



Enrolment: 3520510
Purchaser Name: Martyna A. STANISLAWCZYK
Karina A. STANISLAWCZYK
Phone Res: (587) 647-2930
Phone Bus: (647) 309-1268
Closing Date: September 12, 2025
Inspector: Phil Martiniello

Pre-Delivery Inspection
Page 1 of 2

Vendor / Builder:
Project: Dulcina Investments Inc.
Suite / Building: 214 / 5
Address: 27 KORDA GATE
Municipality:
Inspection Date: August 22, 2025

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
- Bath tub, 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. 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

GENERAL			
NOTE	AUDIT PHOTOS	_____	_____
FOYER / ENTRY			
NOTE	PAINT TOUCHUPS. EAST WALL, CLOSET X6	_____	_____
DOORS	ENTRY DOOR NOT LATCHING FROM 90 DEGREES	_____	_____
MAIN BATHROOM			
FLOORING	TILES ON BASEBOARDS NOT FLUSH, LEFT OF ENTRY	_____	_____
ELECTRICAL/LIGHTING	SCUFFS ON LIGHT FIXTURES X2	_____	_____
MASTER BEDROOM			
NOTE	CLIENT CONCERN ABOUT STUCCO ON CEILING IN FRONT OF WINDOW LOOKING UNUNIFORM	_____	_____
	PAINT AND DRYWALL TOUCHUPS. EAST WALL OVER SUPPLY PANEL, AROUND WINDOWS,	_____	_____
	CASING X4	_____	_____
CLOSET	CLOSET SLIDER IS STIFF	_____	_____
LIVING/DINING ROOM			
NOTE	PAINT TOUCHUPS. EAST WALL, AROUND WINDOW AND DOOR, CLIENT CONCERNED WITH PAINT	_____	_____
	FINISH AROUND EXPANSION JOINTS X5	_____	_____
FLOORING	CHIPPED FLOOR. 1ST FROM EAST WALL UNDER OUTLET	_____	_____
KITCHEN			
FLOORING	GAP IN FLOOR, LEFT SIDE UNDER FRIDGE	_____	_____
CABINETS	UNFINISHED CABINET EDGE VISIBLE AT FRIDGE GABLE	_____	_____
ELECTRICAL/LIGHTING	4GANG SWITCH COVER PLATE SCRATCHED	_____	_____



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Vendor / Builder:

Project: Dulcina Investments Inc.

Lot / Phase: 214 / 5

Plan:

Address: 27 KORDA GATE

Municipality:


Inspection Date: August 22, 2025

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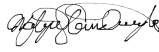
THE COMPLETED PRE-DELIVERY INSPECTION IS A FORMAL RECORD OF THE HOME'S CONDITION BEFORE THE PURCHASER TAKES POSSESSION. IT WILL BE USED AS A REFERENCE FOR FUTURE WARRANTY REQUESTS.

** 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.*

Martyna A. STANISLAWCZYK
Purchaser's Name


Purchaser's Signature

Karina A. STANISLAWCZYK
Purchaser's Name


Purchaser's Signature

Designate's Name (print)

Designate's Signature

Phil Martiniello
Inspector's Name


Inspector's Signature

Date

Printed

August 22, 2025

TARION

CERTIFICATE OF COMPLETION AND POSSESSION/ WARRANTY CERTIFICATE

(FOR FREEHOLD AND CONDOMINIUM UNITS)

THE VENDOR SHALL

1. Complete this form with accurate information, including the final purchase price. Failure to do so may have adverse consequences for the Vendor's licence); and
2. Deliver a signed copy of this document to the homeowner on or before the Pre-Delivery Inspection Date.

HOME ENROLMENT NO.
3520510
COMMON ELEMENT NO.
(if applicable)
2002768

VENDOR'S NAME:	Dulcina Investments Inc.	VENDOR REF NO.	
VENDOR'S ADDRESS:	8700 Dufferin Street. Concord, Ontario L4K 4S6		
BUILDER'S NAME (if different from vendor)		BUILDER REF. NO.	
BUILDER'S ADDRESS:			

HOME ADDRESS (Please correct as required):	
27 KORDA GATE	214
STREET NUMBER AND NAME	CONDO SUITE NO.(if applicable)
Vaughan	L4K 0P6
CITY/TOWN	POSTAL CODE
LEGAL DESCRIPTION (Please correct as required):	
	Vaughan, CITY
LOT OR UNIT LEVEL / PLAN / BLOCK / CONCESSION	LOCAL MUNICIPALITY (where building permit was issued)

FINAL PURCHASE PRICE:
(As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST)

REGISTERED OWNER(S) (Please print names as shown or to be shown on the Transfer/Deed of Land)
Name(s): Martyna A. STANISLAWCZYK Karina A. STANISLAWCZYK
Email: tynaness@gmail.com (Tarion and the Vendor will use this email address to send important information regarding the warranty.)

TARION		Tarion Warranty Corporation 5160 Yonge Street, 12th Floor Toronto, ON M2N 6L9	
Warranty Information		Go to www.tarion.com to (i) access your Homeowner Information Package - a guide to your new home warranty; and (ii) register for MyHome - Tarion's online service for homeowners.	
VENDOR/BUILDER REF. NO.		ENROLMENT NO.	3520510
WARRANTY START DATE:			
HOME ADDRESS:	27 KORDA GATE		
VENDOR/BUILDER AFTER SALES SERVICE CONTACT:	service@charisma5.com		
The Vendor confirms that (i) the home is completed for possession; and (ii) the section 13 warranties under the Ontario New Home Warranties Plan Act apply to the home commencing on the Warranty Start Date (Date of Possession) noted above. Unfinished work and/or surface defects in work and materials (not accepted by the owner(s)) are set out in the accompanying Pre-Deliver Inspection Form.			

The Vendor hereby confirms the accuracy of the information noted in this document		August 22, 2025
	AUTHORIZED SIGNATORY	DATE