



SELECTING A NEW HOME BUILDER

When you purchase a new home, you also buy the services of the company who will build it. Whether or not you are happy with the home they build will depend on their experience, their skills and their commitment to customer service. Canada Mortgage and Housing Corporation has tips on how to pick the right builder.

Check model homes

Look carefully at each home you visit:

- Consider the design and layout.
- Check the products used in the home.
- Note which features are extras and will cost you more.
- Find out if the home is environmentally- friendly.
- Consider carefully what is included in the price and what is not.

If you don't feel you know enough about construction, bring someone with you who does and who can help you evaluate the home.

Visit a work site

Visiting a home under construction with the builder offers a great opportunity to learn more about the construction of your new home before everything gets covered up. Be aware that builders are allowing fewer people on their building sites due to stricter laws, safety, and liability concerns.

Compare companies

- Compare the quality of the work and materials from one builder to another.
- Compare the builders' warranties.
- Compare the after-sales service — what can you expect from the company once you have moved into your home?

Read the builder's information materials

A builder should be able to give you written information about the company and their homes. Collect as much information as you can—pamphlets, brochures, builder's packages, product literature, warranty information and so on.

Consider what others say

- Builders should be able to give you a list of references.
- Check with the new home warranty program(s) in your province to see if a builder you are considering is a member and to learn about their track record.
- Better Business Bureaus can tell you if there are any complaints against a company.
- Contact your local home builders' association—they can tell you if someone is a member in good standing and provide a list of member companies.

Check out the community

- Ask for a detailed description or a personal tour of the community.
- When considering a specific lot, ask about things that could affect your enjoyment of your property.



Joe Malek , M08004649

Verico Mortgage Network London
Lic. #10426
321 Springbank Drive
London, Ontario, N6J 1G6
Tel: 888-444-4198
joe@joemalek.com
www.joemalek.com



We are independent of CMHC and we are providing this document as CMHC information only.

For more tips, download Canada Mortgage and Housing Corporation's "Selecting a New Home Builder" at www.cmhc.ca.