

## Outstanding Deficiencies

### Belle Aire Shores - Phase: 3 - Lot: 189W

<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>22Oct24</u>	2 Year	1	Basement- General- The Builder Repaired Major broken leak of a sanitary pipe from which water dropped to the main floor and leaked to the basement. Now all the frames has MASSIVE structural problems related to Fungus, Dry rot and Mushroom growth. This is NOT mold	Zancor - Inmisfil Warranty, Service 179200	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	
<u>27May25</u>	2 Year	2	Exterior- General- Foundation crack with water penetration. (to be fixed from the exterior), or injected.	<u>Drain-Tile</u> 182842	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	LI
<u>27May25</u>	2 Year	3	Master Ensuite- General- (Master Bathroom) The outlet is not GFCI protected. The builder last year confirmed this deficiency but no repairs were completed	<u>Dart Electric</u> 182843	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	LI
<u>27May25</u>	2 Year	4	Main Bathroom- General- Main floor bathroom - the Outlet is not GFCI protected	<u>Dart Electric</u> 182844	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	LI
<u>27May25</u>	2 Year	5	Exterior- General- Brick not aligned from the base at 3 feet area. (LEFT OF FRONT DOOR AT CORNER CORBELLING- MEASURE TOLERANCE)	<u>River Valley Masonry Group LTD</u> 182845	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	LI
<u>27May25</u>	2 Year	6	Exterior- General- Brick leaning to the right, has also increased from the initial observation last year, resulting in flashing and trim defects of the garage door. The left side is not straight. (RE/RE RIGHT GARAGE JAMB AT FRONT OF HOUSE LEFT GARAGE DOOR LEANING)	<u>Kingsview Carpentry</u> 182846	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	LI
<u>27May25</u>	2 Year	7	Exterior- General- Bricks about the fire place are missing, despite the same width of the adjacent brick. I took photos for you from the neighbor's as w/ remove mortar add brick)	<u>River Valley Masonry Group LTD</u> 182847	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	LI
<u>27May25</u>	2 Year	8	Exterior- General- multiple areas of unaligned bricks, pushed to the outside( brick left of front bedroom window- slanted and joints not straight)	<u>River Valley Masonry Group LTD</u> 182848	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	LI
<u>27May25</u>	2 Year	9	Exterior- General- brick Not straight line cladding. ( inspect wall left of front door porch line not straight)	<u>Kingsview Carpentry</u> 182849	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	LI
<u>27May25</u>	2 Year	10	Exterior- General- Due to the missing lintels at basement window, bricks deflection	<u>River Valley Masonry Group LTD</u> 182850	Add	<u>18Jun25</u>	<input checked="" type="checkbox"/>	LI
<u>27May25</u>	2 Year	11	Basement- General- Broken structural beams	<u>Kingsview Carpentry</u> 182851	Add	<u>18Jun25</u>	<input type="checkbox"/>	
<u>27May25</u>	2 Year	12	Basement- General- Deflected beams (multiple areas)	<u>Kingsview Carpentry</u> 182852	Add	<u>18Jun25</u>	<input type="checkbox"/>	

<u>27May25</u>	2 Year	13	Basement- General- Missing screws to joist hangers (Multiple	<u>Kingsview</u> <u>Carpentry</u> 182853	<u>Add</u>	<u>18Jun25</u>	<input checked="" type="checkbox"/>	<u>LT</u>
<u>27May25</u>	2 Year	14	Basement- General- Missing moisture barrier between baseplate and concrete.	<u>Zancor -</u> <u>Immisfil</u> <u>Warranty</u> <u>Service</u> 182854	<u>Add</u>	<u>18Jun25</u>	<input type="checkbox"/>	
<u>27May25</u>	2 Year	15	Basement- General- Missing Moisture barriers ( NOTCH 2 BY 4 NOT TO TOUCH CONCRETE CONFIRM GASKET SILL INSTALLED)	<u>Zancor -</u> <u>Immisfil</u> <u>Warranty</u> <u>Service</u> 182855	<u>Add</u>	<u>18Jun25</u>	<input type="checkbox"/>	
<u>27May25</u>	2 Year	16	Basement- General- Failing moisture barrier/uninstalled correctly - Major structural items (wood Columns). Rot has been developed. This issue will require removal and re-installation. (how will you stop it from reoccurrence if sprayed), kindly let's avoid arguing this.	<u>Zancor -</u> <u>Immisfil</u> <u>Warranty</u> <u>Service</u> 182856	<u>Add</u>	<u>18Jun25</u>	<input type="checkbox"/>	
<u>27May25</u>	2 Year	17	Basement- General- Missing lintels at basement windows. Some areas started to show brick decays. Confirmed with the Builder	<u>River Valley</u> <u>Masonry</u> <u>Group LTD</u> 182857	<u>Add</u>	<u>18Jun25</u>	<input checked="" type="checkbox"/>	<u>LT</u>
<u>27May25</u>	2 Year	18	Basement- General- Deflected basement window	<u>Zancor -</u> <u>Immisfil</u> <u>Warranty</u> <u>Service</u> 182858	<u>Add</u>	<u>18Jun25</u>	<input type="checkbox"/>	
<u>04Jun25</u>	2 Year	19	Exterior- General- Weeping tiles around the house seems to be blocked/unleveled. The tile has not shown water ever been discharged, but water comes from the surrounding gravel and weep holes after rain event from below slab, pending water penetration is not an assessment	<u>Zancor -</u> <u>Immisfil</u> <u>Warranty</u> <u>Service</u> 183217	<u>Add</u>	<u>18Jun25</u>	<input type="checkbox"/>	
<u>04Jun25</u>	2 Year	20	Exterior- General- Roof - Multiple defects indicated last year and missing items not being installed. The builder refused however, addressing uncovered screws and shingles. The rest were denied, attached report of items were not installed unless proven otherwise	<u>Indel &amp;</u> <u>Sons</u> <u>Roofing</u> <u>LTD</u> 183218	<u>Add</u>	<u>18Jun25</u>	<input type="checkbox"/>	
<u>05Jun25</u>	Interval	32	Exterior- General- RE-RE SILL BELOW FRONT DOOR ON ANGLE	<u>River Valley</u> <u>Masonry</u> <u>Group LTD</u> 183263	<u>Add</u>	<u>18Jun25</u>	<input checked="" type="checkbox"/>	<u>LT</u>

Homeowner Signature: 

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

Date: JUNE 19/25Zancor Service Technician: 