



**PDI**  
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Vendor/Builder #  
Purchaser Name : Charnjit Singh and Sarbjit Singh  
Phone Res : (905) 332-6292  
Phone Bus : -  
Closing Date : 2013-09-30  
Inspector: Bruno Tidd

Enrollment # 1896372  
Legal Address: BLS[19]  
Project: Pratt Hansen Group  
Plan #:  
Lot / Phase #: 122 / ESV 2  
Municipality:

Inspection Date: 2 Oct 2013

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

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

**GENERAL COMMENTS**

INSPECTION START TIME INSPECTION STARTED AT 10 A.M.

NOTE:

TOUCH UPS REQUIRED THROUGH OUT AS INDICATED. EDGES OF  
STIPPLED CEILING ROUGH AND COULD BE CUT BACK. NO  
SCREENS INSTALLED IN WINDOWS.

**MAIN BATHROOM**

- TAPS NOT TURNED ON IN SINK.  
SHOWER ENCLOSURE NO SEAL AT BOTTOM OF GLASS IN SHOWER CAUSING SHOWER  
TO LEAK.

**STAIRS**

DRYWALL SEVERAL REPAIRS REQUIRED AT TOP OF HIGH CEILING IN  
STAIRWELL AREAS HAVE NOT BEEN PAINTED. DRYWALL  
REPAIRS THROUGHOUT TOO NUMEROUS TO MENTION UNFINISHED  
CORNE BEAD VISIBLE SCREWS LARGE PATCHES NOT REPAIRED  
IN ENSUITE BATH.

**FOYER/HALL**

TRIM ON DOOR TO BASEMENT BROKEN ON TOP RIGHT HAND SIDE.

**LIVING ROOM**

FLOORING CERAMIC FLOORING NEAR KITCHEN PENINSULA HAS 3 HOLES  
IN THE FLOOR FROM PREVIOUS PLUMBING ERROR FLOOR NEEDS  
TO BE COVERED AND TILES REPLACED.

**BASEMENT**

NOTE: WET AREA IN BASEMENT ON LEFT SIDE NEAR FURNACE ROOM,  
APPEARS TO BE RELATED TO WATERMAIN.

**EXTERIOR**

NOTE: FRONT DOOR FRAME HAS NAILS PROTRUDING FROM FRAME.  
THREE NAILS STUCK IN CINDER BLOCK TOP LEFT SIDE OF  
GARAGE,

**EXTERIOR SEASONAL**

NOTE: GRADING , SODDING, EXTERIOR PAINTING AND DRIVEWAY TO  
BE PAVED. GAS METER NOT INSTALLED.

**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

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)

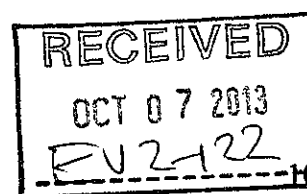
Designate's Signature

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

Purchaser

Date

31001-PDIF-01.01



**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.

<b>HOME ENROLMENT NO.</b>
1896372
<b>COMMON ELEMENT. NO.</b> (If applicable)

<b>VENDOR'S NAME:</b>	H. HANSEN DEVELOPMENT INC.	<b>VENDOR REF. NO</b>	40640
<b>VENDOR'S ADDRESS:</b>	301 King St. BARRIE L4N6B5		
<b>BUILDER'S NAME:</b> (If different from Vendor)		<b>BUILDER REF. NO.:</b>	
<b>BUILDER'S ADDRESS:</b>			

<b>HOME ADDRESS (Please correct as required):</b>				
122	Sydenham Wells			
<b>NUMBER</b>	<b>STREET NAME</b>	<b>CONDO SUITE NO.</b> (If applicable)		
BARRIE				
<b>CITY/TOWN</b>	<b>POSTAL CODE</b>			
<b>LEGAL DESCRIPTION (Please correct as required):</b>				
122	51M-983			Barrie, City
<b>LOT OR UNIT/LEVEL</b>	<b>PLAN</b>	<b>BLOCK</b>	<b>CONCESSION</b>	<b>LOCAL MUNICIPALITY (Where building permit was issued)</b>

<b>FINAL PURCHASE PRICE:</b>
(As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST)
\$ 246,949.00

<b>REGISTERED OWNER(S) (Please print names as shown or to be shown on the Transfer/Deed of Land):</b>
NAME(S): Charnjit Singh Sarbjit Singh
<b>EMAIL:</b>
(Tarion and the Vendor will use this email address to send important information regarding the warranty.)

**Warranty Information**

Go to [www.tarion.com](http://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.

<b>VENDOR/BUILDER REF. NO.:</b>	40640	<b>ENROLMENT NO.:</b>	1896372
<b>WARRANTY START DATE:</b>	Oct/03/2013		
<b>HOME ADDRESS:</b>	122 Sydenham Wells BARRIE		
<b>VENDOR/BUILDER AFTER SALES SERVICE CONTACT:</b>			

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-Delivery Inspection Form.

The Vendor hereby confirms the accuracy of the information noted in this document		
<b>AUTHORIZED SIGNATORY</b>	<b>DATE</b>	

EU 2-22

I understand that Enbridge has not yet installed gas service at 122 Sydenham Wells.  
This is a temporary situation that Enbridge will resolve as soon as CLI has provided Enbridge with  
locates.

I am willing to use temporary electric heat and electrically heated hot water until Enbridge resolves this  
delay in servicing this home.

Date AUGUST 30 2013

Purchaser (print) SARBJIT SINGH AND CHARNSIT SINGH

Purchaser (sign) [Signature]