

Enrollment: 3663859
Purchaser Name: Rouhollah Eskandari
Phone: (647) 867-6467
Phone:
Closing Date: July 22, 2025
Inspector: Ming Wong

Vendor / Builder: 48055
Project: Queen Developments (Two) Inc.
Suite / Building: 5806 / 2B
Address: 88 Queen Street East, Suite 5806
Municipality: Toronto
Inspection Date: August 12, 2025



PDI

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 Sale (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 finishes, driveways, walkways, decks and landscaping

OPERATING CONDITION

- Windows, interior and exterior doors including garage overhead doors, door locks, etc.
- Faucets: Kitchen, bathroom, laundry room
- Exhaust fans (kitchen, bathrooms)
- Electrical outlets and fixtures
- Gas fireplaces, incl. circulation fans, if provided
- Heat Recovery Ventilation system, if provided
- Heating system
- Air conditioning system, if provided and if conditions permit

KITCHEN

APPLIANCE

MICROWAVE MISSING.



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KITCHEN

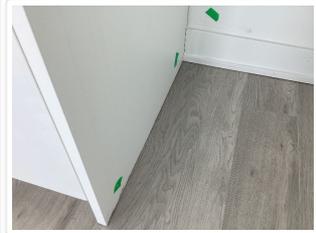
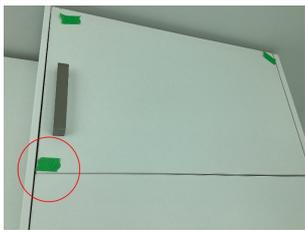
CABINETS

CHIPPED CABINET DOOR, AND PANEL.



NOTE

ADJUST CABINET DOOR, CATCHING FRIDGE DOOR. REMOVE MARKS ON PANEL.



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KITCHEN

ELECTRICAL/LIGHTING

GFI PLUG NOT WORKING



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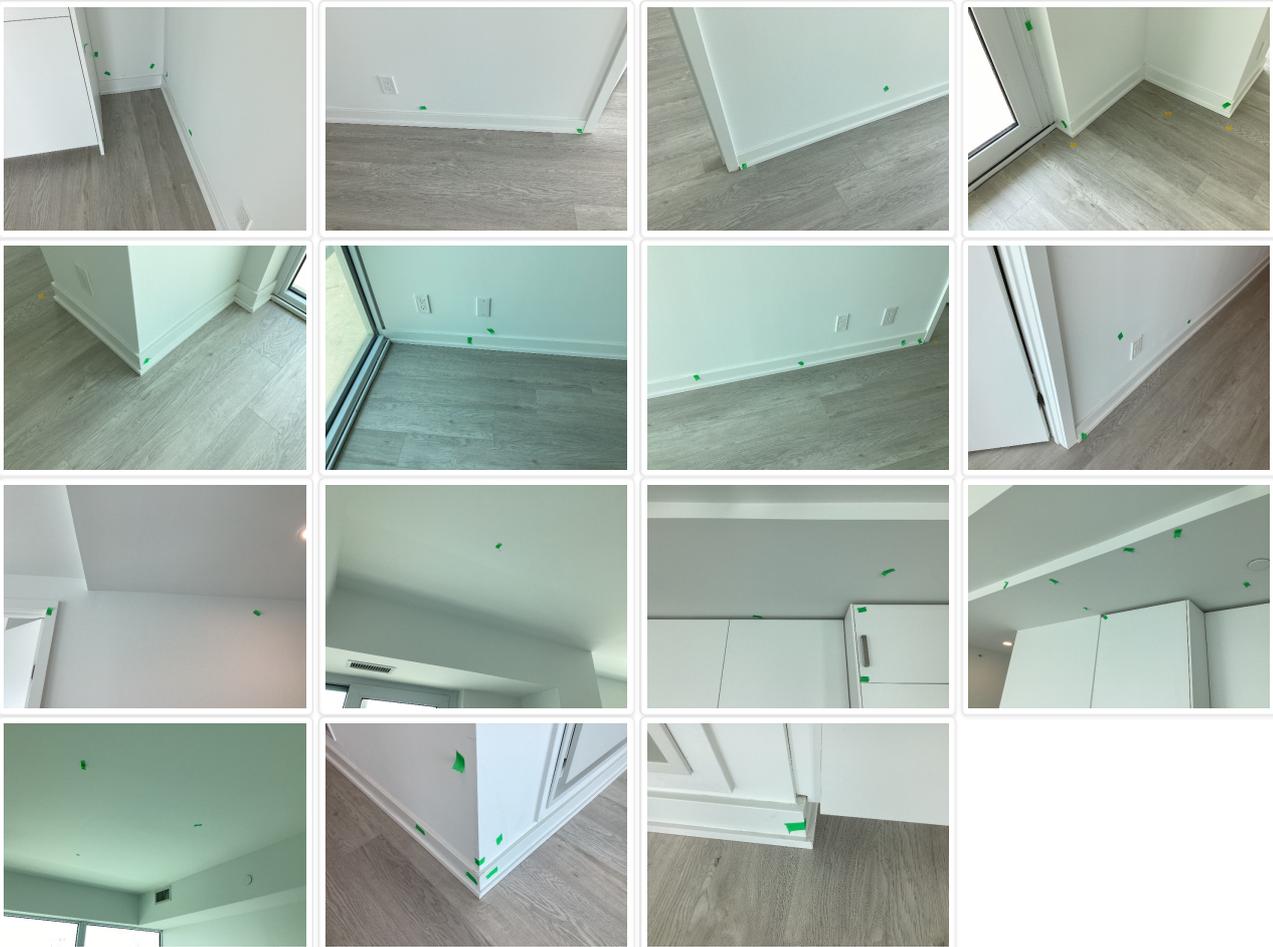


