

Bam.



Zancor Homes (Innisfil) Ltd.
Warranty Services
Phone: (905) 738-7010
Fax: (905) 738-5948

Work Order

Closing Date: 08Feb23
Address: 1335 Broderick Street
 Innisfil, Ontario
Location: Belle Aire Shores - Phase: 3 - Lot: 152W
Today's Date: 19Mar24
Contact(s): Matthew, Emmerich, Robert Wright - Cell: (416) 998-2272 -
 (matthewwright@gmail.com)
Email: matthewwright@gmail.com

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

Please Complete the following items:

DAI	Type	Issue	Appt. Date/Time	Notes
173165	1 Year	Kitchen- General- Pantry needs to be caulked	04Apr24 /am	APP DONE
173166	1 Year	Stairs- General- staircase needs caulking	04Apr24 /am	APP DONE
173177	1 Year	Kitchen- General- Drywall on kitchen bulkhead needs some work.	04Apr24 /am	FOREIGN YEAR - END
173178	1 Year	Exterior- General- 2 Issues with the grading in backyard: 1) Grading slopes towards the house and not away 3) Significant dip in the middle of the yard - no other property has this.-SITE/NATHAN TO CONFRIM	04Apr24 /am	SNOW COVERED GROWN,
173183	1 Year	Basement- General- Basement Crack	04Apr24 /am	

		#1-SVC INSPECT AND CONFIRM TOLERANCE	✓		↑
173185	1 Year	Basement- General- Basement Crack #2	✓	04Apr24 /am	WITHIN TOLERANCE
173186	1 Year	Basement- General- Basement crack #3	✓	04Apr24 /am	↓
173190	1 Year	Living Room- General- Living room window needs to be caulked to fill gap	✓	04Apr24 /am	PAR DOVE
173194	1 Year	Exterior- General- Backyard hose bib was relocated to the side of the house because it was too low to the ground. The existing hole needs to be fixed properly, right now it has been filled in with gap and caulked overtop as a temporary fix		04Apr24 /am	MCF PARCE /FILL OLD HOSE-BIB LOCATION ON REAR OF HOME
173195	1 Year	Dining Room- General- Dining room corner needs to be fixed. Corner bead is coming through the paint		04Apr24 /am	FORENOT FORENOT YEAR-END
173198	1 Year	Exterior- General- Driveway is not finished. Has been chipping away, rocks come loose easily. Need to bring the level up to the height of curb & garage-SITE		04Apr24 /am	TOP COAT ? PARTIALLY CAVALIER
173199	1 Year	Exterior- General- height is over 24 inches - need railing - is unsafe - NATHAN MEASURE AND CONFIRM		04Apr24 /am	NEEDS RAIL OR WIDER STEPS
173203	1 Year	Main Bathroom- General- Can feel		04Apr24 /am	

		subfloor seam through carpet in master bedroom			
173204	1 Year	Basement- General- All basement windows are really difficult to open/close. Very tight	04Apr24 /am	NO NOISE WINDOW RIGHT ON REAR REMOVED BOTTOM TRACK STILL TOUCH	
174145	1 Year	Upper Hall- General- Hardwood floor on the landing going up to 2nd floor needs to be looked at, it is squeaking and the nosing is not flush with the rest of the floor.		H/W RUBBING ON NOISY NOISY	

Date Completed: _____

Homeowner Signature: _____

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

Date Completed: _____

Trade &/or Service Tech. _____

Signature: _____

Print Name: _____

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.

CARPET SEEMS APPOINTMENT ?
DEBRIS UNDER CARPET IN MASTER

BASEMENT WINDOW LEAKY BETWEEN WALL AND VINYL HEADER

BRICK WEAR- HOLE ABOVE WINDOW, FILL AND WATER TEST
WEARING- HOLE SHOULD MEET WINDOW HEADER
~~NO~~ HOWEVER DRYWALLING BASEMENT 2 WEEKS TIME. ~~NO~~

RIVERVALLEY ON-SITE? MAY?

