

PDI-WEB

Vendor / Builder #	45981	Enrollment #	2215039
Purchaser Name:	Irene L BIANCHI	Legal Address:	135 Lower Sherbourne St, Suite No. PH3027
Phone Res:	4169537636	Project:	Sentinel (Sherbourne) Land Corporation
Phone Bus:		Plan #:	
Closing Date:	2024-05-09	Lot / Phase #:	PH3027 / B
Inspector:	Inspector 2	Municipality:	

Inspection Date: Sep 12, 2024

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

  - 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
- OPERATING CONDITION

  - Windows, interior and exterior doors including garage overhead 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

NOTE

Deficiency:

MISSING BALCONY DOOR SCREEN X2. MASTER BEDROOM AND BEDROOM 2

Pictures:

No Pictures for this deficiency

LIVING/DINING ROOM

WINDOWS

Deficiency:

BALCONY DOOR SCREEN MISSING LOCK

Pictures:

No Pictures for this deficiency

Deficiency:

WEATHER STRIP LOOSE ALONG BOTTOM OF BALCONY DOOR

Pictures:


No Pictures for this deficiency

WALLS

Deficiency:

PAINT TOUCH UP X4 AS MARKED

Pictures:



## MAIN BATHROOM

### ELECTRICAL/LIGHTING

**Deficiency:**

MISSING VANITY LIGHT X2. MAIN BATH AND ENSUITE

**Pictures:**

No Pictures for this deficiency

### COUNTERTOPS

**Deficiency:**

STAIN ON COUNTERTOP THROUGHOUT

**Pictures:**

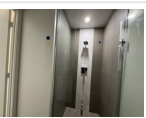


### WALLS

**Deficiency:**

PAINT TOUCH UP X2 AS MARKED

**Pictures:**



## LAUNDRY ROOM

### DOORS

**Deficiency:**

MISSING DOOR STRIKE

**Pictures:**



## FOYER / ENTRY

### WALLS

**Deficiency:**

PAINT TOUCH UP X5 AS MARKED

**Pictures:**



KITCHEN

COUNTERTOPS

**Deficiency:**  
STAIN ON COUNTERTOP AS MARKED

**Pictures:**



APPLIANCE

**Deficiency:**  
MICROWAVE EXHAUST MAKING SOUNDS

**Pictures:**  
No Pictures for this deficiency

WALLS

**Deficiency:**  
PAINT TOUCH UP X4 AS MARKED

**Pictures:**



ENSUITE

DOORS

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**Deficiency:**  
SIDE OF DOOR AND HINGES NOT PAINTED

**Pictures:**



WALLS

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**Deficiency:**  
GAP AROUND WATER VALVE FLANGE. BEHIND TOILET

**Pictures:**



FLOORING

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**Deficiency:**  
PAINT STAINS THROUGHOUT FLOOR

**Pictures:**



MASTER BEDROOM

DOORS

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**Deficiency:**  
PAINT STAIN ON DOOR HANDLE

**Pictures:**  
No Pictures for this deficiency

FLOORING

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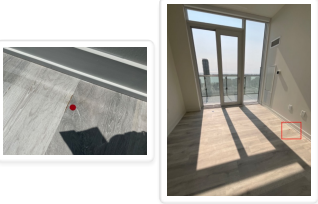
**Deficiency:**  
GLUE STAINS ON FLOOR. IN FRONT OF BALCONY DOOR

**Pictures:**



**Deficiency:**  
CHIP ON FLOOR X1 AS MARKED. BELOW ELECTRICAL OUTLET

**Pictures:**



BEDROOM 2

FLOORING

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**Deficiency:**  
GLUE STAINS ON FLOOR NEAR BALCONY DOORS

**Pictures:**



WALLS

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**Deficiency:**  
PAINT TOUCH UP X3 AS MARKED

**Pictures:**



BEDROOM 3

WINDOWS

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**Deficiency:**  
STAIN ON WINDOW GLASS. EXTERIOR SIDE

**Pictures:**



**Deficiency:**  
WINDOW FRAME SCRATCHED X5 AS MARKED

**Pictures:**



WALLS

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**Deficiency:**  
PAINT TOUCH UP X7 AS MARKED

**Pictures:**

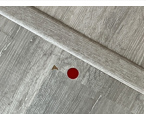


FLOORING

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**Deficiency:**  
CHIP ON FLOOR X1 AS MARKED. NEAR T-STRIP

**Pictures:**



## HALLWAY

### WALLS

**Deficiency:**

PAINT TOUCH UP X2 AS MARKED

**Pictures:**

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.*

A handwritten signature in black ink, appearing to be "HMS", written over a horizontal line.

Builder Representative

\_\_\_\_\_  
Purchaser

A handwritten signature in black ink, appearing to be "JD", written over a horizontal line.

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Designate's Name(please print)

\_\_\_\_\_  
Designate's Signature

I the homeowner, confirm that all repair work listed will be completed

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date