

# Learn how to inspect your new home before possession

Before you can move in to a newly built home, there is a critical first step that all Ontario buyers must take: the Pre-Delivery Inspection (PDI).

Much more than just a quick tour, the PDI represents the first opportunity for buyers to view their home in its completed state and to thoroughly assess its condition.

All builders in Ontario are required by law to conduct a PDI with their customers prior to the date of possession. This inspection is part of your new home warranty, provided by your builder and backed by Tarion Warranty Corporation.

The PDI is your first opportunity to view your home in its entirety, learn about how to maintain it and take stock of anything that may be damaged, incomplete, missing, or not working properly.

You may be excited to show it off to your friends and family, but now is not the time. The PDI is an important part of taking possession and deserves your full attention, say advisers in this field. If you are not able to attend yourself, you can ask someone you trust to be there on your behalf.

During the PDI, you should carefully

examine your home both inside and out. Look for things like chips in bathtubs and sinks, scratches on counter tops, damage to floors, walls, cabinetry (and other finishings) and look for doors and windows that are not secure or do not open and close easily.

Outside, check things like the quality of brickwork and siding, whether window screens have been installed, and inspect the appearance of the driveway and landscaping.

Your builder's representative will record it all on a PDI form. Review the form carefully to make sure it's complete. Once done, you will get a copy, which will become the official record of the condition of your home before you moved in.

If at a later time, there is a disagreement between you and the builder (about damage before, or after possession) Tarion, which regulates new home builders and guarantees your warranty, may use your PDI form for reference.

Sometimes, due to weather or other factors, you may not be able to inspect a certain item. If you are unable to assess something during the PDI, simply make note of it on the form.

The PDI is also an excellent opportunity to ask questions and learn about how your home functions. Your builder will show you how to operate your home's systems, like heating, electrical, air conditioning, and plumbing, and provide you with operating manuals.

Your new home warranty doesn't begin or end at the PDI – it all begins when you sign a purchase of sale agreement with your builder, and stays with the home for seven years. For more information about the PDI, and to access a detailed checklist, visit [tarion.com](http://tarion.com).

[www.newscanada.com](http://www.newscanada.com)



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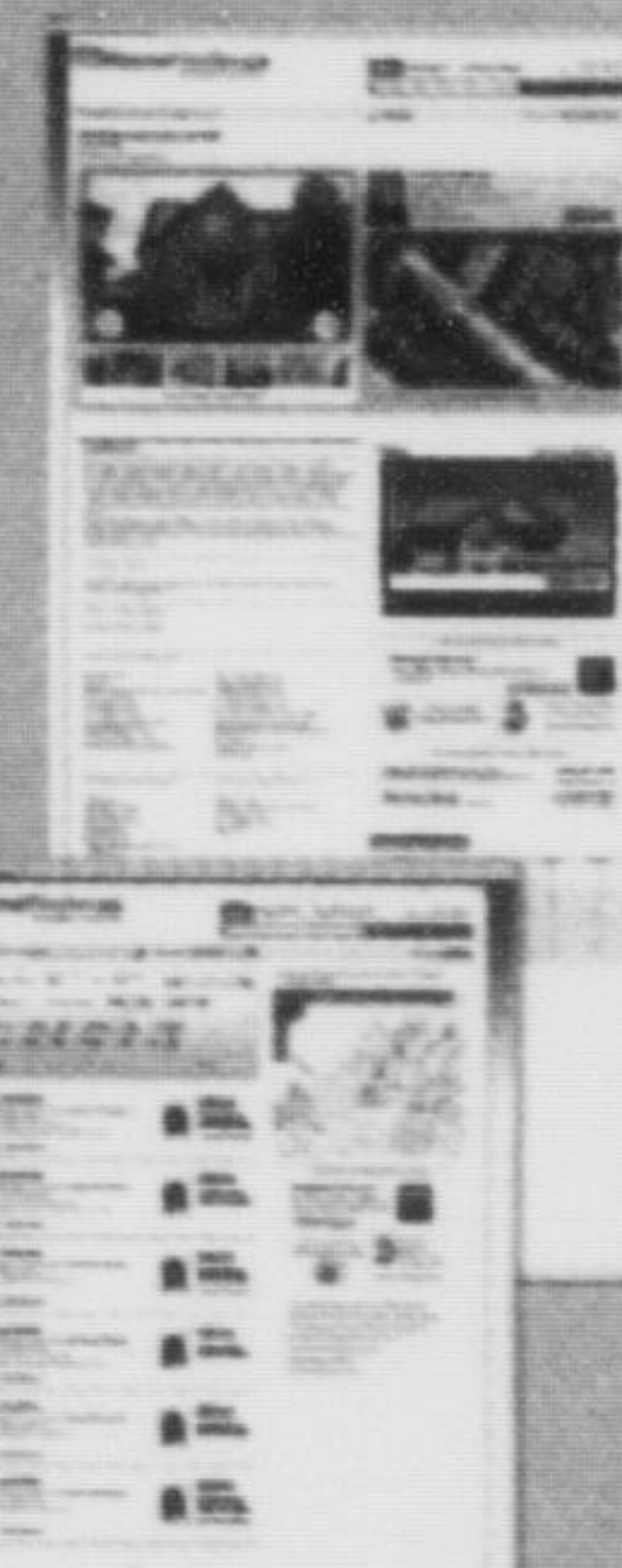
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