Outstanding Deficiencies

Belle Aire Shores - Phase: 3 - Lot: 152W

<u>Date Reported</u>	<u>Type</u>	<u>Number</u>	<u>Deficiency Description</u>	<u>Trade Assigned</u>	<u>Add Trade</u>	<u>Appointment Date</u>	<u>Item Completed</u>	<u>Initial</u>
<u>20Dec23</u>	Interval	22	Exterior- General- fill/parging required due to hose bib re location	MCF Forming Contractors INC. 170007	Add	<u>04Apr24</u>		
<u>20Dec23</u>	Interval	23	Exterior- General- caulk ext hose bib	CJ Caulking 170009	Add	<u>04Apr24</u>	✓	m
<u>22Feb24</u>	1 Year	1	Throughout- General- Drywall Screw Pops throughout house. marked with tape around the house-PLEASE NOTE WE PATCH ONLY - WE DO NOT SAND OR PAINT	Foremont Drywall 173164	Add	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	2	Kitchen- General- Pantry needs to be caulked	Zancor - Imisfil Warranty Service 173165	Add	<u>04Apr24</u>	✓	m
<u>22Feb24</u>	1 Year	3	Stairs- General- staircase needs caulking	Zancor - Imisfil Warranty Service 173166	Add	<u>04Apr24</u>	✓	m
<u>22Feb24</u>	1 Year	4	Master Ensuite- General- Master Bath needs to be re-grouted-DONT USE SHOWER 24 HRS PRIOR	AV Classic 173167	Add	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	5	Kitchen- General- Very long crack in grout on kitchen tile - re grout	AV Classic 173168	Add	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	8	Living Room- General- Drywall Cracks/Shrinkage, corners need work throughout.	Foremont Drywall 173171	Add	<u>04Apr24</u> APRIL 15th		
<u>22Feb24</u>	1 Year	9	Throughout- General- Drywall Cracks/Shrinkage, corners need work throughout.	Foremont Drywall 173172	Add	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	10	Master Bedroom- General- Master Bedroom Drywall issues. Drywall cracks/shrinkage/corners	Foremont Drywall 173173	Add	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	11	Bedroom 2- General- Front bedroom (Charlie) drywall issue. Raised Drywall by electrical socket	Foremont Drywall 173174	Add	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	12	Bedroom 2- General- Drywall issue in small bedroom (Carter). Raised Corner Bead	Foremont Drywall 173175	Add	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	13	Bedroom 2- General- Drywall inside corners need work throughout. In every room there are cracks. Cracks are marked with tape	Foremont Drywall 173176	Add	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	14	Kitchen- General- Drywall on kitchen bulkhead needs some work.	Zancor - Imisfil Warranty Service 173177	Add	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	15	Exterior- General- 2 Issues with the grading in backyard: 1) Grading slopes towards the house and not away 3)	Zancor - Imisfil Warranty	Add	<u>04Apr24</u>		