PDI

LIVING/DINING ROOM

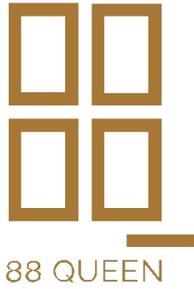
WALLS

REMOVE MARKS, TOUCH UP ON WALL, BASEBOARD, CEILING.



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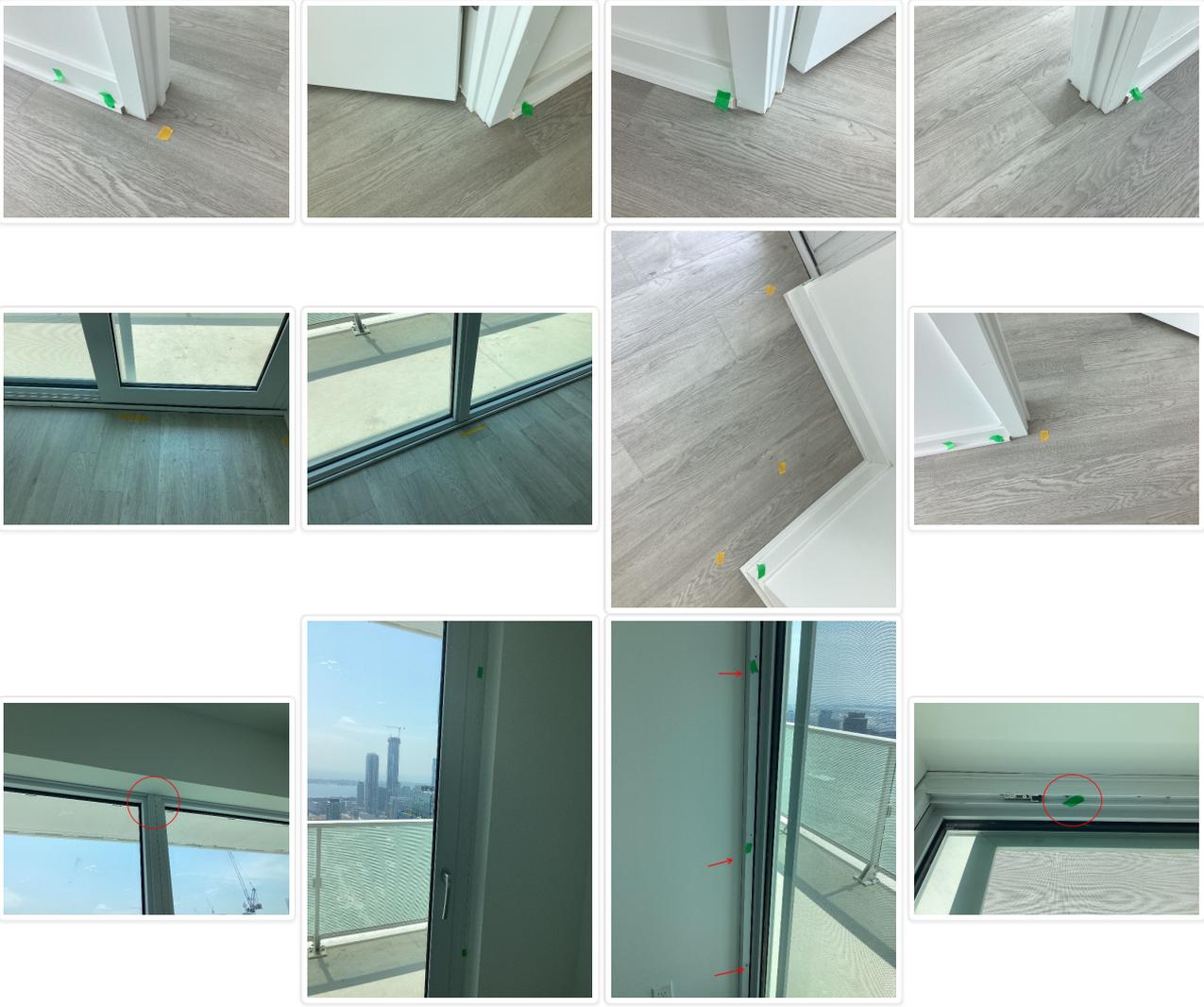


