

# ROCKBURN HOME INSPECTION



Understanding Your Home

## PURCHASING A NEW HOME?– ROCKBURN HOME INSPECTION THE CHOICE FOR YOUR NEW HOME INSPECTION!

Have you heard a new home buyer say? . . . . .

*“I’m sure our builder will build our new home properly with the quality and care that we expect them to” . . .*

Or

*“Our contractor (or builder) will only focus on my home, and not be distracted by other projects on the go”, , ,*

I guess in the perfect world this would be the case. It would also be ideal if we all had the time it takes to research the information needed to build our homes, or had the time and resources to supervise the construction of our home through every step of the project

because as the saying goes if you want something done right, , , , . Ya you know it.

Well there are very few of us that have either the time or the resources to make any of that happen. So how do we make sure that our home is being built to the quality and professionalism that we are expecting them?

Hiring a professional home inspector is one way of making sure that your home was built with the quality of care that you hope and expect. At the 30 day or 1 year warranty period, a professional home inspector trained in the techniques and the understanding of the Tarion standards can

evaluate the construction techniques, the material used, and the finished home, and ensure it meets the expected guidelines in the construction industry.

Your thirty day inspection should be performed around 20 days after possession. This will give time to be in the home after the boxes are unpacked, (well most of them) and get a good feel for the atmosphere of the home. During this time defects or issues with the home can be identified. Also any problems or queries with the home systems can usually be found. It is important to discuss these items with your inspector to help identify the problems and suggest the appropriate remedial action. With everything else on the go during the first month, doing your inspection at the 20 day mark gives you sufficient time to organize your form, and submitting it on time. Remember that late forms are not accepted and you may miss out on the opportunity to have work corrected as you want or need to.



*“I would be pleased to provide you or your family members, with my expertise in a home inspection for an upcoming purchase or sale of your home.” Please feel free to contact*

### Article: Tarion Warranty

**Is It Covered?** Although the builder is responsible for repairing deficient items within your home after construction is completed, it is the Tarion Warranty Program that governs the timing and the limitations of the warranty. It is important to study and properly understand the Construction Performance Guidelines prior to submitting your warranty claims. Knowing what is cov-

ered and what the limitations are will speed up the warranty and repair process with your builder. Having a third party agency such as a home inspector, inspect your home at the 30 day or one year period is a valuable asset. An inspector who has studied the construction performance guidelines will help you determine what is covered by your builder in the Construction Performance Guidelines.

Certain items under the Construction Performance Guidelines have tolerances that would surprise you. Would you accept them as a finished product? Relying on your inspectors experience in determining the consequences of accepting these items will help you in your decisions. Knowing when to not accept an item is just as important. After all, the builder or contractor should only be interested in one thing. Making you (the client)

The one year inspection (Tarion asks for this to be submitted prior to the end of the 11 month) can be conducted in the same manner. Ask your inspector the value of having both inspections performed.

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happy. For more information on the Performance Guidelines visit Tarion's Website. [www.tarion.ca](http://www.tarion.ca), or email, Rockburn Home Inspection [info@rockburnhomeinspection.com](mailto:info@rockburnhomeinspection.com)

**S**pot the Defect? Can you spot what the defect is?

### QUICK TIPS Tarion Performance Guidelines , , , , Hmmm , , , ,

- 1 **6mm crack in foundation may be “acceptable”. Pg 22**
- 2 **Split or check in a structural wood beam may be acceptable, pg 33**
- 3 **Ceiling is “uneven” the tolerances would surprise you. Pg 155**

**S**pot the Defect Answer: Brand new home! The hole for the exhaust port for the kitchen hood fan was drilled in the wrong spot. An obvious condition but not corrected on their own by the builder and was on a side of the home that the home owner didn't visit. Perfect place for a birds nest or bee hive.

