



PDI
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Vendor/Builder #
Purchaser Name : Silvano Montagner
Phone Res : (905) 584-9764
Phone Bus : -
Closing Date : 2013-08-29
Inspector: Bruno Tidd

Enrollment #
Legal Address: DLS[19]
Project: Pratt Hansen Group
Plan #:
Lot / Phase #: 71 / ESV 2
Municipality:

1896251

Inspection Date: 24 Aug 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

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 INSPECTION STARTED AT 10:30 A.M.
NOTE: TOUCH UPS REQUIRED THROUGH OUT AS INDICATED. ALL
CORNERS NEED TO BE REPAINTED.
NEW TELEPHONE NUMBER 416-399-0249

MASTER BEDROOM

TRIM SMALL GAP AT LEFT SIDE OF TRIM INSIDE ENTRY DOOR
NEEDS TO BE DAPPED.
NOTE: PLEASE CLEAN LIGHT FIXTURE BOWL. FULL OF DEBRIS.

SHARED ENSUITE

SHOWER ENCLOSURE SHOWER ROD TO BE INSTALLED.

BEDROOM #3

WALLS PAINT ATTIC HATCH TRIM

STAIRS

DRYWALL GAPS ALONG LEFT SIDE OF STAIRS WHERE DRYWALL MEETS
CARPET.

LIVING ROOM

WALLS STIPPLE SCRATCHED TO RIGHT OF LIGHT.

KITCHEN

FLOORING HEATING GRATE DOES NOT FIT INTO HOLE. GAP IN FLOORING
AT BACK OF DISHWASHER OPENING. PURCHASER WOULD LIKE
IT GROUTED, CONCERNED ABOUT WATER DAMAGE AND VERMIN
ACCESS.

POWDER ROOM

SINK/FAUCET/PLUMBING AERATOR MISSING ON TAP.

BASEMENT

NOTE: BASEMENT NEEDS TO BE CLEANED. LOTS OF DEBRIS ON THE
FLOOR. PIPES TO EXTERIOR HAVE LARGE GAPS LIGHT
VISIBLE TO THE EXTERIOR. FILL AND CAULKING REQUIRED
ON EXTERIOR. FLOOR VERY ROUGH IN LAUNDRY ROOM. SPACE
FOR LAUNDRY WILL NOT ACCOMODATE SIDE BY SIDE UNITS.
NOT ENOUGH WIDTH. VENT PIPE FOR DRIER NEED TO BE RUN
CLOSER TO PLUG LOCATION. HAND RAIL AT BASE OF STAIRS
NOT INSTALLED.

EXTERIOR

PAINT EXTERIOR DOORS AND TRIM. GRADING AND SODDING TO
BE COMPLETED. FURNACE EXHAUST PIPES TOO HIGH.
PREVENTING DECK FROM BEING BUILT. GARAGE ELECTRICAL
TO BE COMPLETED. DOWNPIPE CRUSHED AT BOTTOM

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

