

How to conduct a new home inspection - Systems

Categories : [Newly built homes](#), [Rebate Blog](#)

If you've decided to purchase a newly built home, congratulations on your big purchase. Saving up the money needed to buy a home is no easy feat, but just because you've gone ahead and put down your deposit that doesn't mean everything will go smoothly.

Once construction is complete on your unit and it's in a state where someone can move in, you'll get the first chance to look at your house with a pre-delivery inspection (PDI). This will likely be the first time you see your home and while it's tempting to spend your time ogling your new pad, it's important you conduct a proper PDI or else you might be left with some unpleasant surprises when it comes time to move in.

When you show up for your PDI, the builder will be there to help walk you through your new space and they'll show you how to use your ventilation, plumbing, electrical and heating. If it's too much information at one time, you'll also be provided with manuals for future reference.

The builder will provide you with a PDI form and if there's anything missing, damaged or not ready, make a note of it.

What to look for?

Heating will be important to your home during the winter months. Some aspects you should inspect include verifying whether the heating works, learning how to maintain the heating system and learning details about operating the thermostat and shutting off the heating valve.

Your ventilation prevents moisture damage in your home, which is why it's important to know where your switches are located and whether it's in good working condition.

Electricity is a crucial part of our lives since it powers our fridges, computers and TVs. Bring a device that lets you check all your electrical outlets to ensure that they're working and ask the builder where you can find your main electrical box, in case you need to shut off a fuse or circuit breaker.

Don't forget about your plumbing since if there's ever an issue with your taps or toilet, you'll want to know how to shut everything off. Locate your main water supply and the shut off valves to handle any unexpected scenarios.

What happens if you missed something?

Depending on where you live, your newly built condo or home has a warranty. In Ontario, homeowners have a seven-year warranty that is provided by the builder and if they're unable to meet the warranty demands, it's upheld by Tarion for up to \$300,000.

But it's always better to catch everything beforehand since it may be difficult to prove whether the unit was damaged after you moved in. If you've reported issues that need to be fixed and they haven't been remedied by the time moving day comes around, it should be detailed on the warranty form to ensure your builder addresses it.

Buying a newly built home makes you [eligible for an HST rebate](#), which lets you claim money back from the CRA. With a [hot summer real estate market](#), [Rebate4U](#) can help you receive the [maximum HST housing rebate amount](#) that you're eligible for. Our priority is to provide our clients with the most professional and quality service in obtaining rebates for their new and renovated homes. We are proud to offer our clients the most personal and attentive service, and we make sure that all of our clients are 100% satisfied.