



PDI
Page 1 of 2



Vendor/Builder #: 54234
Purchaser Name: Emin Girgis
Phone Res: (905) 275-5012
Phone Bus: -
Closing Date: 2011-04-15
Inspector: Bruno Tidd

Enrollment #: 1756968
Legal Address: DLS[19]
Project: Pratt Hansen Group
Plan #: -
Lot / Phase #: 2 / CHE
Municipality: -

Inspection Date: 13 Apr 2011

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
- Bathroom 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

Also list here anything that can't be assessed because for example is dirty or inaccessible.

GENERAL COMMENTS

INSPECTION START TIME: ** PURCHASER HAS A NEW PHONE NUMBER -416-562-1277
INSPECTION STARTED AT 9:50 A.M.
NOTE: WINDOW SCREENS AND CRANKS NOT INSTALLED. PURCHASER IS CONCERNED THAT THERE IS NO SHUT OFF FOR THE GAS LINE TO THE BARBEQUE AND THE STOVE. THE STAIRS INTO THE HOUSE FROM THE GARAGE THE PICKETS ARE GAPPED AT THE TOP.

MASTER ENSUITE BATH

SHOWER ENCLOSURE: CAULK REQUIRED ON BOTH SIDES WHERE TILE MEETS WALLS

MASTER BEDROOM

WALLS: PAINT TOUCH UP REQUIRED SEVERAL AREAS

STAIRS

UNFINISHED CLEARCOAT TO BE APPLIED

LIVING ROOM

WINDOWS: CHIPPED TRIM AT BASE OF RIGHT WINDOW. SEVERAL NAILS EXPOSED IN FRAMES AND MINOR REPAIRS WHERE MARKED

WALLS: PAINT TOUCH UP REQUIRED

DINING ROOM

WINDOWS: CRACKED LEFT PANEL STATIONARY WINDOW

WALLS: DRYWALL REPAIRS WHERE MARKED

FAMILY ROOM

WALLS: PAINT TOUCH UP REQUIRED

KITCHEN

FLOORING: CERAMIC TILE AT BAY WINDOW GAP VISIBLE

WALLS: HOLE IN WALL UNDER RANGE HOOD. TOUCH UPS REQUIRED WHERE MARKED

COUNTERTOPS: SCRATCHED BESIDE SINK. EDGE MISSING NEXT TO DISHWASHER

WINDOWS: FRAME SCRATCH IN RIGHT BAY WINDOW AS MARKED

NOTE: ALL FLOOR VENTS NEED TO BE ADJUSTED DO NOT FIT PROPERLY.

LAUNDRY ROOM

FLOORING: CERAMIC TILE BROKEN AT AREA WHERE WATER LINES COME THROUGH THE FLOOR INTO THE LAUNDRY ROOM.

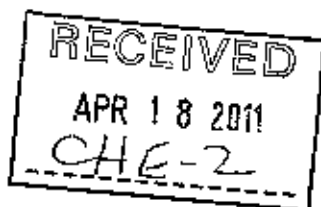
SINK/FAUCET/PLUMBING: TO BE INSTALLED DRAIN AND WATER LINES NOT HOOKED UP.

STAIRS TO BASEMENT

RISERS: UNFINISHED CLEARCOAT TO BE APPLIED.

BASEMENT

NOTE: INSULATION NOT INSTALLED ON REAR WALL TO RIGHT OF REAR BAY



Initial

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PDI

Page 2 of 2



Vendor/Builder #	34234	Enrollment #	
Purchaser Name :	Emin Girgis	Legal Address:	DLS[19]
Phone Res :	(905) 275-5012	Project:	Pratt Hansen Group
Phone Bus :	-	Plan #:	
Closing Date :	2011-04-15	Lot / Phase #:	2 / CHE
Inspector:	Bruce Tidd	Municipality:	

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EXTERIOR

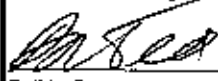
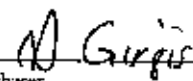
BRICKS	MORTAR CRACKS ON BOTH SIDES OF THE FRONT PORCH AT THE CORNER SEAMS.		
SHINGLES	LOOSE SHINGLES ON GARAGE ROOF LEFT SIDE, AND ON THE PEAK OF THE FRONT BAY WINDOW AND JUST TO THE RIGHT OF THE WINDOW AT THE FRONT OF THE ROOF.		
DECK	UPPER DECK RAILING WABELES. ONLY SECURED BY ONE SCREW ON EACH SIDE INTO THE BRICK.		
NOTE:	BOTH SILLS AT ENTRY DOORS TO BE POURED. CRACKED PATIO STONE FIRST ONE BESIDE DRIVEWAY. LAUNDRY VENT COVER HAS FLAPS MISSING. PURCHASER FEELS THAT WRONG VENT COVER WAS INSTALLED IN EAVESTROUGH ON LEFT SIDE OF HOUSE.		

EXTERIOR SEASONAL

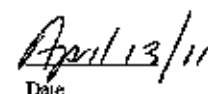
NOTE:	GARBAGE AND DEBRIS ALL OVER PROPERTY. PURCHASER IS CONCERNED THAT A LOT OF GARBAGE WAS FLOWED UNDER THE DRIVEWAY WHEN THE CRUSHED STONE WAS INSTALLED.		
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THE COMPLETED PRE-DELIVERY INSPECTION IS A FORMAL RECORD OF THE HOME'S CONDITION BEFORE THE 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 PDI in their place should ensure they provide written authority to the vendor/builder authorizing the designate to sign this form on their behalf.*

 Builder Representative	 Purchaser
Designate's Name(please print)	Designate's Signature

I the homeowner, confirm that all repair work listed has been completed

Purchaser	Date 
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