

LOT 107 (MWE)
2188 NEVILS ST

ST



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Pre-Delivery Inspection Form

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 Sale (APS). Please initial all changes and deletions. As a minimum check the following:

DAMAGED, INCOMPLETE OR MISSING	OPERATING CONDITION
• Windows, side lights and other glazing. Window and door screens • Bathtubs, sinks and toilets • Bathroom accessories, if provided • Mirrors, countertops and cabinetry • Flooring (hardwood, vinyl, ceramic tiles, carpeting) • Interior finishes and trim carpentry • Furnace • Hot water heater, if provided (not a rental) • Exterior finishes, driveways, walkways, decks and landscaping are complete	• Windows, interior and exterior doors (including garage overhead door). 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 a rental) • Air conditioning system, if provided and if conditions permit

Comments

DOUBTSTABLE. [Signature]

Item #	Room/Location	Description
1	EXTERIOR	GRINDING, S.O., PAVED DRIVEWAY, GUTTERBOARDS, DECK DOWNSPOUTS TO BE COMPLETED
2	GARAGE	WATER PENETRATING FROM POURED FLOOR TO GARAGE
3	EXTERIOR	STEP IN WALKWAY HAS WOBBLE.
4	INT/EXT	HOUSE NOT CLEANED.
5	EXTERIOR	2x4 TO BE REMOVED FROM FOUNDATION.
6	EXTERIOR	ROSE BIRDS TO BE CAULKED.
7	INTERIOR	WINDOW SCREENS & CRANKS NOT INSTALLED
8	INTERIOR	SIDEWALLS, SUNDERS & MIRRORS NOT INSTALLED
9	MASTER BEDROOM	ONE POT LIGHT NOT WORKING.
10	ENSUITE	SKYLIGHT NEEDS PAINT.
11	INTERIOR	CAULKING NOT COMPLETED.
12	INTERIOR	KITCHEN & LAMINA CUPBOARDS NOT INSTALLED.
13	INTERIOR	T.P. DISPENSER & TOWER BARS NOT INSTALLED.
14	ENSUITE	SHOWER DOOR MISSING.
15	ENSUITE	LIGHT BULBS MISSING & SHOWER LIGHT NOT WORKING.
16	MAIN BATH.	SHOWN ON FLOOR.
17	LINEN CLOSET	MISSING DOOR & SHELVES.
18	MAIN BATH	MISSING MEDICINE CABINET
19	LINEN CLOSET	WALLS VERY ROUGH.
20	INTERIOR	1/4 ROUND NOT ATTACHED.
21	BEDROOM #3	CRACK IN WINDOW FRAME
22	STAIRCASE	COLD AIR RETURN NEEDS PATCH.
23	BEDROOM #4	CRACK IN WINDOW FRAME (FUNCTIONAL WINDOW)
24	STAIRS	NOT STAINED, AREAS HAVE / DRIP LINES
25	2ND ENSUITE	LIGHT BULBS MISSING / PAINT ON FLOOR
26	BEHIND STAIRS	WOOD & PAINT NEEDED
27	STAIR TO BASEMENT	DRY WALL BOARD & NAIL NEEDED.
28	BASEMENT	TRULY TIME NEEDED IN SEVERAL AREAS.
29	BASEMENT	LIGHTS DON'T WORK (X2)
30	BASEMENT	CONCRETE FLOOR - MANY DIMPLES.
31	BASEMENT	FIREPLACE GAS LINE - COLD AIR GAP TO OUTSIDE
32	BASEMENT	FILTER TO BE CHANGED
33	FURNACE	NO MANUAL.



Pratt
HOMES

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Comments

OLIVIA TRUMBLE *Olivia*

Item #	Room/Location	Description
34	Basement	Portable water tank leaking.
35	Interior	no hot water.
36	Laundry	door to be painted.
37	Laundry	TVB not glue to wall.
38	Laundry	vents in exterior door.
39	Power Room.	could not inspect.
40	Lower Hall	switch not flush to wall.
41	Dining Room.	handle on french door - left door malfunctioning.
42	Kitchen	seam in vinyl broken (open). (where fence is).
42	Fireplace	mantle not stained.
43	Lower Hall	light doesn't work.
44	Entrance to Dining from Kitchen	- Transition lifting.
45	Entrance to Living Room from Lower Hall	- stain on wall on carpet.
46	Fireplace	gap between marble & oak on left side.