

## Inspecting the Systems

Learning how the systems in your home operate is one of the key benefits of the Pre-Delivery Inspection. The systems in your home include heating, ventilation, electrical and plumbing. The information that follows will assist you in learning more about these systems.

### Heating

Check the furnace and hot water heater for general damage, capacity, shut-off mechanisms and the type of filtering systems installed. Review the operation of your heating system. Locate the furnace filters and ask about their care and maintenance. Heat registers should not be located below a thermostat. Check the location and number of cold air returns to make sure they are unobstructed. Learn the location of any fuel (gas, propane or oil) lines and understand how to operate any shut-off devices on these lines.

### Mechanical ventilation

Locate the switches for ventilation and circulation fans (normally placed near the thermostat). Locate supplemental fans and switches in each bathroom or in the kitchen and ensure they are operating. Make sure you understand how to achieve proper ventilation in order to avoid condensation problems which may not be covered under the warranty. Refer to the Homeowner Information Package for more information on controlling moisture in your home.

### Electrical system

Locate the main electrical panel for your home and review the function of each circuit breaker and each fuse. Your new home has been equipped with ground fault and arc fault circuit interrupters (GFCI and AFCI). GFCI's protect bathroom and exterior receptacle circuits while AFCI's protect bedroom receptacle circuits. Ask your builder how to test these devices.

### Plumbing system

Locate the shut-off valves for the main water supply and the location of other shut-off valves throughout your home. It is your responsibility to shut off the water supply to all exterior hose bibs to protect them from freezing in winter weather.

### Septic system (if applicable)

If your home has a septic system, ask your builder to provide you with information on its use and maintenance.

## Inspecting the Interior

### Plumbing fixtures

Check for chips in bathtubs, toilets and sinks. Faucets should work properly. Cabinets should be securely fixed to the wall. Caulking around tub and shower enclosures and at countertop backsplashes should be in place.

### Basement

Check for signs of water penetration in the basement walls. Near the floor drain the basement floor should slope toward the drain. Floor joists should be made from sound lumber. Joists spanning more than 2.1 metres should have bridging and/or strapping installed unless an engineered flooring system has been used. Check for insulation and vapor barrier in the joist spaces.

### Doors

Doors should be well-fitted and operate as intended. Locks should be well installed and should not rattle when the door is closed. Check that weatherstripping seals exterior doors.

### Kitchen

Check for damage to countertops, cupboard doors, sinks and appliances. Cabinet doors should be properly aligned. Check spaces for standard appliances unless specific measurements were given to your builder. The space allotted for your appliances should be correct. Test the range hood fan and light. Make sure there are electrical outlets above the counter.

### Interior finishes

Inspect the wall finishes for uneven paint coverage or shadowing through the wall material. Check handrails to ensure they are securely fastened and smooth to the touch with no rough edges, chips or gouges.

### Closets

Doors should be secure and should open and close easily.

### Floors

You should hear only a minimum of squeaks and notice a minimum of spring when walking on the floor. Due to the nature of wood, a wood floor system will have a certain amount of unevenness. Floor coverings should have a relatively flat surface. Examine seams in carpets and vinyl sheet goods to ensure they are tight. Inspect ceramic tiles for surface cracks. Joints between ceramic tiles should be well-filled with grout. Inspect flooring for damage. Examine carpeting for stains or shade variations.

### Upgrades and options

Make sure that all pre-selected upgrades and options have been installed.

## Inspecting the Exterior

### **Grading**

Grounds are graded with a gentle slope away from the house to direct rain and melted snow toward the municipal drainage system. The grading is approved by the municipality and can not be altered by the homeowner after approval.

### **Swale**

Some lots require shallow run off trenches (swales) to help collect and drain water. Swales should be even and of a uniform slope.

### **Sod**

It is possible that sod may not be laid at the time you take occupancy of your new home. Local municipalities may delay this process to ensure certain subdivision requirements have been met. Once installed, you are required to maintain the sod. Ask the builder about proper care and maintenance. Refer to your Homeowner Information Package for the maximum time the builder can take to complete the sodding.

### **Caulking**

All windows and doors should be caulked around their frames—specifically, where the frame meets the wall of the house.

### **Exterior trim**

Wood trim should be securely attached.

### **Brickwork**

Vertical and horizontal mortar joints, between the bricks, should be completely filled. Weep holes at the bottom of the brick and above windows and doors should be free and unobstructed. Weep holes are designed to allow moisture to escape from the brick wall.

### **Windows**

Operate windows to ensure they open and close properly. Make sure there are no cracked panes and that all appropriate screens are in place and free from damage.

### **Roof ventilation**

Air vents should be situated as close as possible to the ridge of the roof.

### **Shingles**

Shingles should lie flat with no corners lifting. They should extend over the roof edge not less than 12 mm so that water is directed to the eavestroughs (if installed).

### **Gas-proofing garage**

The walls and ceiling of an attached garage, that are common with the interior of the home, must be sealed to prevent the passage of gas fumes from the garage to the interior. Although there are different ways to accomplish this, builders will typically cover any common walls and ceilings with gypsum board and seal the joints.

### **Driveways**

If your driveway is to be paved, the builder may wait to do it until the entire subdivision has been completed. Refer to your Homeowner Information Package for the maximum time the builder can take to complete the driveway.