

STATUTORY WARRANTY FORM



Year-End Form

TO NOTIFY TARION OF OUTSTANDING WARRANTY ITEMS, COMPLETE AND SUBMIT THIS FORM
IN THE FINAL 30 DAYS OF THE FIRST YEAR OF POSSESSION OF YOUR HOME.
YOU MAY SUBMIT ONLY ONE YEAR-END FORM.

Send a copy of the completed Form to your Builder and keep a copy for yourself.

Home Identification Information (Refer to your Certificate of Completion and Possession to complete this box.)

2012-07-26	B40640	H1809822
Date of Possession (YYYY/MM/DD)	Vendor/Builder #	Enrolment #
Civic Address (address of your home under warranty):		
57	William Paddison Dr	
Street Number	Street Name	Condo Suite # (if applicable)
BARRIE	L4M 0G3	17
City/Town	Postal Code	Lot #
		51M-924
		Project/Subdivision Name
Contact Information of Homeowner(s):		
Michele Baron		
Homeowner's Name		Homeowner's Name (if applicable)
(705) 728-1968 x. 5888		
Daytime Phone Number		Daytime Phone Number
(705) 503-2747		
Evening Phone Number		Evening Phone Number
Fax Number		Fax Number
marymichelebaron@yahoo.ca		
Email Address		Email Address
☐ Check this box if you are not the original registered homeowner.		☐ Check this box if you are not the original registered homeowner.

Mailing Address for Correspondence to Homeowner (if different from Civic Address above)

57	William Paddison Dr	
Street Number	Street Name	Condo Suite # (if applicable)
BARRIE	ON	L4M 0G3
City/Town	Province	Postal Code

TARN-YRND-04.02

* H10 asks if trades vehicles can park on road, not in driveway.

You may submit only one Year-End Form, so be sure it is complete.

Tarion will only accept and act on the first Year-End Form that has been properly submitted on time.

Outstanding Items

List all outstanding items covered by the statutory warranty in the table below. If you require more space, please make copies of this page, number them and attach them to this Statutory Warranty Form.

Enrolment # H1809822

Item #	Floor/Level	Room/Area	Item/Defect Area	Description
INTERIOR				
1	Basement	Unfinished Area	Windows	One basement window is leaking; noticed today that basement floor under the window appears damp as well; can't tell if the wall is wet damp also as it is covered by builder insulation and vapour wrap
2	Basement	Unfinished Area	Windows	Other basement window lock is not working; screen is separating from the frame in one corner
3	Basement	Unfinished Area	Other (Please describe)	Appears to be water on the floor after it rains; can't tell if it is coming from the walls or up through the floor; have followed Tarion's maintenance schedule exactly; concerned that previous mold problem will return because of this
4	Floor 01	Bathroom	Other (Please describe)	intermittent but persistent sewage smell in powder room since the toilet was reinstalled during reconstruction last spring
5	Floor 01	Kitchen	Doors	Patio doors leaking water under hardwood floors; as above, recently repaired but hardwood installed over top so can't tell if it was successful and want it on record since water sometime appears in basement directly under this spot; mold concern again
6	Floor 01	Kitchen	Electrical	Occasional arcing and sparks from electrical outlets in kitchen
7	Floor 01	Living Room	Windows	loud cracking noise when opening or closing front window
8	Floor 01	Stairs	Other (Please describe)	obvious damage to stairs that builder's trades have confirmed cannot be repaired because the damage was too extensive - claim in progress
9	Floor 01	Other (Choose your next selection)	Floor	A few areas with splinters, chips and cracked or faulty hardwood strips after floors were replaced in spring; also mentioned under "Windows" is the damage to the floors in family room due to the flooding from the window
10	Floor 01	Other (Choose your next selection)	Other (Please describe)	Visible crack/separation at floor in front entrance (door and side light)
11	Floor 01	Great/Grand/Family Room	Other (Please describe)	Window leaking; caused flooding of family room damaging hardwood flooring recently installed repairs made to the windows but not doors included here for the record as this happened after the last report out poor to this one
12	Floor 02	Bathroom	Electrical	Power seems to fluctuate - vanity lights sometimes go dim after being turned on in the absence of any additional load on the circuit; bathroom fan also drops in power (starts out loud and drops in power almost immediately but not every time)
13	Floor 02	Bathroom	Other (Please describe)	Bathroom fan doesn't always work - don't know if it is the fan or the electrical; doesn't seem to have a screen on the ductwork leading to the outside (birds trying to nest inside)
14	Floor 02	Bedroom	Ceiling	Noticeable droop in master bedroom ceiling between two seams. The sag is more pronounced now than previously; very obvious in night-time lighting. My concern is from a structural perspective more than cosmetic (although that is disconcerting as well)

no water at time of inspection
Gay to inspect.

Done
no water at time of inspection
Gay to inspect.

no smell at time of inspection, toilet in proper working condition

patio door doesn't look
Gay to perform water test. / check ext. caulking.

Done
Monarch to inspect.

Done
Pollard

Done
Stairs

Done
minor hardwood touchups.

no water marking found & addressed on Nov. 22.

Done
toregout or caulk

repeat - same as #9
minor hardwood touchups -

Monarch to inspect.

Monarch to inspect.

