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NEW HOMES & CONDOS

Use your PDI time wisely



HUGH HERON
**ON-SITE
INSIGHT**

Getting ready to move into a new home is one of the most exciting — and important — times for an owner.

When your pre-delivery inspection (PDI) rolls around, the realization of what you actually own hits home, and you want to be sure you're getting exactly what you ordered.

Paying attention during your PDI is part of your new home-buying "homework."

Your Tarion Warranty Corporation coverage guarantees your right to conduct a PDI once your home is ready for occupancy.

This process marks the beginning of Tarion's seven-year commitment to you as a new home buyer in Ontario.

When you meet with your builder representative who guides you through your PDI, take all the time you want, and make sure you understand everything.

If in doubt, ask questions, and put everything in writing. If you haven't already received one, the builder representative will have a copy of your Homeowner Information Package for you, which goes into detail about the warranty coverage on your home, as well as how the

heating, plumbing, ventilation and other systems work.

During the PDI, it is up to you to note any damaged materials, missing

items, incomplete home areas and/or any other deficiencies.

Be vigilant about checking to see that the features, finishes and upgrades you chose are the correct ones and have not been forgotten. This is very important.

There will be a PDI form where items can be checked off as you go through, and this document is proof of any conditions of interest that exist before you move in.

Typically, a PDI takes a couple of hours. My advice is to take it room by room, focusing on both the big picture and the details.

In the kitchens and bathrooms, for example, turn on the taps and fans, open and close cabinet doors, walk around and listen for floor squeaks, examine the trim and drywall ... you get the picture.

At the end of the inspection, your representative will ask you to sign the PDI form, a Certificate of Completion and Possession, and a Confirmation of Receipt of the Homeowner Information Package.

After you move in, you need to list on your 30-day warranty form any of the items on the PDI form that have not been

addressed.

Through it all, be grateful that our Ontario warranty coverage by Tarion is among the best in the industry and the envy of homeowners around the world.

It's a good ideal to go to the Tarion website (www.tarion.com) ahead of time and find out as much as you can. In fact, there is a lot of information about preparing for your PDI, including a checklist and guidelines that will get you ready to maximize the time you spend going through your home.

In addition to the items covered under the PDI, Tarion provides deposit protection, and protection against unauthorized substitutions and delayed closings or occupancies without proper notice.

I also advise that the day before your PDI, you read through your Agreement of Purchase and Sale again to remind yourself what upgrades you paid for.

The Tarion warranty coverage works for you only if you take the time to understand the details of the program and how to use it.

The purchase of a new home is likely one of the biggest financial investments you'll make in your life.

Being conscientious during your PDI and reading your Homeowner Information Package are little enough to ask of you to ensure your investment is protected.

Remember, it's your home. When you show up for your PDI, you should be made to feel welcome, and your questions and concerns should be met with a helpful attitude.

Establishing a good, open relationship at this appointment encourages the same kind of positive interaction in the future. Make the most of your PDI, and congratulations on buying a beautiful brand new home!

— Hugh Heron is Principal and Partner in the Heron Group of Companies, President of Heathwood Homes and Chair of The Mikey Network, as well as a former Member of the Board of Directors of Canada Mortgage and Housing Corporation, and a Past President of the Toronto Home Builders' Association and the Ontario Home Builders' Association.



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