
		PDI Page 1 of 1			
Vendor/Builder # Purchaser Name : Sarah Watt and Jason Dinis Phone Res : (905) 251-0506 Phone Bus : - Closing Date : 2013-10-30 Inspector: Bruno Tidd		Enrollment # Legal Address: DLS[19] Project: Pratt Hansen Group Plan #: Lot / Phase #: 43403 / Building43 Municipality:		<div style="font-size: 2em; font-family: cursive;">1845605</div>	
Inspection Date: 20 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

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 11:00

NOTE: TOUCH UPS REQUIRED THROUGH OUT. GENERAL PAINT JOB VERY SPOTTY THROUGHOUT. REMOVE PAINT SPOTS FROM CERAMIC TILE THROUGHOUT. SEVERAL GAPS BETWEEN BASEBOARD AND CARPET THROUGHOUT.

NEW TELEPHONE NUMBER 905-251-0506

MASTER BEDROOM

WINDOWS CAULKING ON EXTERIOR OF WINDOW PEELING OFF

MAIN BATHROOM

TOILET NEEDS TO BE BETTER SECURED. ROCKS BACK AND FORTH.

GARDEN/PATIO DOORS

NOTE: OVERPAINT ON ALL VINYL TRIM PIECES. SCREEN SPLIT ON LEFT SIDE AND SCREEN DOOR NEEDS ADJUSTING. DOES NOT LOCK EASILY.

KITCHEN

WALLS BOWED WALL BEHIND KITCHEN SINK TAP.

CABINETS UPPER CABINETS OVER STOVE REQUIRE MINOR ADJUSTMENT. MINOR CHIPS AND TOUCH UPS ON SEVERAL DOORS. FILL IN GAP BETWEEN PENINSULA BACK AND COUNTERTOP.

LAUNDRY ROOM

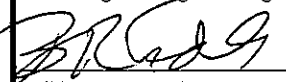
NOTE: BACK OF BIFOLD DOORS NOT PAINTED.

EXTERIOR

NOTE: SEVERAL LARGE CHUNKS OUT OF STUCCO AROUND PATIO DOOR. AND TO LEFT OF DOOR.

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

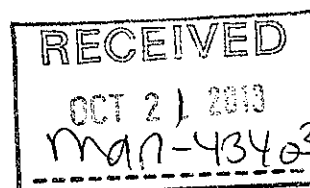
Designate's Name (please print)

Designate's Signature

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

Purchaser

Date



THE VENDOR SHALL:

- 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
- Deliver a signed copy of this document to the homeowner on or before the Pre-Delivery Inspection date.


HOME ENROLMENT NO.
1845605
COMMON ELEMENT NO. (If applicable)
1833064

VENDOR'S NAME:	PRATT HANSEN GROUP INC.	VENDOR REF. NO	34234
VENDOR'S ADDRESS:	301 King St. BARRIE L4N6B5		
BUILDER'S NAME:(If different from Vendor)		BUILDER REF. NO.:	
BUILDER'S ADDRESS:			

HOME ADDRESS (Please correct as required):				
43	Ferndale Dr. S.			403
NUMBER	STREET NAME			CONDO SUITE NO. (If applicable)
BARRIE	L4N5W6			
CITY/TOWN		POSTAL CODE		
LEGAL DESCRIPTION (Please correct as required):				
403	51M-959			Barrie, City
LOT OR UNIT/LEVEL	PLAN	BLOCK	CONCESSION	LOCAL MUNICIPALITY (Where building permit was issued)

FINAL PURCHASE PRICE:
(As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST)
\$ 196,759.00

REGISTERED OWNER(S) (Please print names as shown or to be shown on the Transfer/Deed of Land):
NAME(S): Sarah Watt & Jason Dinis
EMAIL:
(Tarion and the Vendor will use this email address to send important information regarding the warranty.)

<div>  <div> <div>TARION</div> <div>PROTECTING ONTARIO'S NEW HOME BUYERS</div> </div> </div>	<div> <div>Tarion Warranty Corporation</div> <div>5160 Yonge Street, 12th Floor</div> <div>Toronto, ON M2N 6L9</div> </div>		
<div> <div>Warranty Information</div> <div>Go to 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.</div> </div>			
VENDOR/BUILDER REF. NO.:	34234	ENROLMENT NO.:	1845605
WARRANTY START DATE:	Oct/30/2013		
HOME ADDRESS:	43 Ferndale Dr. S. 403 BARRIE L4N5W6		
VENDOR/BUILDER AFTER SALES SERVICE CONTACT:			
<p>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.</p>			
<p>The Vendor hereby confirms the accuracy of the information noted in this document</p>			
AUTHORIZED SIGNATORY		DATE	

V/B REFERENCE NO.
34234
UNIT ENROLMENT NO.
1845605
C.E. NO. (IF APPLICABLE)
1833064

CERTIFICATE OF COMPLETION AND POSSESSION (FOR FREEHOLD AND CONDOMINIUM UNITS)
NOTE: ONLY TARION WARRANTY CORPORATION FORMS WILL BE ACCEPTED FOR PROCESSING.

