>	30-Day	86						
			Stairs- General- Inconsistent trim piece at stairs on main floor going to 2nd floor Location: Main floor staircase Additional item not on inspection report	<u>WYECROFT TRIM</u> 169127	<u>Add</u>	<u>06Feb24</u>	✓	<u>A-D</u>
<u>07Dec23</u>	30-Day	87						

Homeowner Signature: \_\_\_\_\_

The Homeowner acknowledges and accepts that all initialled work has been completed in a workman like manner to their satisfaction.

Date: \_\_\_\_\_