

Be thorough before buying

This is the second installment of a two-part series on common areas of dispute between a builder and the homeowner. Because homebuyers want the most house for the least amount of money, some builders use a "cost-plus" sales tactic. This involves advertising a house for a lower price than the competition and "padding" the Schedule "A" with Ontario Building Code required minimum standards.

Once a purchaser realizes what he is getting, he may "pay through the nose" for upgrades and extras.

As a result, the final price for the house may be thousands more than the other builder who included the same items and better quality construction to begin with.

A purchaser should analyse Schedule "A" from all the competing builders and then ask about material specification, to find out which builder truly has the better price for his product.

From a builder's point of view, extras requested after a work schedule is drawn up is "horrible" to deal with. A builder must change his whole scheduling, which also affects other houses as well.

This is because a change in one simple item may require calling back several trades to redo their work.

An example would be if a plumbing fixture is roughed-in and the purchaser wants to change its location or make. The builder must recall the plumber, carpenter maybe the electrician, drywall, heating contractor, etc. Because these men have to be paid, the builder must charge a higher



price than the actual cost for the item. Therefore, to keep costs down, be really sure of what you want, done, study the drawings provided, get ideas from magazines, model homes, even various housing consultants.

Timing

Once you have bought a new home, timing becomes very important.

Many decisions of how you organize your life depend on the builder's ability to deliver. But, because certain things are beyond the control of the builder, he or his representative should always have time to see you and keep you informed on delays or other changes.

For instance, labor strikes involving construction trades or manufactured goods stock depletion can result in a delayed closing.

If this happens, what are your alternatives and who will pay the added costs. Your lawyer can write protection for you in the contract.

Scope of Work

What will be done by the individual subcontractor and what is included? For example, will the painter paint both sides and the edges of your garage doors or will he paint just the outside.

Some manufacturers of cladding garage doors glue a disclaimer label inside the door stating that the warrantee is void if

they are not painted completely. (Look at the inside of the garage door for evidence of label removal.)

Will you get one or two coats of paint in your house, and is the paint washable. If you get two coats, you might consider postponing the second coat after the "nail pops" and cracks caused by materials drying out are repaired. Some builders repair only, others may "patch-paint." In either case, you could have blotchy looking walls and not be prepared to paint the entire house yet.

Ask if your house will be industrially cleaned before you move in. Does this service include the inside of cabinets, inside heat ducts, paint cleaned off windows, tubs, skylights?

Warrantees

When buying a new house, there are many warrantees available to the purchaser. How the builder handles the warrantee is important.

Because warrantee work costs money, a builder should make allowances for this as an expense of doing business.

Relying on the sub-contractors for a "favor" is not only unfair to the trade, but may be impossible, if the trade quits working for that builder.

The replacement contract company also will not want to pick up the "tab", but because he needs the work the trade may do the "favor" with resentment directed toward the "fussy" purchaser.

After a few rounds of "pass the buck", the purchaser may be labelled as a "chronic complainer".

Then the trades are reluctant to fix even Building Code requirements and so delaying tactics are employed to put off finishing the house.

A good builder will see to it that most if not all problems are fixed within a short time after closing. A bad builder promises the work will be done, but nothing happens.

If this is the case, the purchaser is better off going to the Municipality and New Home Warranty Program, instead of waiting for the builder.

You may get few items fixed, but a purchaser can at least get on with their life.

The warrantees generally available to new home purchasers are:

Builder's one year warranty - only good if builder is still in business.

Municipal Warranty - Problems considered only if appropriate department is notified in writing prior to the end of one year.

New Home Warranty Program - Ontario Building Code items - limited to one year and five years. Must be in writing before end of time period. Contact program for more details. Get published materials before signing contract with builder.

Manufacturer's Warranties - Should be passed on to purchaser from the time of possession. Some manufacturers warrant only from installation. Others have special handling instructions, that if not followed, the warrantee is void.

Presently, I am researching complaints on New Home Warranty Program (HUDAC). Any information given will be confidential and generalized. Do you have any suggestions as to how NHWP can be improved? Questions, comments and/or names and phone numbers can be directed to Cheri Strathdee, c/o Markham Economist & Sun, 9 Heritage Rd., Markham, 294-2200.



Parkway expanding

York Centre MPP Don Cousens (left centre) and Richmond Hill Mayor Al Duffy break ground for the expansion of the Parkway Hotel last week. Looking on are Andy Phillips (left), the hotel manager; and John Kaptyn, the Parkway owner. The hotel expansion will see 105 more rooms added making the complex

220 overall. Other amenities include an atrium, a shopping centre, an indoor outdoor swimming pool, a ballroom that can hold 500 people, seminar rooms and a lecture theatre. The \$9 million project will also see the hotel's name changed to the Sheraton Parkway.

