

Enrollment: H3661255
Purchaser Name: Berker Bilgin

Phone Res: (289) 969-0263
Phone Bus: (289) 788-1130
Closing Date: August 26, 2025
Inspector: Alessio Spallacci



Vendor/Builder#: 17942
Vendor: Spallacci and Sons Limited
Lot: 14
Project: Eden Park Phase 2
Address:
Municipality: Hamilton
Inspection Date: August 22, 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 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. 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

START TIME STAMP	
START TIME	PDI START TIME 12:00PM
GARAGE	
GARAGE DOOR	FIX WEATHERSTRIP
	PAINT TOUCH UP
KITCHEN	
-	MISSING SINK DRAIN CAP
PAINT	TOUCH UP PAINT AS REQUIRED
STAIRS FIRST TO SECOND	
STAIRS	FILL CHIP (3X)
BEDROOM 2	
WINDOW	RECAULK BOTTOM OF WINDOW
MASTER BEDROOM	
WINDOW	RECAULK BOTTOM OF WINDOW
MASTER ENSUITE	
WINDOW	RECAULK BOTTOM OF WINDOW
LAUNDRY ROOM	
-	RECAULK BOTTOM OF WINDOW
POWDER ROOM	
-	RECAULK ABOVE COUNTERTOP
BEDROOM 3	
CARPET	O.K.

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Vendor / Builder: 17942
Project: Spallacci and Sons Limited
Lot / Phase: 14 / 2
Plan: 62M-1166
Address:
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Page 2 of 2

END TIME STAMP	
END TIME	PDI END TIME 1:00PM
DINING ROOM	
-	O.K.
LINEN CLOSET	
-	O.K.
LIVING ROOM	
-	O.K.
UNFINISHED BASEMENT	
-	O.K.
3 PIECE BATHROOM	
-	O.K.
STAIRS TO BASEMENT	
-	O.K.

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.*

I have inspected my new home and I agree that the description of the items listed on this form are accurate.

Berker Bilgin			
Purchaser's Name (print)	Purchaser's Signature	Purchaser's Name (print)	Purchaser's Signature
		Alessio Spallacci	
Designate's Name (print)	Designate's Signature	Inspector's Name (print)	Inspector's Signature
Date (YYYY/MM/DD)	2025/08/22	August 22, 2025	