

Enrollment:
Purchaser Name: Logan Phillips
Marish Taneja
Phone Res:
Phone Bus: (705) 791-3933
Closing Date: March 19, 2025
Inspector: Gisella Fiore



Page 1 of 2

Vendor / Builder:
Project: Zancor Homes (Wasaga River) Ltd
Lot / Phase: 337 / 1
Plan:
Address: 77 Sun Valley Crescent
Municipality:
Inspection Date: March 06, 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

MASTER ENSUITE BATH

WALLS MISSING GROUT INSIDE SHOWER BELOW JAMB AT DOOR FILLED WITH SILICONE
CHIP AT LEFT COUNTERTOP SIDE SPLASH

LP

MAIN BATHROOM

MIRROR DAMAGED MIRROR LEFT CORNER.

LP

FOYER/HALL

FLOORING CRACKED GROUT/ OVER CUT AT NEWEL AT MAIN FLOOR.
STAIRS STAIN REQUIRED AT FALLING AT STAIRS TO MAIN FLOOR
STAIN REQUIRED AT NOSING AT STAIRS TO BASEMENT LEFT SIDE
FILL CRACK AT NOSING THAT OPENED AT STAIRS TO BASEMENT.
SANDING REQUIRED AT TRIM AT WINDER STEP FROM BASEMENT TO MAIN FLOOR

LP
LP
LP
LP
LP

NOTE: ADJUST MAN DOOR TO GARAGE, NOT CLOSING

EXTERIOR

NOTE: HOMEOWNER UNHAPPY WITH CAULKING AROUND LIGHT FIXTURE IN GARAGE NOTED ON REPORT.
NO VISIBLE WEEP HOLES (SMALL OPENINGS IN BRICK WALL MORTAR JOINTS) NOTED ABOVE THE LEFT SIDE WINDOW OPENING(S). RECOMMEND INSTALLATION AS REQUIRED. REFERENCE CPG 4.18 (AS PER REPORT NOTED ON PURCHASE CONFIRM IF COMPLETED)

LP
LP

BASEMENT

AS PER INSPECTION REPORT, WALL, STUD, REMOVED AT PLUMBING SACK, CONFIRM IF REQUIRED.

LP

Homeowner Signature: John Phillips

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