Done
Gay to put off level on ceiling see tolerance. No noticeable bulge under normal lighting conditions, and no cracking in drywall.

see Workorder
H/owner signed

replaced the sparking outlet
NB

unacceptable NB

unaddressed as of yet.

window repaired
H/owner signed
work order

inspected but no answer
NB

H/owner signed
work order.
Pictures taken to show within warrantable CPG guidelines

Done 15 Floor 02 Bedroom Floor Carpet cleaning failed to remove the pink dye stains on carpets in both office and front bedroom from the plumb line chalk used during the mold remediation work
 Done 16 Floor 02 Pollard Den/Study Windows Loud cracking noise when opening or closing window in office
 Done 17 Other (Choose your next selection) H10 to adjust if she wants yr. end drywall done - told her no sanding or painting
 Done 18 Garage (Interior) Garage Doors left door locking mechanism/cable needs to be adjusted so it will lock properly, right door won't open at all, both doors have large side gaps letting in snow, rain and rodents

EXTERIOR

is grading passed?

19 Lot/Property/Yard Yard - Back Grading/Sodding The yard is considerably lower closer to the house and water pools in this area when it rains; have recently noticed wet/damp areas in basement along this wall as well
 20 Lot/Property/Yard Yard - Side Grading/Sodding Sod didn't take in this area likely due to water sitting between the houses almost constantly
 21 Lot/Property/Yard Yard - Side Other (Please describe) Grading/sodding/grass/drainage-all an issue on both sides of lot-mostly on sump pump drain side, water never seems to drain away completely, seems to be seeping into basement; this is the first wet season in the house so not seen previously

Done 22 Not Applicable (Choose your next selection) Building Face/Exterior Cladding (Brick, Siding, Stucco, etc.) There is mortar missing along a length of brick above the flashing over the garage doors; gaps in the mortar and crumbling mortar in a number of areas around the entire house
 Done 23 Not Applicable (Choose your next selection) Building Face/Exterior Cladding (Brick, Siding, Stucco, etc.) Chipped bricks with chunks missing throughout house - any over size of nickel to be repaired.
 Done 24 Not Applicable (Choose your next selection) Not Applicable (Choose your next selection) Doors Paint on front door chipped and scratched from trades people in an out; starting to peel in spots to repaint.
 Done 25 Not Applicable (Choose your next selection) Not Applicable (Choose your next selection) Doors Crack between front door step and porch

26 Not Applicable (Choose your next selection) Not Applicable (Choose your next selection) Driveway
 bins in driveway left depressions & gouges. Gray to caulk.

27 Not Applicable (Choose your next selection) Not Applicable (Choose your next selection) Driveway One sinkhole at the edge of the paved drive by the front porch stairs, scrapes and gouges in the pavement from the removal of the dumpsters
 28 Not Applicable (Choose your next selection) Not Applicable (Choose your next selection) Other (Please describe) Cement on front door step that was not cleaned off and now appears to be permanent

Done 29 Not Applicable (Choose your next selection) Not Applicable (Choose your next selection) Other (Please describe) Eavestroughs seams are all leaking badly; they were not repaired as requested previously and are now bubbled and rusted through to the outside at the seams; drainage is not as effective as it should be; rain collects on ground at side of house
 Done 30 Not Applicable (Choose your next selection) Not Applicable (Choose your next selection) Other (Please describe) One outside screened vent that appears to be an intake has flaps on it that seem to be impeding the intake of air from the outside - not sure if or how this impacts the ventilation system of the house but should be checked in case it matters
 Done 31 Not Applicable (Choose your next selection) Porch Concrete Rust stains left on front porch concrete from trades' tools left on porch

Done 32 Not Applicable (Choose your next selection) Porch Railing(s) Rust is appearing over the full lengths of the white porch railing
 Done 33 Garage (Exterior) Not Applicable (Choose your next selection) Caulking/Sealant Caulking was removed at both garage doors to repair broken bricks between the doors; it needs to be replaced.
 Done 34 Garage (Exterior) Not Applicable (Choose your next selection) Doors Paint is chipping and peeling on both garage doors, left door locking mechanism/cable needs to be adjusted so it will open, close and lock reliably. I can't open the right door at all
 Done 35 Garage (Exterior) Not Applicable (Choose your next selection) Doors Both garage doors need to be adjusted; there are gaps on both sides of both doors large enough to let in rain, snow and rodents

* H10 wants ext. paint colour for garages.
 * window wells to be secured to house.

36 Roof (Exterior)

Not Applicable (Choose
your next selection)

Shingles

Have found a number of shingles in the yard; can't see up on top of
the roof to determine where they are coming from but want to have
the roof checked for missing shingles as they have blown off several
times before

Seasonal. Hymask
Roofing.

(lower patch roof 1 shingle not laying
flat)

Hymask went up on
roof & no shingles are
missing. FEB /2013
Oct /2013.
Pictures taken.

File Name #

ATTACHMENTS

Description

The items specified on this Statutory Warranty Form constitute a complete list of all known warranty items which are
outstanding and have not been resolved by my Builder to date.

Submitted online by Michele Baron

Homeowner's Signature

Homeowner's Signature (if applicable)

2013-07-26

Date of Signature (YYYY/MM/DD)

**Remember to send a copy of this completed
Form to your Builder.**

Please note that you should allow your Builder's representatives or subcontractors access to your home during regular business hours, at a mutually
acceptable time arranged in advance, in order to complete the necessary work. Failure to do so may jeopardize your warranty rights.

TARN-YRND-04.02