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LIVING/DINING ROOM

NOTE

MISSING PAINT AT SHOE MOLD. BEAUTY CAP MISSING. REMOVE MARKS ON FLOOR. REMOVE MARKS ON WINDOW FRAME. ADJUST BALCONY DOOR. NOISE MAKING WHEN OPENING MISSING CAP ON WINDOW FRAME.



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GUEST BEDROOM 1

WINDOWS

SCREEN STUCK IN OPEN POSITION.



NOTE

BEAUTY CAP MISSING. REMOVE MARKS, TOUCH UP ON DOOR, FRAME.



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GUEST BEDROOM 1

WALLS

REMOVE MARKS, TOUCH UP ON WALL, BASEBOARD.



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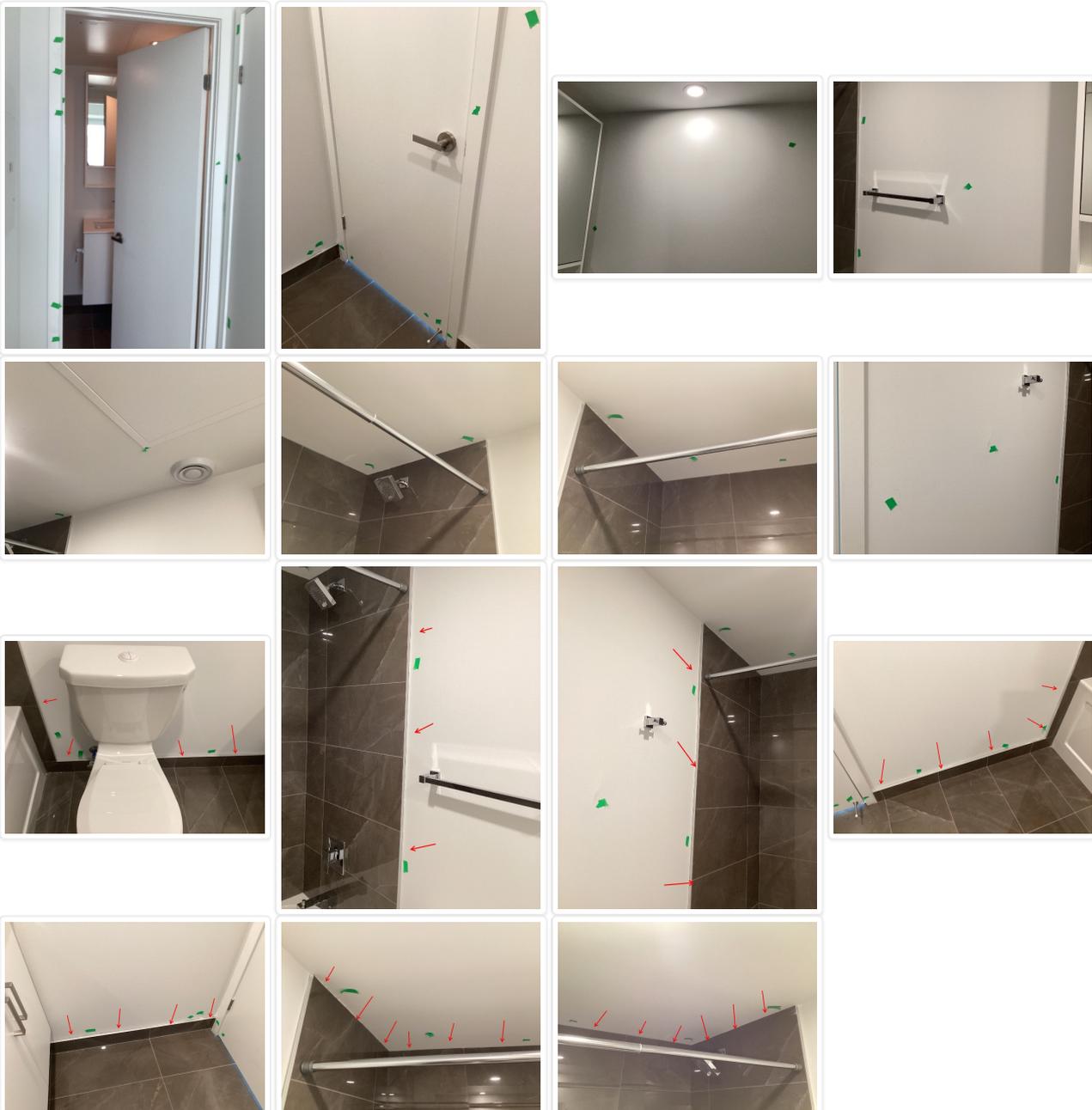


