

Closing Date: 19Oct23
 Address: 1323 Stevens Road

Location: Belle Aire Shores - Phase: 3 - Lot: 87W
 Today's Date: 07Dec23
 Contact(s): Gary, Martins Dinis - Home: (416) 898-7514 - (gary.dinis18@hotmail.com)
 Email: gary.dinis18@hotmail.com

Company: Zancor - Initiati Warranty Service
 Attention:
 Telephone:
 Fax:

Please Complete the following items:

DAI	Type	Issue	Appt. Date/Time	Notes
165628	Interval	Throughout- General-paint touch ups - missed from pdi reported at key pick up - Shawn completed most last week, he advised only thing left is foyer closet and main bath ceiling	14Dec23 /am	
165631	Interval	Master Ensuite- General- The finishing of the top portion of the stone to the drywall at the top of the frameless glass shower is extremely rough and almost caked on (I took a picture from above to show but this is spotable from regular height) -svc to inspect and fix	14Dec23 /am	
166425	Interval	Exterior- General- trim piece at window	14Dec23 /am	

REBOOK FULL DAY FOR NOW

		damaged - noted at key pick up		
166426	Interval	Exterior- General- svc to check all basement windows and clean around	14Dec23 /am	
166429	Interval	Basement- General- some bsmt window screens missing	14Dec23 /am	
169025	30-Day	Exterior- General- Condition: At gas entrance pipe into the home, several bricks are stained with paint. Location: Left side (facing home) As per item 5 on Home Inspection report-svc to remove paint at brick at gas line	14Dec23 /am	
169029	30-Day	Exterior- General- Condition: Left side basement window frame is damaged Location: Left side (facing home) As per item 9 on Home Inspection report-damaged vinyl	14Dec23 /am	
169031	30-Day	Exterior- General- EXTERIOR GLASS/WINDOWS \ Storms and screens Condition: Basement windows on the right and left side of the home are missing screens (screens present for backyard windows) As per item 11 of home inspection rep	14Dec23 /am	
169043	30-Day	Basement- General- Condition: Notches or holes Above basement staircase wall the l	14Dec23 /am	

169071	30-Day	Master Ensuite- General- Ceiling poorly finished above master bathroom shower top threshold piece. Location: Master Bathroom As per item 47 of home inspection report- @JAMB	14Dec23 /am	
169073	30-Day	Master Bedroom- General- Ceiling is cracked at connection to the wall. Location: Master Bedroom Closet As per item 48 of home inspection report- YEAR END REPAIR	14Dec23 /am	YEAR END
169077	30-Day	Laundry Room- General- Tiles poorly cut around the floor drain (inconsistent grout spacing). Location: Second Floor Laundry Area/Room As per item 51 of home inspection report- DONE	14Dec23 /am	
169078	30-Day	Laundry Room- General- Tile is chipped next to floor drain. Location: Second Floor Laundry Area/Room As per item 52 of home inspection report- DONE	14Dec23 /am	
169081	30-Day	Other- General- Window frames throughout the home are painted incorrectly. Window frames were poorly masked by the painter. Locations:	14Dec23 /am	

		Master bedroom x2 Master bathroom x2 Bedroom 2 Bedroom 3 x4 Powder room Dining room Kitchen x3 Item 55 of home inspection repor			
169083	30-Day	Other- General- Caulking is missing or defective at all window frame connections to window jamb. Location: Throughout As per item 56 of home inspection report	✓ A-2	14Dec23 /am	
169085	30-Day	Bedroom 2- General- Plastic joiner strip (between window units) at left side is scratched throughout. Location: Bedroom 3 As per item 57 of home inspection repor	✓ A-2	14Dec23 /am	
169087	30-Day	Bedroom 2- General- Condition: Damage Door is minorly damaged or require minor paint touch ups. Master bedroom operable door Foyer linen closet Location: Master bedroom operable door, Foyer linen closet		14Dec23 /am	
169089	30-Day	Bedroom 2- General- Condition: Poor finish on closet doorway jamb. Rough/orange peel texture. Location: Master Bedroom Closet As per item 59 of home inspection report		14Dec23 /am	
169091	30-Day	Garage- General- Garage man door is dented throughout. Location: Garage Man	✓ A-2	14Dec23 /am	

