

# HAVING A HOME BUILT FOR YOU

## BEFORE THE WORK BEGINS

Before you launch your project, it's important to visit the sales offices of various builders or a number of model homes to obtain information from builders or prefab home manufacturers.

### WHAT YOU NEED TO PLAN:

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#### Choose a builder or manufacturer

You can opt for a custom builder, which will build a one-of-a-kind model for you, or you can buy a property built by a new home builder. That said, there are several things to keep in mind when looking for a builder, such as:

- What is the builder's reputation?
- How long have they been in business?
- Is the company a member of an industry association or organization?
- Are they licensed in the province where you intend to live?

- Do they have other developments that you can look at?
- Do they have a list of previous clients for you to contact?
- Do they offer a warranty? If so, what does their warranty record look like?
- How much say do you have on how your home ultimately looks?
- How much do they charge for extras?
- Are they covered in the event of damages (liability insurance, fire, theft, vandalism)?

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#### Research your builder or manufacturer:

- On the website of the builder/manufacturer
- On new home warranty program websites

##### Quebec

*Garantie de construction résidentielle* (GCR)

Optional plans: *Association des professionnels de la construction et de l'habitation du Québec* (APCHQ), *Association de la construction du Québec* (ACQ)

##### Ontario

Tarion Warranty Corporation

Newfoundland and Labrador, Prince Edward Island, Nova Scotia, New Brunswick

Atlantic Home Warranty Program, Lux Residential Warranty Program

##### Manitoba, Saskatchewan

National Home Warranty Program LTD, New Home Warranty Program of Manitoba, New Home Warranty Program of Saskatchewan

##### Alberta

For recognized new home warranty programs, visit the Alberta Municipal Affairs website at [www.homewarranty.alberta.ca](http://www.homewarranty.alberta.ca)

##### British Columbia

For recognized new home warranty programs, visit the British Columbia Homeowner Protection Office website at [www.hpo.bc.ca](http://www.hpo.bc.ca)

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#### Check if the builder is known to National Bank

National Bank has a data base of well known manufacturers.



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## WHAT YOU NEED TO KNOW:

- 1** Inform yourself about the privileges you are entitled to under the new home warranty program
- 2** Inform yourself about tax refunds (PST/GST or HST)
- 3** Inform yourself about legal mortgages
- 4** Review the major stages of home construction
  - Excavation and foundation
  - Framing and building envelope
  - Wall and ceiling installation
  - Interior finishing



Visit

[nbc.ca/new-home](http://nbc.ca/new-home)

to learn more on how to finance your project.

## DURING CONSTRUCTION

**If you already own the land and have selected a builder to build your home**

- Monitor the progress of the work and check that the budget is being followed in accordance with the detailed plan. Make sure the progress advances authorized by the Bank are granted as scheduled at each major stage, and communicate with your advisor to request an inspection.
- Funds will be disbursed directly to the legal professional after the inspection is verified. The legal professional will hold back an amount, which will be released 35-60 days (depending on your province) after construction is 100% complete. Remember to set aside an amount to cover the legal professional's fees.

**If the builder owns the land**

- Monitor the progress of the work with the builder. The builder is responsible for keeping track of the major phases of construction and communicating with the advisor at its financial institution to request inspections and progress advances.

## AFTER CONSTRUCTION

During the last inspection, an inspector from the Bank or the mortgage insurance provider must certify that work is 100% complete and the home is ready for occupancy.

In Quebec, the builder must provide a certificate of completion and a pre-delivery inspection form that indicates the work is complete or reports any minor work to be completed. Be sure to indicate all details on construction and the state of the home.

In other provinces, you will have to sign a pre-delivery inspection form issued by the builder and a municipal representative.

Your principal and interest payments will then apply, according to the terms and conditions of your financing.

## NOTES

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