


Enrollment: Purchaser Name: George Roswell Jasmine Roswell Phone Res: Phone Bus: (647) 409-8282 Closing Date: July 31, 2025 Inspector: Gisella Fiore		Vendor / Builder: Project: Zancor Oakville Ltd. Lot / Phase: 109 / 1 Plan: Address: 2450 Old Bronte Road, Suite 109 Municipality: Inspection Date: March 07, 2025
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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	OPERATING CONDITION
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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

GENERAL COMMENTS		
-	REMOVE NAILS OFF DRYWALL THROUGHOUT FROM PAINTINGS	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
POWDER ROOM		
NOTE:	CHIP AT GABLE BELOW SINK	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
MASTER BEDROOM		
FLOORING	LARGE GAP 4TH PLANK FROM RAILING AT UPPER FLOOR	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
	SHARP EDGE AT T MOLD BY CLOSET CORNER AT 2ND FLOOR POOR CUTTING.	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
FOYER/HALL		
STAIRS	INSPECT BLACK RAILING AT STAIRS TO SECOND FLOOR BLACK LINE BY SHORT RAILING	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
	INSTALL TRIM AT STRINGER AT MAIN FLOOR TO 2ND FLOOR AND AT STRINGER BELOW STAIRS.	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
	DENT ON OUTSIDE STRINGER AT 2ND TREAD AT STAIRS FROM MAIN TO 2ND	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
NOTE:	ADD BULKHEAD OVER SPRINKLER ORANGE PIPE INSIDE FOYER CLOSET	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
	SCRATCH ON LEFT SLIDING MIRROR DOOR.	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
KITCHEN		
CABINETS	DENT ON UPPER CABINET ABOVE FRIDGE 2) DENT ON UPPER RIGHT CABINET RIGHT OF MICROWAVE 3) DENT ON UPPER LEFT CABINET BELOW HANDLE ABOVE MICROWAVE.	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
	CRACKED WHIT3E SCREW HOLDER INSIDE FREEZER LEFT SIDE.	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
	ISLAND NOT INSTALLED.	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
NOTE:	SINK STOPPER NOT INSTALLED.	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
LIVING ROOM		
NOTE:	SCRATCH ON RIGHT MULLIN RIGHT OF BALCONY DOOR	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>
	REMOVE BLINDS AND CLEAN WINDOW CAN SEE FROM EXTERIOR AT DEN	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>

Enrollment:

Purchaser Name: George Roswell
Jasmine Roswell

Phone Res:

Phone Bus: (647) 409-8282

Closing Date: July 31, 2025

Inspector: Gisella Fiore



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Vendor / Builder:

Project: Zancor Oakville Ltd.

Lot / Phase: 109 / 1

Plan:

Address: 2450 Old Bronte Road, Suite 109

Municipality:

Inspection Date: March 07, 2025

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.

George Roswell

Purchaser's Name (print)

A handwritten signature in black ink, appearing to read "George Roswell".

Purchaser's Signature

Jasmine Roswell

Purchaser's Name (print)

Purchaser's Signature

A handwritten signature in black ink, appearing to read "Jasmine Roswell".

Designate's Name (print)

Designate's Signature

Gisella Fiore

Inspector's Name (print)

Inspector's Signature

Date (YYYY/MM/DD)

2025/03/07

March 07, 2025