

Enrollment:	Vendor / Builder:
Purchaser Name: George, F Spagnuolo	Project: Zancor Homes (Masaga) Ltd.
Glusepina, M Spagnuolo	Lot / Phase: 173 / 1
Phone Res: (647) 526-2935	Plan:
Phone Res: (416) 807-6701	Address:
Closing Date: September 22, 2022	Municipality:
Inspector: Gisella Fiore	Inspection Date: January 13, 2023

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, Inducirculation 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

FOYER/HALL			
FLOORING	THRESHOLD THROUGHOUT NOT INSTALLED AT BASE OF STAIRS	✓	<i>g.f.</i>
STAIRS	VARNISH REQUIRED AT RAILING RIGHT SIDE AT FRONT DOOR AT EDGE	✓	<i>g.f.</i>
NOTE:	TOUCH UP VARNISH ON RAILING RIGHT SIDE AT 2ND TREAD FROM BASEMENT TO MAIN FLOOR	✓	<i>g.f.</i>
	AND LEFT NEWEL POST - SEE PHOTOS		
LIVING ROOM			
WALLS	LIVING WALL LEFT OF WINDOW NOT STRAIGHT	✓	<i>g.f.</i>
NOTE:	WALL AT BASEMENT STAIR OPENING NOT STRAIGHT	✓	<i>g.f.</i>
	AS PER H.O. FIREPLACE SHOULD HAVE 3 LOG INSERTS NOT 2	✓	<i>g.f.</i>
EXTERIOR			
PAINT	PAINTING NOT COMPLETE	✓	<i>g.f.</i>
DECK	CAPPING AT FRONT PORCH NOT COMPLETE	✓	<i>g.f.</i>
GARAGE DOORS	GARAGE NOT PAINTED HOMEOWNER CONFIRMED TO PROCEED WITH PAINT- AREA ROUGH FINISH	✓	<i>g.f.</i>
NOTE:	EAVESTROUGH AND DOWNSPOUT NOT INSTALLED	✓	<i>g.f.</i>
	LIGHT LEFT OF GARAGE DOOR STONE TO BE ADJUSTED AND LIGHT FIXTURE VERY MESSY	✓	<i>g.f.</i>
	CAULKING NOT COMPLETE AT EXTERIOR	✓	<i>g.f.</i>
	TRIM AROUND WINDOW RIGHT SIDE OF HOUSE THROUGHOUT RED SHOWING TO BE ADJUSTED	✓	<i>g.f.</i>
	WINDOW FRAME ON RIGHT SIDE OF HOUSE DENTED AT BASEMENT WINDOW	✓	<i>g.f.</i>
	TOP OF WINDOW FRAME TRIM NOT INSTALLED LIKE OTHER WINDOWS AT REAR OF HOME	✓	<i>g.f.</i>
	INSPECT SIDING AT LEFT SIDE OF HOUSE WHERE METRE BRICK FOR A BOWING	✓	<i>g.f.</i>
	SCRATCH ON EXTERIOR WINDOW MULIN LEFT OFF FRONT PORCH	✓	<i>g.f.</i>
MASTER ENSUITE BATH			
FAUCETS/PLUMBING	SHOWER DRAIN SHOULD BE BLACK	✓	<i>g.f.</i>
MIRROR	FROSTED GLASS WALL NOT INSTALLED AT TOILET	✓	<i>g.f.</i>

Homeowner signature: *g.f.*

The Homeowner acknowledges and agrees that all initialed work has been completed in accordance with the Agreement of Purchase and Sales.

ADD

MASTER BKS - PAINT TOP @ WALL LEFT OF TUR
MASTER BOUN - TOP CORNER OF BR
" " TOP PAINT TO LEFT OF REAR DOOR
" " TOP ENTRY DOOR
MAIN HALL - TOP PAINT OUTSIDE BOUN
BOUN - TOP DOOR @ 4TH LEVEL
FRANK - TOP PAINT @ WALL TO RIGHT OF F/P WALL LEFT OF WINDOWS
" " CORNER OF BR LEFT OF F/P
BASIN STAIRS - TOP STAIR @ NOSING TRUED (TOP OF STAIRS) ✓
" " TOP NEWEL POST - 2 CHIPS (1 @ BOTTOM & 1 @ 3/4 WAY UP) ✓
FRANK DOOR - TOP @ BOTTOM
LAUNDRY - FLOOR UP W/ STAIRS - 10 LINES OF COULTER CHAIRS - 10 STAIRS 3x6 STAIRS TILES

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Page 2 of 2

MASTER ENSUITE BATH			
VANITY CABINETS	CHIP AT BOTTOM RIGHT CABINET BELOW LEFT SINK. SOFT CLOSED NOT INSTALLED AT MIDDLE DRAWERS	X	
MAIN BATHROOM		X	
FAUCETS/PLUMBING	INCORRECT SHOWER HEAD SHOULD BE 10" AND FLOOR DRAIN SHOULD BE BLACK	X	
KITCHEN			
WINDOWS	DOOR TO BE REPLACED AS KICK AT THE TOP NOT BOTTOM - INSTALL NAIL CAP COVERS	X	
CABINETS	CHIP AT BOTTOM LEFT CABINET RIGHT SIDE BY HANDLE 2) TOUCH UP EDGE OF 1ST POT DRAWER BELOW COOK TOP FADED 3) CHIP AT TOP DRAWER AT BUTLER PANTRY RIGHT OF WINE FRIDGE	X	
LAUNDRY ROOM			
CABINETS	INCORRECT CABINET COLOUR INCORRECT COUNTERTOP COLOUR	X	X
BASEMENT			
NOTE:	CENTRAL VAC ROUGH IN TO BE LOCATED LEFT OF HOT WATER TANK	✓	✓

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.

George, F Spagnuolo		Giuseppina, M Spagnuolo	
Purchaser's Name (print)	Purchaser's Signature	Purchaser's Name (print)	Purchaser's Signature
Designate's Name (print)	Designate's Signature	Inspector's Name (print)	Inspector's Signature
Date (YYYY/MM/DD)	2023/01/13	January 13, 2023	

Homeowner Signature:

The Homeowner acknowledges and accepts that all initiated work has been completed in a written like manner to their satisfaction.

ADD

FOYER - NOSINGS SCRATCHED ON DINING SIDE ✓
TOP STAIN ON NOSINGS

FOYER - TOP STAIN ON EDGES OF TREADS ✓

FOYER - DOOR TOP OF ENTRANCE & CLOSET DOOR TRAILING ✓

SEASONAL - EXTERIOR - TOP PAINT @ ASHTRAY & FRONT DOOR FRAMES ✓
KITCHEN - GRABBLE RIGHT OF SINK DAMAGED @ FLOOR LINEN ✓

MSR - ENS - RED TOP & TOWER BARS ✓
PC OF PANEL BOARD @ D/W ✓

THOMES

The items listed below were released to the homeowner(s) of

Lot # 173

Site/Phase: Shoreline Point

—[✓]— House and Garage Door Keys

—✓— Homeowner Manual (given at PDI)

- N/A_ Recycling and Green Bins

____N/A____ Other _____

The above items were received on this 19 day of January, 2022

B. Spymaster

Purchaser _____

Purchaser