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GUEST BEDROOM 1

EN-SUITE BATHROOM. REMOVE MARKS, TOUCH UP ON DOOR, FRAME. REMOVE MARKS, TOUCH UP ON WALL. SEALING MISSING BETWEEN TRIM AND WALL. GROUTING / SEALING MISSING BETWEEN TILES AND CEILING



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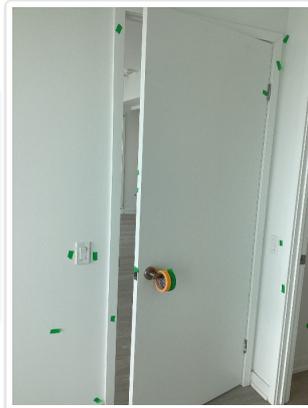


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MASTER BEDROOM

NOTE

BEAUTY CAP MISSING. CLEAN UP TRACK. REMOVE MARKS,
TOUCH UP ON DOOR, FRAME. ADJUST LATCH.



WINDOWS

DAMAGED FRAME.



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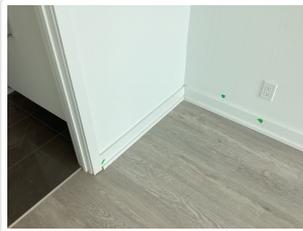


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MASTER BEDROOM

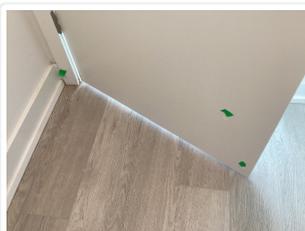
WALLS

REMOVE MARKS, TOUCH UP ON WALL, BASEBOARD.



CLOSET

REMOVE MARKS, TOUCH UP ON DOOR, FRAME.



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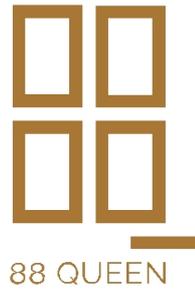
MASTER BEDROOM

FLOORING

GAP BETWEEN FLOORING AND SHOE MOLD INSIDE CLOSET.



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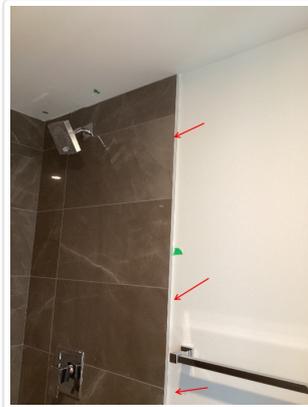
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ENSUITE BATHROOM

NOTE

REMOVE MARKS, TOUCH UP ON DOOR, FRAME. REMOVE MARKS, TOUCH UP ON WALL, CEILING SEALING MISSING BETWEEN TRIM AND WALL. GROUTING / SEALING MISSING BETWEEN TILES AND CEILING SHOWER GLASS, DOOR MISSING. EXTRA HOLE CUT OUT INSIDE CABINET



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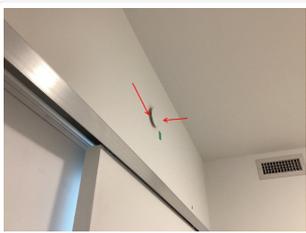
WALLS

REMOVE MARKS, TOUCH UP ON WALL, BASEBOARD.



