



Dear Sir and/or Madam:

Your Pre-Delivery Inspection (PDI) is your chance to view your home and assess its condition before you take possession. During the PDI, you will be given the opportunity to examine the interior and exterior of the home with a PDI Specialist.

### **Access & Arrival**

When you arrive for your PDI, your community will most likely still be under construction and many of your future neighbours' homes will be at various stages of completion. For several months, construction crews will be working and your street may be busy with construction activity. Caution and common sense should be exercised by all members of your family.

When you arrive, please enter the site through the Torah Gate entrance and park in front of your unit. You will be met by the PDI Specialist and escorted into your home.

Please note that during construction and until your community is registered, visitor parking will not be available. Please ensure you respect all parking signage restrictions as posted by the Municipality.

### **Pre-Delivery Inspection (PDI)**

Andrin Bathurst Homes Limited has contracted with a third-party company specializing in Pre-Delivery Inspections and a thorough knowledge and understanding of the Tarion Warranty Program's provisions.

The PDI Specialist will guide you through:

- The features of your home room-by-room;
- The operation of your heating/cooling system, electrical system, plumbing system, and normal Homeowner maintenance procedures;
- Recording any damaged or missing items in your home;
- The Certificate of Completion & Possession (CCP).

Prior to the PDI you should review your contract, including your colour selection sheets. You will want to ensure that all of the extras, upgrades and options you requested as part of your offer have been installed and confirm that the colours and styles you chose are the ones that appear in your new home.

Comprehensive details of the PDI process can be found in the attached [Getting Ready for the Pre-Delivery Inspection Brochure](#) and the [Pre-Delivery Inspection Checklist](#).

Please note, your PDI is not a request for warranty service; it is a formal record of your home's condition prior to closing. We will make every reasonable effort to rectify any damaged or missing items before or shortly after you close. However, due to time constraints and the amount of activity taking place around your Closing Day, we may not get to everything as quickly as we would like to. Any items that are not completed by closing or within the weeks that follow should be listed on your 30-Day Form.



Please be aware that your statutory warranty through Tarion does not cover any scratches or chips in finishing materials, mirrors, tiles, plumbing fixtures, cabinetry, countertops, and windows that are not recorded at the PDI.

Should you wish to bring a friend or family member to the PDI, Andrin Bathurst Homes Limited will permit only one additional person beyond those included in the Agreement of Purchase and Sale. Additionally, Andrin Bathurst Homes Limited will not permit access to any third party vendors during the PDI. Should you complete your PDI and requisite paperwork in less than the allotted time slot, you will be permitted to take any measurements you need.

If you intend to send a designate to conduct the PDI in your place, please provide Andrin Bathurst Homes Limited with written authority for the designate to sign the PDI Form on your behalf. This can be done by filling out the attached [Appointment of Designate for the Pre-Delivery Inspection Form](#) and forwarding it to Customer Care at [customercare@andrinhomes.com](mailto:customercare@andrinhomes.com).

If you have any concerns regarding the date and/or time of your PDI, please contact PDI Pro directly at (416) 425-1768 or by email at [cbergman@pdipro.com](mailto:cbergman@pdipro.com).

### **Tarion's Homeowner Information Package (HIP)**

Moving into your new home is an exciting and busy time, however, it is important that you set aside some of that time to carefully read through and understand your rights and responsibilities when it comes to your new home's warranty. In the attached [Homeowner Information Package](#), you'll find all you need to know about your home's statutory warranties, the responsibilities of both you and Andrin Bathurst Homes Limited, and how Tarion handles statutory warranty claims.

The simplest way to manage your warranty is through Tarion's online portal, MyHome. In the attached [Tarion Homeowner Brochure](#), you will find instructions on registering a MyHome account to manage all of your warranty information in one place.

### **Lawyer**

In the weeks leading up to your Closing Day, you should be in close contact with your lawyer to ensure all closing arrangements are underway. If you have not retained a lawyer yet, you must do so prior to closing. Documents are provided to your Lawyer approximately 1 week prior to your Closing Date. If you haven't already done so, please forward your solicitor's full contact information (including firm name, solicitor's name, mailing address, phone, fax and email) to Customer Care at [customercare@andrinhomes.com](mailto:customercare@andrinhomes.com) at least 30 Days before closing.

### **Closing Day – Key Pick-Up**

We know this is a very exciting time for you and we do our best to make your closing experience as stress free as possible. To facilitate the timely receipt of closing documentation, we suggest that you make sure your lawyer has everything they need in the days leading up to your closing day.



## CLARIDGE GATE

UPPER THORNHILL

Once your lawyer has provided a complete closing package and all of the paperwork has been finalized, the keys to your new home can be picked up from Monday to Friday between 9:00 AM and 5:00 PM at Andrin Homes' Head Office located at Unit 3, 26 Lesmill Road, Toronto, ON, M3B 2T5. Although we try and close the deal as early as possible, keys are usually not available for release until roughly 3:00 PM on the Closing Day.

In order to pick up your keys, you will be required to show picture identification and sign an Acknowledgement of Receipt Form confirming that you have received the keys to your home and garage and a USB Key which contains an electronic copy of Andrin Homes' Homeowner Guide, extended warranties, a copy of your foundation survey and other important information.

Should you wish to authorize someone to pick up the keys on your behalf, please forward the attached Key Pick Up Authorization Form to Customer Care at [customercare@andrinhomes.com](mailto:customercare@andrinhomes.com) clearly identifying the full name of the person you are authorizing.

We look forward to providing you with the keys to your new Andrin Home.

Attachment(s): Getting Ready for the Pre-Delivery Inspection Brochure, Pre-Delivery Inspection Checklist, Appointment of Designate for the Pre-Delivery Inspection Form, Homeowner Information Package, Tarion Homeowner Brochure, Key Pick Up Authorization Form