— Sjoerd Witteveen

ADVERTISING CORRECTION
EATON'S GET SET FOR SUMMER SALE insert appearing in the Markham Economist and Sun on Wednesday, May 8, 1985.

Due to supplier delivery problems the following items are not available for immediate delivery. However, orders will be accepted for delivery by the date shown:

- Page 24 - Item "E" - Terracotta Patio Lights. NOT AVAILABLE.
- Page 30 - Item "G" - Low back chair seat and backpad. H - Chaise lounge pad (Not shown). H1 - Textile seat pad. H2 - Seat and head rest. H3 - High back. June 1st.
- Page 31 - Item(s) A - Balcony or Patio Bistro set. A2 - Bistro table. C - 5-pc. set Mesh steel frame chairs with umbrella table. C2 - Umbrella table. June 1st.
- Page 31 - Item(s) B - 7-pc. Deluxe Patio ensemble. B1 - Large deluxe wire mesh chair. B2 - 2" High back cushions. B3 - 7 1/2" umbrella. B4 - Oval umbrella table. B5 - Terrace shell. June 1st.
- Page 31 - Item(s) D - 8-pc. Patio set. D1 - High back wire mesh chair. D2 - 2 1/2" Cushions. D3 - 7 1/2" Umbrella. D4 - Umbrella table. D5 - Table cover. D6 - Terrace shell. LIMITED QUANTITIES ONLY.
- Page 29 - Item "G" - FLECTO Varathane rust paint. This item is incorrectly described as 284 ml can. Should read: 250 ml can.

Inadvertently, the errors listed above have appeared in our advertising. We sincerely regret any inconvenience or confusion to our customers.

ADVERTISING CORRECTION
EATON'S MAY HOME SALE INSERT appearing in The Markham Economist and Sun, Wednesday, May 1st, 1985.

Page 4 - Item 4A, 4B Solid Oak tables by Huppe - End table - Rect. cocktail table. These tables have been incorrectly described. SHOULD READ: Oak Solids and Veneers.

Page 5 - Item 5C - Traditional 3-pc wall system by Carol Ann. Solid oak fronts. Has been incorrectly described. SHOULD READ: Made from a combination of Oak Solids and Melamine.

Inadvertently, the errors listed above have appeared in our advertising. We sincerely regret any inconvenience or confusion to our customers.

EATON'S

Contra MOTORS

"THE PEOPLE PLEASERS"

AWARDED G.M.'S TRIPLE CROWN AWARD FOR SALES, SERVICE AND EXCELLENCE SALES - SERVICE - LEASING - G.M. PARTS

HWY. 7 E. of McCOWAN MARKHAM

294-1440

EATON'S

COME IN AND SAY HELLO TO OUR TOP SALESMAN FOR MARCH '85

JOHN STEWART

HWY. #7 EAST OF McCOWAN 294-8100

HOME OF THE PROFESSIONALS

MARKVILLE TOYOTA HWY. #7 EAST OF McCOWAN 294-8100

Meet a new good neighbor

State Farm Agent

Shawn McNaughton
4410 Hwy. 7, Unionville
477-7772

Drop in and see him for car, home, business and life insurance

Like a good neighbor, State Farm is there.

State Farm Insurance Companies
Canadian Mutual, Sun Life, Ontario

DID YOU KNOW...

That 66.1% of adults in the Markham/Stouffville area say we do a 'good' or 'excellent' job of covering local entertainment?

Family Trust Ltd.

8 Wellington Street West
Markham, Ontario L3P 1A2

Guaranteed Investment Certificates

10 1/4%

2 year term
30 day to 5 year rates available
Rates on request

294-1372
Ext. 273

* Rates subject to change
Member: Canada Deposit Insurance Corporation

White Rose Nurseries opens its 11th store

In its 32nd year in Unionville, White Rose nursery is celebrating a truly rewarding success story with the opening of its 11th store in Toronto.

"It took a lot of hard work, but it has worked out well," said White Rose owner, Alex Raab.

Mr. Raab emigrated to Canada from France over 35 years ago, always with the intention of opening his own gardening business. Being a horticulturist, he decided to start a company and the rest, as they say, is history.

He points out though, that opening that crucial first store in Unionville was "strictly an accident".

After making the move to Canada, Mr. Raab looked around much of Toronto for "an affordable house" with some land to begin growing the first plants. He said he looked at places in Mississauga and at the one in Unionville that is now the head office.

