

Enrollment: 517
Purchaser Name: Julia Rybalsky
Arthur Rybalsky
Phone Res: (416) 878-5260
Phone Bus: (647) 898-5260
Closing Date: July 24, 2025
Inspector: Gisella Fiore



Vendor / Builder:
Project: Zancor Homes (King Cort) Ltd.
Lot / Phase: 517 / 1
Plan:
Address: 2075 King Road, Unit 517
Municipality:
Inspection Date: July 17, 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

KITCHEN

NOTE:	ADJUST CABINETS ABOVE OTR RUBBING	_____	_____
	REMOVE BLACK MARK OFF RIGHT STOVE GABLE	_____	_____

LIVING ROOM

NOTE:	VENT COVER NOT INSTALLED ABOVE HVAC UNIT	_____	_____
	REMOVE BLACK MARKS OFF TRIM BELOW BALCONY	_____	_____

MAIN BATHROOM

NOTE:	INSTALL TOILET PAPER HOLDER ON VANITY AND TOWEL RACK ABOVE TOILET	_____	_____
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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 Rybalsky

Purchaser's Name (print)

A handwritten signature in blue ink, appearing to read "Arthur Rybalsky".

Purchaser's Signature

Arthur Rybalsky

Purchaser's Name (print)

Designate's Name (print)

Date (YYYY/MM/DD)

Designate's Signature

2025/07/17

Gisella Fiore

Inspector's Name (print)

July 17, 2025

Purchaser's Signature

Inspector's Signature

A handwritten signature in blue ink, appearing to read "Gisella Fiore".