		Door As per item 60 of the home inspection report		
169094	30-Day	Garage- General- Condition: Threshold is poorly supported leaving half it floating in the air. Location: Garage Man Door As per item 61 of home inspection report- AS PER GRADE, MEASURE	14Dec23 /am	
169096	30-Day	Other- General- Door casing poorly caulked/defective at top mitres Locations: Master bathroom Master bedroom Master bedroom closet Bedroom 2 Bedroom 3 Foyer linen closet Powder room Doorway between foyer and dining room As per item 62 of home inspection report	14Dec23 /am	✓ #3
169100	30-Day	Kitchen- General- Kitchen island (stove side rear corner) panel is poorly finished. As per item 65 of home inspection report- REMOVE PLASTER INSIDE GABLE AT FLOORLINE	14Dec23 /am	Redirect TO New Image
169105	30-Day	Kitchen- General- Insufficient space between island and builder provided (upgraded) fridge. Less than 30" of space is present due to the fridge sticking out too far. The builder did not inform the seller of this issue with builder	14Dec23 /am	OFFICE

		upgraded fridge. Item 70 of report-na		
169106	30-Day	Other- General- Baseboard scarf joint is visible from regular viewing distance. Locations: Bedroom 2 and Powder Room As per item 71 home inspection report	14Dec23 /am ✓ A.D	
169107	30-Day	Other- General- Closet baseboard is unfinished at left side. Location: Bedroom 3 Closet As per item 72 of home inspection report	14Dec23 /am ✓ A.D	
169108	30-Day	Kitchen- General- Right of sliding door baseboard caulking is missing or defective. Location: Kitchen Breakfast Area As per item 73 of home inspection report	14Dec23 /am ✓ A.D	
169109	30-Day	Family Room- General- Trim around fireplace is poorly finished at right side. Location: Family Room As per item 74 of home inspection report	14Dec23 /am	
169122	30-Day	Main Bathroom- General- Trim above stairs from entrance of family room is unfinished and surrounding drywall needs to be painted Location: Entrance of family room looking up to stairs Additional item not on inspection report	14Dec23 /am	REDIRECT 70 PERFECT 704 CH
169125	30-Day	Exterior- General-	14Dec23	

		Room As per item 34 of home inspection report-REMOVE PAINT AT FIREPLACE		
169058	30-Day	Master Bedroom-General- ATTIC/ROOF \ Hatch/Door Condition: Not insulated Attic hatch insulated is not attached to the attic hatch.	14Dec23 /am	
169059	30-Day	Master Bedroom-General- Attic hatch is poorly painted. Location: Attic As per item 36 of home inspection report	14Dec23 /am	
169062	30-Day	Main Bathroom-General- Condition: Gaps are present at threshold pieces throughout the master bathroom shower. Location: Master Bathroom As per item 39 of home inspection repo-CAULK JAMB	14Dec23 /am	
169065	30-Day	Main Bathroom-General- Master bathroom doorslop incorrectly installed behind the bathtub. Location: Master Bathroom As per item 42 of home inspection report-NA	14Dec23 /am	
169068	30-Day	Other- General- Condition: Localized paint defects on walls, ceilings, and trim marked with green tape and/or yellow filler Location: Throughout As per item 45 of home	14Dec23 /am	

OBC

		joist has been illegally drilled through the bottom chord of the structural member. The hole was drilled to run electrical wiring. Location: Basement As per item 21 on home inspection re		
169046	30-Day	Basement- General- Condition: inadequate service size Main home service is undersized 100 amps instead of 200amps as per building code: 9.34.4.1 3a item 23 on home inspection report-NA	14Dec23 /am	
169047	30-Day	Exterior- General- Exterior receptacle boxes to be sealed around with caulking to prevent water and insect intrusion into electrical box. Location: Exterior As per item 25 of home inspection report-WE DO NOT CAULK THERE	14Dec23 /am	
169049	30-Day	Exterior- General- Condition: Exterior lights to be sealed around with caulking to prevent water and insect intrusion into electrical box. Location: Exterior As per item 28 on home inspection report-NA	14Dec23 /am	
169056	30-Day	Family Room- General- Condition: Fireplace surround is damaged and painted in various areas. Location: Family	14Dec23 /am	

		Window wells in backyard are not centered with windows, additionally they are not level either (slanted or much higher than other wells) Location: Backyard (Facing back of home) Additional item not on home inspection report-na grading	/am	
169126	30-Day	Exterior- General- Grounding conduit by electrical entrance to home needs to be set closer to the foundation of home, tripping hazard currently Location: Left side of home near electrical conduit entrance Additional item not on inspection report	14Dec23 /am	
169129	30-Day	Main Bathroom- General- Shower curb by shower door hinges painted incorrectly (not masked properly) Location: Master Bathroom Additional item not on inspection rep	14Dec23 /am	
169130	30-Day	Main Bathroom- General- Rough finish behind shower curb stone by shower door hinges Location: Master bathroom Additional item not on inspection rep	14Dec23 /am	

Date Completed: _____

Homeowner Signature: 
 The Homeowner acknowledges and accepts all work
 has been completed in a workman like manner.

Date Completed:

Dec 14/23

Trade &/or Service Tech.

Signature:

Print Name:

ROAMER

Please schedule your Service Department to complete work on the above Lot. Should no appointment time or date appear (below) on this form, it is your responsibility to arrange and adhere to the appointment you have scheduled. Your service representative must have this form signed by homeowner on completion. Please fax the signed form to our office (905) 833-4367.

Failure to comply with this request within 10 business days will give Zancor Homes (and it's group of companies) the right to carry out any and all repairs. All costs incurred will be applied to the Company listed above.