

# Purchasing A Home? 4 Reasons To Buy A New One



(NC) When you're in the market for a new home it can be a tough decision — do you head to the sales office of a local builder or check out resale homes on the market? Here are some reasons to consider a new build.

1. The latest technology. Homebuilding has seen significant changes in construction techniques and new technology over the last 10 years. New homes today come with efficiency features such as tankless water heaters, high-efficiency condensing furnaces, low-flow showerheads, Energy Star appliances, high-performance windows and smart thermostats. This means today's homes and condos are easier on your utility costs and the environment while providing you a home that is as tech-savvy as you are.

2. Registered builders versus DIY. New home builders in Ontario need a licence to build. In fact, it's the law that they be registered with Tarion, the regulatory authority. This means that builders must meet financial and technical tests before they can build homes, providing you with some peace of mind about your investment. An older home on the other hand may have changed ownership several times, which could mean it's seen many years of DIY fixes or renovations that may not meet the current Ontario Building Code. Older homes may also have more hidden issues like faulty wiring, illegal alterations and use of older materials.

3. Best-in-class warranty. Almost every new home or condo in Ontario is covered by a new home warranty with up to

\$300,000 in coverage. From the moment of possession, almost everything the builder provides, inside and out, is covered in the first year. The major systems inside your home, including heating and plumbing, are covered for up to two years, and major structural defects are covered for up to seven years.

4. Customized finishes. A newly built house or condo gives you the opportunity to customize it to your tastes before it's even built. Depending on the builder, you can often choose wall colours, design and colour of cabinets and counter tops, types of fixtures in your kitchen or bathroom, floor finishes and the style of interior trim throughout your home.

Find more tips at [www.tarion.com](http://www.tarion.com).

# Every Home Buyer Pocket Sized Assistant



(NC) Buying a new home is exciting, but also a lot of work. It involves a whole series of decisions beginning with setting your budget all the way to picking out bathroom tiles. Wouldn't it be great to have a trusted advisor to help?

MyHome Planner is a free app that offers the reliable advice, information and organization skills you need at each step of the home buying process. It's like a best friend, new home expert and personal assistant all rolled into one.

One of the first big decisions to tackle is where you want to live. The app can help you research builders and where they are proposing to develop new homes or condos. It also gives you access to the Ontario Builder Directory so you can see how long a builder has been in business, how many homes

they've built and whether there have been any warranty claims.

Once you know where you want to be, the fun part comes when it's time to choose the house model and customize it with fixtures, countertops and other finishes to create the home of your dreams. The app can help with scheduling, reminders and valuable information that will help to ensure nothing is forgotten.

When it comes time for the Pre-Delivery Inspection, a walk-through of your completed home with the builder prior to taking possession, you need to identify issues such as damaged or incomplete items.

But do you know what to look for or what questions to ask? The app can coach you with tips, videos and resources that will help you through the process. It can also help you learn about your new home warranty.

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