VENDOR/BUILDER'S NAME: Pratt Hansen Group Inc.
Pratt Homes
VENDOR/BUILDER'S ADDRESS: 301 King St. BARRIE L4N6B5
BUILDER'S NAME (IF DIFFERENT THAN VENDOR):
BUILDER'S ADDRESS:

NEW HOME ADDRESS (PLEASE COMPLETE OR CORRECT AS REQUIRED)

43 Ferndale Dr S # 403 BARRIE
NUMBER STREET NAME (IF APPLICABLE CONDO UNIT NUMBER) CITY/TOWN POSTAL CODE

LEGAL DESCRIPTION (PLEASE COMPLETE OR CORRECT AS REQUIRED)

403 51M-959
LOT PLAN BLOCK CONCESSION
Barrie, City
LOCAL MUNICIPALITY (WHERE BUILDING PERMIT WAS ISSUED)

TYPE OF OWNERSHIP: ☐ FREEHOLD ☒ CONDOMINIUM

TYPE OF HOME:

☐ DETACHED ☐ SEMI-DETACHED ☐ TOWNHOUSE ☐ DUPLEX ☒ HI-RISE ☐ CONTRACT HOME ☐ OTHER (SPECIFY)
☐ SEWER SYSTEM ☐ PRIVATE SEWAGE DISPOSAL SYSTEM ☐ PURCHASER RESPONSIBLE FOR PRIVATE SEWAGE DISPOSAL SYSTEM

THIS SECTION MUST BE COMPLETED

DATE OF POSSESSION: (IF CONDOMINIUM USE DATE OF OCCUPANCY)
2013 10 30
YEAR MONTH DAY

ACTUAL PURCHASE PRICE (INCLUDING UPGRADES AND EXTRAS, BUT EXCLUDING HST) \$ 196,759

NOTE TO BUILDER: IF MONIES ARE ENCLOSED FOR ENROLMENT FEE ADJUSTMENT - PLEASE INDICATE ENROLMENT NUMBER ON THE BACK OF THE CHEQUE. DO NOT SEND CASH.

AFTER SALES SERVICE CONTACT: Service Dept 301 King St Barrie 721-9912
NAME OF SERVICE CONTACT ADDRESS TELEPHONE

RECEIPT OF THE HOMEOWNER INFORMATION PACKAGE

Homeowner - Initial to confirm receipt of the Homeowner Information Package.
Designate - Initial to confirm receipt of the Homeowner Information Package.

PLEASE PRINT HOMEOWNER EMAIL ADDRESS

Sarah.Kathryn.W@hotmail.ca

PURCHASER CERTIFICATE: The undersigned Purchaser(s) hereby certifies to Tarion Warranty Corporation that the Purchaser(s) has/have inspected the home described above and such home is substantially completed and is ready for possession by the Purchaser(s) on the date of possession indicated above notwithstanding completion by the Vendor/Builder of items listed on the Pre-Delivery Inspection Form. THIS IN NO WAY PRECLUDES THE DISCOVERY AND REPORTING OF FURTHER COMPLAINTS AND OR DEFECTS WITHIN THE SPECIFIED WARRANTY PERIODS.

THIS CERTIFICATE OF COMPLETION AND POSSESSION MUST BE COMPLETED BY BOTH PARTIES AND SUBMITTED TO TARION WARRANTY CORPORATION BY THE VENDOR WITHIN 15 DAYS OF THE DATE OF POSSESSION.

Oct 20/2013 Sarah Watt PURCHASER
Oct 20/2013 Jason Dinis PURCHASER
Oct 20/2013 B. K. K. VENDOR/BUILDER

The Vendor/Builder warrants that the home is constructed in a workmanlike manner and free of defects in material. A COMPLAINT MUST BE REPORTED TO BOTH THE VENDOR AND TARION IN WRITING, BEFORE THE APPROPRIATE WARRANTY PERIOD EXPIRES.

For example, if your home's date of possession is November 8, 2009:

- The one year warranty begins on November 8, 2009 and ends on November 7, 2010
- The two year warranty begins on November 8, 2009 and ends on November 7, 2011
- The seven year Major Structural Defects (MSD) warranty begins on November 8, 2009 and remains in effect until and including November 7, 2016

YOU SHOULD TAKE NOTE OF WHEN YOUR WARRANTY COVERAGES EXPIRE, BASED ON THE DATE OF POSSESSION SHOWN BELOW.

WARRANTY COMMENCES ON THE DATE OF POSSESSION:

(DATE OF OCCUPANCY, IF CONDOMINIUM) (VENDOR/BUILDER TO COMPLETE)

Warranty Certificate

(Ontario New Home Warranties Plan Act) by:

N.A. Boyd John Beuvello
President & Chief Executive Officer Deputy Registrar

TARION WARRANTY CORPORATION (TARION) hereby confirms that the home identified above has the benefit of the warranties set forth in the Ontario New Home Warranties Plan Act, R.S.O. 1990, C.O.31.

IMPORTANT - HOMEOWNER : DETACH LABEL

AFFIX LABEL TO YOUR ELECTRICAL PANEL BOX TO INDICATE THAT THE WARRANTY IS IN EFFECT