

Enrollment: 311
Purchaser Name: JULIA HELEN SPERO
JOHN VITO
Phone Res: (647) 654-2715
Phone Bus: (647) 818-4903
Closing Date: May 22, 2025
Inspector: Gisella Fiore



Vendor / Builder:
Project: Zancor Homes (King Cort) Ltd.
Lot / Phase: 311 / 1
Plan:
Address: 2075 King Road, Unit 311
Municipality:
Inspection Date: May 16, 2025

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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

LIVING ROOM

NOTE: REPLACE TILE AT CORNER RIGHT OF WINDOW

KITCHEN

NOTE: FRIDGE AND FREEZER DOOR NOT CONNECTED
HANDLE MISSING ON FRIDGE & FREEZER
CHIPPED TILE IN FRONT OF SINK LEFT SIDE

MAIN BATHROOM

NOTE: MISSING WATER SHUT OFF COVER
REMOVE RED MARKS FROM INSIDE OF TUB

LAUNDRY ROOM

NOTE: DRYER NOT TURNING ON

MASTER BEDROOM

NOTE: ADJUST WINDOW HANDLES

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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.

JULIA HELEN SPERO

Purchaser's Name (print)

J.S

Purchaser's Signature

JOHN VITO

Purchaser's Name (print)

Purchaser's Signature

A handwritten signature in black ink, appearing to be "John Vito".

Gisella Fiore

Inspector's Name (print)

Inspector's Signature

Designate's Name (print)

Designate's Signature

Date (YYYY/MM/DD)

2025/05/16

May 16, 2025