NOTE

ADJUST SPRINKLER COVER. REMOVE MARKS, TOUCH UP ON DOOR, FRAME.



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88 QUEEN

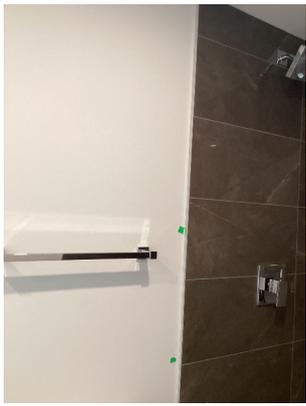
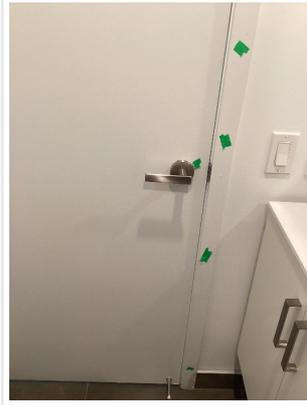
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MAIN BATHROOM

NOTE

REMOVE MARKS, TOUCH UP ON DOOR, FRAME. REMOVE MARKS, TOUCH UP ON WALL, CEILING SEALING MISSING BETWEEN TRIM AND WALL. GROUTING / SEALING MISSING BETWEEN TILES AND CEILING SHOWER GLASS, DOOR MISSING. COVER MISSING, REMOVE DRY WALL FOR OPENING INSIDE CABINET.



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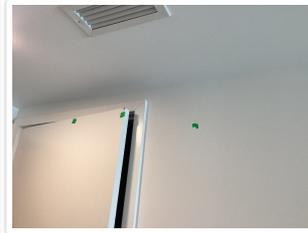
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FOYER / ENTRY

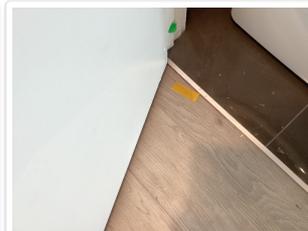
WALLS

REMOVE MARKS, TOUCH UP ON WALL, BASEBOARD.



NOTE

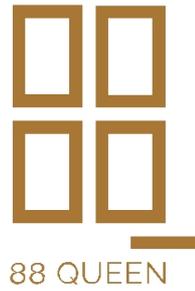
REMOVE MARKS, TOUCH UP ON MAIN DOOR. REMOVE MARKS ON FLOORING.



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FOYER / ENTRY

FLOORING

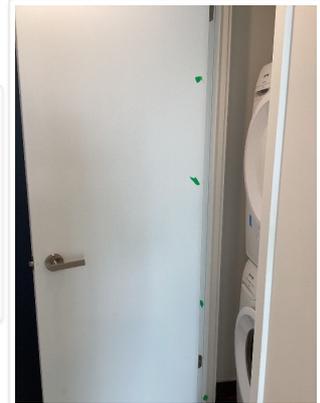
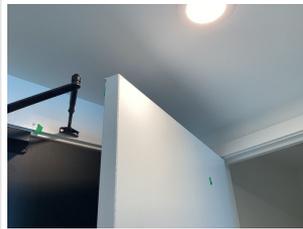
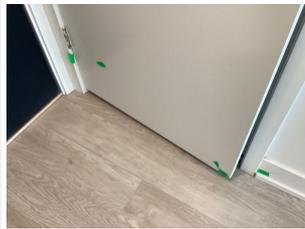
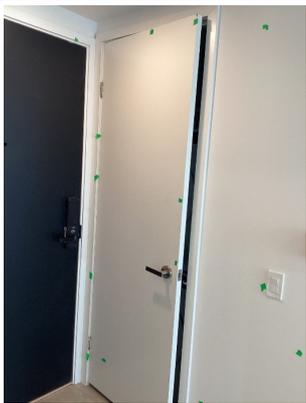
GAP BETWEEN FLOORING, DOOR FRAME.



LAUNDRY CLOSET

NOTE

REMOVE MARKS, TOUCH UP ON DOOR, FRAME.



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 Pre-Delivery Inspection in their place should ensure they provide written authority to the vendor/builder authorizing the designate to sign this form on their behalf.*

Rouhollah Eskandari

Purchaser's Name

Purchaser's Signature

Purchaser's Name

Purchaser's Signature

Designate's Name (print)



Designate's Signature

Ming Wong
Inspector's Name



Inspector's Signature

Date

Printed

August 12, 2025