

**Enrolment:**

**Purchaser Name:** HAO CHEN  
QING PANG

**Phone Res:** (647) 446-8455

**Phone Bus:**

**Closing Date:** September 09, 2025

**Inspector:** Vince Cancellieri

**Pre-Delivery Inspection**  
**Page 1 of 6**

**Vendor / Builder:**

**Project:** Grovetrail Developments Inc.

**Lot / Phase:** 154 / 2

**Plan:**

**Address:** BACKHOUSE DRIVE

**Municipality:**

**Inspection Date:** August 19, 2025

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**

- 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 finishes, driveways, walkways, decks and landscaping

**OPERATING CONDITION**

- Windows, interior and exterior doors including garage overhead doors, door locks, etc.
- Faucets: Kitchen, bathroom, laundry room
- Exhaust fans (kitchen, bathrooms)
- Electrical outlets and fixtures
- Gas fireplaces, incl. circulation fans, if provided
- Heat Recovery Ventilation system, if provided
- Heating system
- Air conditioning system, if provided and if conditions permit



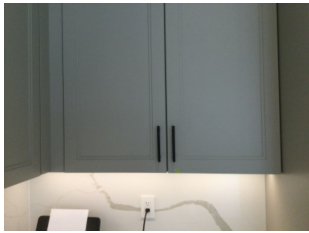
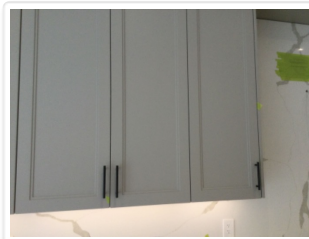
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**KITCHEN**

KITCHEN TOUCH UPS NEEDED THROUGHOUT AS PER PICTURES



**CABINETS**

UPPER CABINETS MISSING SHELVES AT GLASS DOOR CABINETS





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**KITCHEN**

**COUNTERTOPS**

COUNTERTOPS THROUGHOUT TO BE BUFFED AND REMOVE SPOTS AS MARKED



**SINK/FAUCET/PLUMBING**

**DEBRIS**

**FLOORING**

4 CHIPS ON HARDWOOD FLOOR





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**FAMILY ROOM**

- FIREPLACE MANTLE TO BE TOUCHED UP, \_\_\_\_\_



**DINING ROOM**

- AIR RETURN VENT IS INSTALLED UPSIDE DOWN \_\_\_\_\_



**FOYER/HALL**

- FILL IN GROUT AT SPETS AT FRONT FOYER \_\_\_\_\_





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**STAIRS**

FILL IN GAPS AT RISERS IN STAIRCASE (3 TOTAL)



**MASTER ENSUITE BATH**

WINDOW TO BE ADJUSTED



TUB

RUST MARK OR DIRT ON TUB



FAUCETS/PLUMBING

HAND HELD PRESSURE IS VERY LOW



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**SHARED ENSUITE**

- CURTAIN ROD MISSING PLUS CHECK ALL CLEAN OUT UNDER  
SINKS FEW WHERE NEVER TIGHTEN



**BEDROOM 2 ENSUITE**

- CURTAIN ROD ALSO MISSING



**GENERAL COMMENTS**

- ALL DRYWALL PLUS TRIM TO BE PATCHED AND PAINTED  
THROUGHOUT AS MARKED WITH GREEN TAPE

NOTE: EXTERIOR TO BE DONE ON A LATER DATE

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 Pre-Delivery Inspection in their place should ensure they provide written authority to the vendor/builder authorizing the designate to sign this form on their behalf.*

HAO CHEN

Purchaser's Name

  
Purchaser's Signature

QING PANG

Purchaser's Name

  
Purchaser's Signature

\_\_\_\_\_  
Designate's Name (print)

\_\_\_\_\_  
Designate's Signature

Vince Cancellieri  
Inspector's Name

\_\_\_\_\_  
Inspector's Signature

\_\_\_\_\_  
Date

Printed

August 19, 2025