He chose to make a last offer on the Unionville site, and decided if it wasn't accepted he would return to France.

"Now the business has grown bigger than we ever expected it to," he noted. The company now has 500 fertile acres for the company's products in Uxbridge and an additional growing site in Orlando, Florida for indoor varieties of plants and flowers.

"We are very fortunate," Mr. Raab said. "I have a very loyal clientele that has built up over the years. I guess those are the backbone of the business."

He notes that he also has a very competent staff with "the professional excellence and integrity" that has taken the company to where it is today. He added that even though he is still "very much in charge" of things he is now over 60 and can leave the work to staff.

"There are a lot of people that have grown with us and can carry the business," he said.

Markham Hydro has its winners

Markham Hydro announced the winners of its 1985 "Electrical Safety" contest last week for Markham elementary Grade 4 students.

Jennifer Butler of Willowbrook Public School took top honors in the contest for her safety poster. Two students from Franklin Street Public School, Darin Devine and Jamie Grof, took second and third, respectively.

Judging the contest were Markham Regional Councillor Bud Bonner, Markham Hydro Commissioner Don Cockburn, Markham Board of Trade Manager Mary Stephenson and Markham Economist & Sun Editor Don Bernard.

Winners will receive awards at their respective schools. All contestants will receive Energy Artist certificates in recognition of their individual participation in the contest.

OHIP Ministry of Health Ontario
Alan W. Pope Minister

ONTARIO HEALTH INSURANCE PLAN

Oshawa's OHIP office is moving to Executive Tower Oshawa Centre 419 King St. West Oshawa, Ontario L1J 7J2

The telephone number remains the same: 576-2870

Toll-free lines are available for anyone outside the local calling area: 1-800-263-3953, from area 416 dial 1-800-263-3814

By limiting the use of electricity now—we all can save.

Here are some suggestions:

- limit the use of electricity weekdays 8 a.m. to 8 p.m.
- wait for a full load before using washing machines, dryers, and dishwashers—and avoid using them first thing in the morning or between 7 and 9 p.m.
- set air conditioners a little higher and turn them off whenever possible.

By limiting the use of electricity now—we all can save.

OHIP Ontario Hydro

Erie

Attention HOME OWNERS

FREE WATER TESTING AND ANALYSIS

during the annual Erie Manufacturing Warehouse Sale of Water Softeners, Purifiers, Filters etc.

If you need a water conditioner unit for your home now is the time to save

Savings of up to **40%** off reg. prices

May 25 (9 am-5pm) May 26 (Noon-6 pm) ONLY

- FREE DRAW for 1 year supply of salt
- FREE COFFEE and Donuts

come see the new metered units and reverse osmosis purifiers.

If you can't make it, PHONE IN 473-3197 and we'll come to you.

Erie MANUFACTURING

E. Side of Hwy. 48 N. of Aurora Side Rd. Aurora, Ontario

Ontario

NOTICE OF PUBLIC MEETING

TAKE NOTICE THAT a Public Meeting of the Liquor Licence Board of Ontario will be held at the OFFICES OF THE LIQUOR LICENCE BOARD OF ONTARIO, 55 LAKESHORE BOULEVARD EAST, TORONTO, ONTARIO on TUESDAY, JUNE 4th, 1985 at the hour of 11:30 o'clock in the forenoon, at which time the Board will hear applications in accordance with the Liquor Licence Act, and Regulations thereunder.

The following establishments have applied for a licence of the class indicated, and the applications will be entertained at the aforementioned location and time:

- Applications For New Licences**
- Eate's Restaurant
7750 Markham Road, Markham
Dining Lounge Licence
Applicant: John Romble Enterprises Ltd.
 - Good Eat Restaurant
25 Main Street, Stouffville
Dining Room Licence or Dining Lounge Licence
Applicant: Fu-Huang Feng
 - Lindner's Restaurant
144 Main Street, Markham
Dining Lounge Licence & Patio (Dining Lounge) Licence
Applicant: Lindner's Dining & Catering Ltd.
- AND FURTHER TAKE NOTICE that any person who is resident in the municipality and who wishes to make representation relative to the application, shall make their submission to the Board in writing prior to the date of the hearing, or in person at the time and place of the hearing. (Copies of written submissions will be forwarded to the applicant).
- Liquor Licence Board of Ontario
55 Lakeshore Boulevard East
TORONTO, ONTARIO, M5E 1A4
MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS
THE LIQUOR LICENCE ACT

DID YOU KNOW...

That 82.5% of adults who receive the Economist/Tribune read their newspaper the same day it's delivered?

Now You Know.