

man-49004



Vendor/Builder #
Purchaser Name : Natelle Warner and Andrew Geddes
Phone Res : (905) 505-6264
Phone Bus : (647) 708-9448
Closing Date : 2014-07-04
Inspector: Bruno Tidd

Enrollment #
Legal Address: DLS[19]
Project: Pratt Hansen Group
Plan #:
Lot / Phase #: 49004 / Building49
Municipality:

Inspection Date: 7 Jun 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

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

GENERAL COMMENTS

INSPECTION START TIME INSPECTION STARTED AT 10:50

NOTE: TOUCH UPS REQUIRED THROUGH OUT AS INDICATED. REMOVE ALL MODEL HOME SIGNS THROUGHOUT AND TOUCH UP WALLS. HOT WATER TAPS NOT WORKING. ALL ARTWORK TO BE PAINTED OVER AS PER AGREEMENT WITH KAREN. DOOR TO FRONT BALCONY NEEDS ADJUSTMENT. STICKS AT TOP. VENTS ARE FULL OF DEBRIS NEED TO BE CLEANED. PURCHASER IS CONCERNED THAT WITH THE AMOUNT OF DEBRIS IN THE SMALL COLD AIR RETURN IN THE LIVING ROOM THERE WILL BE MORE ISSUES AND IS REQUESTING DUCTS TO BE CLEANED.

MASTER ENSUITE BATH

ELECTRICAL/LIGHTING FAN NOT WORKING

BEDROOM #3

TRIM SLIDERS UNEVEN WITH WALL AND HANDLES SHOULD BE SWITCHED.

MAIN BATHROOM

ELECTRICAL/LIGHTING LIGHT BAR CROOKED

STAIRS

RAILING PAINT ON RAILING IN SEVERAL AREAS

FOYER/HALL

FLOORING GROUT CRACKED AT BASE OF DOOR TO GARAGE AND FRONT DOOR.

NOTE: DOOR FROM INTERIOR TO GARAGE STICKS.

KITCHEN

CABINETS CROWN MOULDING HAS GAP AT TOP OVER STOVE AND SINK

ELECTRICAL/LIGHTING BULB NOT WORKING IN RANGE HOOD.

BASEMENT

SCREEN MISSING FROM WINDOW IN FURNACE ROOM

EXTERIOR

NOTE: DRIVEWAY HAS LARGE POT HOLE ALL ALONG SIDEWALK AREA AND LARGE LIP ON CURB FRO ENTRY TO DRIVEWAY No Deficiencies in this Room.

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

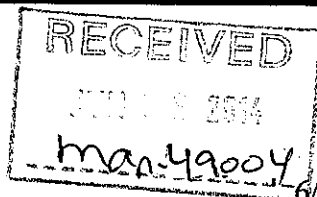
Designate's Name (please print)

Designate's Signature

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

Purchaser

Date



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. |
| 1845626 |
| 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): | | | |
| 49 | Ferndale Dr. S. | 004 | |
| NUMBER | STREET NAME | CONDO SUITE NO. (If applicable) | |
| BARRIE | L4N5W9 | | |
| CITY/TOWN | POSTAL CODE | | |
| LEGAL DESCRIPTION (Please correct as required): | | | |
| 004 | 51M-959 | | Barrie, City |
| LOT OR UNIT/LEVEL | PLAN | BLOCK | CONCESSION |
| | | | LOCAL MUNICIPALITY (Where building permit was issued) |

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|---|
| FINAL PURCHASE PRICE: |
| (As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST) |
| \$ 323,194.00 |

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

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|--|--|
| TARION PROTECTING ONTARIO'S NEW HOME BUYERS | Tarion Warranty Corporation 5160 Yonge Street, 12th Floor Toronto, ON M2N 6L9 |
| Warranty Information | |
| 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. | |
| VENDOR/BUILDER REF. NO.: | 34234 |
| ENROLMENT NO.: | 1845626 |
| WARRANTY START DATE: | Jul/04/2014 |
| HOME ADDRESS: | 49 Ferndale Dr. S. 004 BARRIE L4N5W9 |
| VENDOR/BUILDER AFTER SALES SERVICE CONTACT: | Service Dept 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 |

| |
|--------------------------|
| V/B REFERENCE NO. |
| 34234 |
| UNIT ENROLMENT NO. |
| 1845626 |
| 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. | |
| VENDOR/BUILDER'S ADDRESS: | | Pratt Homes | |
| NUMBER | STREET NAME | CITY/TOWN | POSTAL CODE |
| 301 | King St. | BARRIE | L4N6B5 |
| BUILDER'S NAME (IF DIFFERENT THAN VENDOR) | | BUILDER REFERENCE NO. | |
| BUILDER'S ADDRESS: | | BUILDER REFERENCE NO. | |
| NUMBER | STREET NAME | CITY/TOWN | POSTAL CODE |

NEW HOME ADDRESS (PLEASE COMPLETE OR CORRECT AS REQUIRED)

| | | | |
|--------|--|-----------|-------------|
| 49 | Ferndale Dr S # 004 | BARRIE | L4N 5W9 |
| NUMBER | STREET NAME (IF APPLICABLE CONDO UNIT NUMBER) | CITY/TOWN | POSTAL CODE |

LEGAL DESCRIPTION (PLEASE COMPLETE OR CORRECT AS REQUIRED)

| | | | |
|---|---------|-------|------------|
| 004 | 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)

ACTUAL PURCHASE PRICE
(INCLUDING UPGRADES AND
EXTRAS, BUT EXCLUDING HST) \$ 323 194 xx

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

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

PLEASE PRINT HOMEOWNER EMAIL ADDRESS

Cheryl G. Warner

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.

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 Bevello
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.

TARION - 10 / REV. 01

34234
1845626



IMPORTANT - HOMEOWNER : DETACH LABEL

AFFIX LABEL TO YOUR ELECTRICAL PANEL BOX TO

INDICATE THAT THE WARRANTY IS IN EFFECT

T-1202