



**PDI**  
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**Vendor/Builder #**  
**Purchaser Name :** Ekaterina Zagoskina  
**Phone Res :** (705) 737-9065  
**Phone Bus :** -  
**Closing Date :** 2014-01-30  
**Inspector:** Bruno Tidd

**Enrollment #**  
**Legal Address:** DLS[19]  
**Project:** Pratt Hansen Group  
**Plan #:**  
**Lot / Phase #:** 45303 / Building45  
**Municipality:**

**Inspection Date:** 29 Jan 2014

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 6:30

**NOTE:** TOUCH UPS REQUIRED THROUGH OUT AS INDICATED. CHECK ALL CEILINGS FOR POPCORN OVER SPRAY

**MASTER BEDROOM**

**WALLS** BULK HEAD CROOKED IN FRONT OF CLOSET DOORS. HIGHER ON RIGHT SIDE THAN LEFT. CLEAN UP MINOR POPCORN OVERSPRAY OVER ENTRY DOOR FROM MASTER TO HALLWAY.  
**TRIM** STAPLE STICKING OUT OF TRIM AT BASE LEFT SIDE OF CLOSET. TRIM PIECE STICKS OUT AT BASE OF LEFT SIDE.  
**WALK IN CLOSET** DOORS TO BE INSTALLED.

**MAIN BATHROOM**

**WALLS** REPAINT CEILING VERY PATCHY.  
**FLOORING** CERAMIC MINOR GROUT CRACKS AND PIN HOLES.

**FOYER/HALL**

**WALLS** PINHOLE IN CEILING NEAR ENTRY TO LAUNDRY AREA TO RIGHT OF OVERHEAD LIGHT.  
**CLOSET** DRYWALL ROUGH ON INSIDE WALL ON LEFT SIDE OF DOOR. SMALL HOLE IN CEILING OF ENTRY CLOSET.  
**FRONT DOORS** DOOR IS CROOKED GAP AT TOP AND NARROW AT THE BOTTOM.

**LIVING ROOM**

**WALLS** TOUCH UP IN CEILING TO LEFT OF LIGHT.  
**TRIM** DOOR TO FURNACE. ROOM FRAME CROOKED

**GARDEN/PATIO DOORS**

**NOTE:** SCREEN MISSING. SEVERAL SMALL HOLES IN FRAMEWORK OF PATIO DOOR TOP AND RIGHT SIDE.

**KITCHEN**

**WALLS** HOLES WHERE UNDERMOUNT LIGHTING WIRES ACCESS LIGHTS NEED TO BE PATCHED.  
**CABINETS** TWO UPPER CABINETS MISSING. CHIP AT BASE OF CABINET LEFT SIDE BOTTOM OF DISHWASHER. PANEL IN FRONT OF PENINSULA HAS GAP UNDER COUNTER TOP TOP RIGHT SIDE.  
**COUNTERTOPS** SCRATCHED COUNTERTOP NEAR SEAM TO LEFT OF SINK. END CAP OF LEDGE BEHIND SINK LOOSE AND DOES NOT RUN TO END OF THE WALL. GLUE ON SOME AREAS OF COUNTERTOP.  
**ELECTRICAL/LIGHTING** COVER PLATE CROOKED PLUGS TO LEFT OF STOVE.

**EXTERIOR**

**BRICKS** PURCHASER IS CONCERNED THAT THERE IS ICE FLOW TO LEFT OF OUTDOOR LIGHT. WOULD LIKE THE KNOW THE CAUSE OF THE LEAK.

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)

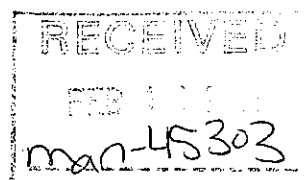
Designate's Signature

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

Purchaser

Date

31001-PDIF-01.01



man-48303



CERTIFICATE OF COMPLETION AND POSSESSION/  
WARRANTY CERTIFICATE  
(FOR FREEHOLD AND CONDOMINIUM UNITS)

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.


HOME ENROLMENT NO.
1880098
COMMON ELEMENT. NO. (if applicable)
1874532

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):				
45	Ferndale Dr S # 303		303	
NUMBER	STREET NAME		CONDO SUITE NO. (if applicable)	
BARRIE				
CITY/TOWN	POSTAL CODE			
LEGAL DESCRIPTION (Please correct as required):				
303	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)
\$ 197,234.00

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

	<b>Tarion Warranty Corporation</b> 5160 Yonge Street, 12th Floor Toronto, ON M2N 6L9		
<b>Warranty Information</b>			
Go to <a href="http://www.tarion.com">www.tarion.com</a> 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.			
VENDOR/BUILDER REF. NO.:	34234	ENROLMENT NO.:	1880098
WARRANTY START DATE:	Jan/30/2014		
HOME ADDRESS:	45 Ferndale Dr S # 303 303 BARRIE		
VENDOR/BUILDER AFTER SALES SERVICE CONTACT:	Service-705-721-9912		
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		
AUTHORIZED SIGNATORY	DATE	