REAL LIVING · FREE CHECKLIST

Buying a New Build in Edmonton: The Checklist

From choosing a builder to your final walk-through

A new home comes with protections a resale doesn't, but only if you know to use them. This checklist covers what to check before you sign, during the build and on possession day.

Check the builder BEFORE YOU SIGN

- [ ] **Confirm the builder holds an Alberta builder licence** ALBERTA
  Residential builders in Alberta must be licensed. Check the provincial builder licence search.
- [ ] **Confirm the home will have Alberta New Home Warranty coverage** ALBERTA
  Mandatory coverage is 1 year on materials and labour, 2 years on delivery and distribution systems, 5 years on the building envelope and 10 years on major structural components.
- [ ] **Look at homes the builder finished a few years ago**
  Talk to owners about quality and how the builder handled warranty calls. See researching a builder's reputation.
- [ ] **Search for complaints and court cases**

Read the contract BEFORE YOU SIGN

Have a real estate lawyer read it before it's firm.

- [ ] **Deposit amounts, when they're due, and where they're held** ALBERTA
  For a new condo, deposits must be held in a lawyer's trust account.
- [ ] **Completion date and what happens if it's late**
  Does the contract allow the builder to extend? Are there any delay credits?
- [ ] **What's standard and what's an upgrade**
  Get a complete, written list of standard finishes.
- [ ] **Upgrade prices in writing**
  Signed change orders with prices. Upgrades are cheaper during the build than after.
- [ ] **GST and any rebate**
  Whether the price includes GST and who claims the new housing rebate. See what Bill C-4 means for first-time buyers.
- [ ] **Lot details**
  Grading, easements, utility boxes, and what's planned next door.
- [ ] **New condo: your 10-day cancellation right** ALBERTA CONDO
  You can cancel within 10 days of signing or of receiving the developer's disclosure documents, whichever is later.

During the build

- [ ] **Ask for a pre-drywall walk-through**
  The last chance to see wiring, plumbing and framing.
- [ ] **Consider an independent inspection at key stages**
- [ ] **Keep every email and change order**
- [ ] **Confirm what's included outside** WINTER
  Landscaping, fencing, driveway and deck. Often extra, often not done until spring.

Final walk-through and possession

- [ ] **Walk through with the builder and write down every deficiency**
  Both of you sign the list, with dates for each fix.
- [ ] **Test everything**
  Taps, toilets, appliances, doors, windows, furnace, hot water, outlets, garage door.
- [ ] **Get the warranty documents and manuals**
- [ ] **Note your warranty deadlines in your calendar**
  Report problems in writing, inside each coverage period.

New-build buyers can have their own agent. The builder's sales staff work for the builder. Bringing your own REALTOR® usually costs you nothing. Browse new construction in Edmonton.

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Notes

Buying in Edmonton? Get straight answers before you write an offer.

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