			Significant dip in the middle of the yard - no other property has this.- SITE/NATHAN TO CONFRIM	Service 173178			
<u>22Feb24</u>	1 Year	16	Bedroom 2- General- Front Bedroom (Office) the bottom socket does not work.	<u>Dart Electric</u> 173179	<u>Add</u>	<u>04Apr24</u>	
<u>22Feb24</u>	1 Year	17	Master Ensuite- General- Master Bath Corners need attention. Drywall tape is bubbling	<u>Foremont Drywall</u> 173180	<u>Add</u>	<u>04Apr24</u>	
<u>22Feb24</u>	1 Year	18	Stairs- General- Inside Corner going up the staircase needs work. Drywall Tape is bubbling and cracking/shrinkage	<u>Foremont Drywall</u> 173181	<u>Add</u>	<u>04Apr24</u>	
<u>22Feb24</u>	1 Year	20	Basement- General- Basement Crack #1- SVC INSPECT AND CONFRIM TOLERANCE	<u>Zancor - Innisfil Warranty Service</u> 173183	<u>Add</u>	<u>04Apr24</u>	✓
<u>22Feb24</u>	1 Year	21	Basement- General- Basement Crack #2	<u>Zancor - Innisfil Warranty Service</u> 173185	<u>Add</u>	<u>04Apr24</u>	✓
<u>22Feb24</u>	1 Year	22	Basement- General- Basement crack #3	<u>Zancor - Innisfil Warranty Service</u> 173186	<u>Add</u>	<u>04Apr24</u>	✓
<u>22Feb24</u>	1 Year	23	Main Hall- General- Drywall damaged above trim above small bedroom on the hallway side.(Carter)	<u>Foremont Drywall</u> 173188	<u>Add</u>	<u>04Apr24</u>	
<u>22Feb24</u>	1 Year	24	Bedroom 4- General- Drywall around outlet is bubbling / raised in master bedroom by bed	<u>Foremont Drywall</u> 173189	<u>Add</u>	<u>04Apr24</u>	
<u>22Feb24</u>	1 Year	25	Living Room- General- Living room window needs to be caulked to fill gap	<u>Zancor - Innisfil Warranty Service</u> 173190	<u>Add</u>	<u>04Apr24</u>	✓
<u>22Feb24</u>	1 Year	26	Dining Room- General- Drywall corner bead needs some work on upper bulkhead in dining room. Corner bead / Tape is poking through	<u>Foremont Drywall</u> 173191	<u>Add</u>	<u>04Apr24</u>	
<u>22Feb24</u>	1 Year	27	Exterior- General- Cracked pillars. This was previously on 30 day form and was not fixed. The pillar was cracked before it was painted and the painters painted overtop of the cracks and did not fix / fill it.	<u>Promark Aluminum LTD.</u> 173193	<u>Add</u>	<u>04Apr24</u>	✓
<u>22Feb24</u>	1 Year	28	Exterior- General- Backyard hose bib was relocated to the side of the house because it was too low to the ground. The existing hole needs to be fixed properly, right now it has been filled in with gap and caulked overtop as a temporary fix	<u>MCF Zancor - Innisfil Warranty Service</u> 173194	<u>Add</u>	<u>04Apr24</u>	
<u>22Feb24</u>	1 Year	29	Dining Room- General- Dining room corner needs to be fixed. Corner bead is coming through the paint	<u>Zancor - Innisfil Warranty Service</u> 173195	<u>Add</u>	<u>04Apr24</u>	
<u>22Feb24</u>	1 Year	31	Exterior- General- Driveway is not finished. Has been chipping away, rocks	<u>C. VALLEY</u>	<u>Add</u>	<u>04Apr24</u>	

			come loose easily. Need to bring the level up to the height of curb & garage-SITE	<u>Warranty Service</u> 173198				
<u>22Feb24</u>	1 Year	32	Exterior- General- height is over 24 inches - need railing . Is unsafe - NATHAN MEASURE AND CONFIRM <i>RAIL OR WIDER STEPS</i>	<u>Zancor - Inisfil Warranty Service</u> 173199	<u>Add</u>	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	34	Exterior- General- Front door was painted in the fall when it was cold. The painting was poorly done. Textures are different and inconsistent, looks bad. Some spots have chipped away as well, poor painting overall	<u>Perfect Touch Painting</u> 173201	<u>Add</u>	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	35	Kitchen- General- paid for receptacle in cabinet over the stove for the hood fan - not cut out in cabinet.	<u>Dart Electric</u> 173202	<u>Add</u>	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	36	Main Bathroom- General- Can feel subfloor seam through carpet in master bedroom <i>SCREEN w/ QSS</i>	<u>Zancor - Inisfil Warranty Service</u> 173203	<u>Add</u>	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	37	Basement- General- All basement windows are really difficult to open/close. Very tight	<u>Zancor - Inisfil Warranty Service</u> 173204	<u>Add</u>	<u>04Apr24</u>		
<u>22Feb24</u>	1 Year	38	Upper Hall- General- Hardwood floor on the landing going up to 2nd floor needs to be looked at, it is squeaking and the nosing is not flush with the rest of the floor.	<u>Zancor - Inisfil Warranty Service</u> 173205 <i>Handyman</i>	<u>Add</u>	<u>04Apr24</u>		

Basement window leaking

↳ WEIRDC HOLE ABOVE WINDOW, DOESN'T
EXTEND TO TOP OF WINDOW.

* PICS ATTACHED TO E-MAIL *

FRONT COLUMN NEEDS TO BE PAINTED

Homeowner Signature: *Al. L...*

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

Date: _____

Zancor Service Technician: _____