

Enrollment:
Purchaser Name: Mathew Morelli
Antonia, M Theodorou-Christodoulou
Phone Res:
Phone Bus: (416) 308-8026
Closing Date: October 12, 2023
Inspector: Gisella Fiore



Vendor / Builder: 44528
Project: Zancor Homes (Innisfil) Ltd.
Lot / Phase: 80W / 3
Plan:
Address:
Municipality:
Inspection Date: October 04, 2023

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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

FOYER/HALL

STAIRS

TRIM CUT SHORT AT RISER BELOW NOSING AT LANDING TO 2ND FLOOR.
STAIN REQUIRED AT POST BY 5TH TREAD AT STAIRS FROM MAIN TO 2ND FLOOR (REPAIR
DONE) AND OUTSIDE TRIM AT LANDING RIGHT SIDE, TRIM AT MUDROOM
CHIP AT 3,6 PICKET FACING LIVING AREA
SECURE NEWEL POST A STRINGER AT MAIN FLOOR BOTH SIDES.
FILL GAP AT 3RD TREAD BY PICKET AMD 4TH TREAD DENTED.
DAMAGED LEFT NEWEL POST AT STAIRS TO 2ND FLOOR ON MAIN FLOOR.
CHIP ON NEWEL AT LANDING TO 2ND FLOOR
FILL GAP AT OUTSIDE STRINGER BY TREAD.

LIVING ROOM

FLOORING CUT HARDWOOD SHORT AT HRV.
WALLS OVERCUT AT POT LIGHTS AT CEILING X2.
ELECTRICAL/LIGHTING POT LIGHT FLICKERING.

KITCHEN

FLOORING CHIP/ GROUT AT 4 TILE LEFT ARCHWAY AND GROUT REQUIRED AT SMALL ENTRANCE
BETWEEN TILE AND HARDWOOD.
WINDOWS SCREEN NOT INSTALLED AT WINDOW N
NOTE: CUT OUT FOR DW AT CABINET MISSING- HOMEOWNER REQUESTING CUT OUT TO BE TOP RIGHT
CORNER SEE PHOTO
CABINETS CHIP INSIDE BOTTOM SHELF AND GABLE AT LOWER LEFT CABINET AND CORNER OF STOVE.

POWDER ROOM

FLOORING OVERCUT AT TILE BELOW JAMB FILLED WITH GROUT - TO CONFIRM.

MASTER ENSUITE BATH

ELECTRICAL/LIGHTING MISSING LIGHT FIXTURE ABOVE RIGHT SINK.
NOTE: SCRATCHES ON LEFT FIXED GLASS LEFT OF OPERATING WINDOW

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MASTER BEDROOM			
NOTE:	ATTIC HATCH NOT INSTALLED.	_____	_____
Note			
-	SECURE VENTS THROUGHOUT AS PER HOMEOWNER.	_____	_____
EXTERIOR			
NOTE:	DENT ON SOFFIT AT FRONT PORCH DUE TO ELECTRICAL OUTLET	_____	_____
	LARGE GAP AT STONE IN BETWEEN GARAGE DOORS.	_____	_____
	CAULKING REQUIRED ABOVE GARAGE TRIM	_____	_____
	DAMAGE WINDOW, TRIM AT THE REAR OF HOME RIGHT OF BALCONY DOOR	_____	_____
	CHIP AT PORCH SLAB RIGHT SIDE	_____	_____

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.

Mathew Morelli

Purchaser's Name (print)

Purchaser's Signature

Antonia, M Theodorou-Christodoulou

Purchaser's Name (print)

Purchaser's Signature

Gisella Fiore

Inspector's Name (print)

Inspector's Signature

Designate's Name (print)

Designate's Signature

Date (YYYY/MM/DD)

2023/10/04

October 04, 2023