

Lot # 94
35 Ferneburg Manor



Pre-Delivery Inspection Form

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	OPERATING CONDITION
• Windows, side lights and other glazing. Window and door screens • Bathtubs, sinks and toilets • Bathroom accessories, if provided • Mirrors, countertops and cabinetry • Flooring (hardwood, vinyl, ceramic tiles, carpeting) • Interior finishes and trim carpentry • Furnace • Hot water heater, if provided (not a rental) • Exterior finishes, driveways, walkways, decks and landscaping are complete	• Windows, interior and exterior doors (including garage overhead door). 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 a rental) • Air conditioning system, if provided and if conditions permit

Comments DOUBLE TRIMMED. Damaged.

Item #	Room/Location	Description
1	INTERIOR	TOOTH-UPS THROUGH-OUT.
2	UPPER DECK.	CAULKING & DOOR NEEDS ADJUSTMENT & VENTS @ BOTTOM RIGHT.
3	MASTER BEDROOM	CARPET SEEM LOCATION & USABLE.
4	MASTER BEDROOM	FLOOR VENT WILL NOT FIT
5	ENSUITE	CAULKING @ TOP OF SHOWER & @ TRIM.
6	INTERIOR	CABINETS & VANITIES NOT INSTALLED. MIRRORS
7	ENS. SHOWER.	CAULKING ON INSIDE OF SHOWER
8	BEDROOM #2	SHAVING SUPPORT NOT INSTALLED (LOOSE)
9	BEDROOM #3	WALL BOUND @ BASE.
10	INTERIOR	CAULKING ON ALL WINDOWS.
11	EXTERIOR	UPPER WINDOWS (FIXED) NEED CLEANING.
12	STAIR CASE.	BULL NOSE FROM CERAMICS TO CARPET.
13	BASMENT.	LIGHT DOESN'T WORK (BULB?)
14	WINDOW	MISSING PIN (BEHIND FURNACE)
15	BASMENT.	FURNACE NOT WORKING.
16	BASMENT.	2x4 & 2x6 - INTEGRITY IN QUESTION & HAS BOW (ORIGINAL NOT ATTACHED).
17	BASMENT.	INSULATION NEEDED BY PRIMER LINE.
18	STAIR CASE	DRY WALL UNDER STAIRCASE (GAP).
19	BASMENT.	ENTRY DOOR
20	INTERIOR	13 1/4 ROUND REQUIRED @ BASEBOARD.
21	KITCHEN.	DOOR STOP NEEDS RE-LOCATION.
22	LOWER DECK.	BROKEN BRICK ON RT SIDE OF LARGE WINDOW.
23	EXTERIOR	RESIDUE / DIRT / EFFLORESCENCE ON BRICK.
24	INTERIOR	HINGES HAVE PAINT ON THEM - THROUGH-OUT.
25	LOWER DECK	TOP PLATE W/CRACK & LOOSE.
26	LOWER WALKWAY	PAINT VARIATION ON WALL.
27	FRONT DOOR	TRIM CHIPPED & NEEDS FIX.
28	BASMENT	CONCRETE ON WINDOW FRAMES.
29	EXTERIOR.	GRADING, S/D (PAVED) DRIVEWAY WINDOW WALLS.
30	EXTERIOR.	MASTER BEDROOM, LARGE WINDOW NEEDS CAULKING @ FACIA.
31	GARAGE DOORS	TRIM NEEDS CAULKING.