

# New Builds (Buyers Calgary)

## Quick start

- Research builder reputation and warranty provider before signing.
- Get the full spec/allowances in writing (not just showroom notes).
- Plan independent inspections at key stages (where permitted).

## A. Builder due diligence

- Confirm warranty provider, coverage, and deficiency submission process.
- Review builder track record and service responsiveness post-possession.
- Confirm what is “standard” vs. “upgrade” in writing.

## B. Contract, specs, and change orders

- Confirm possession date language, extensions, and completion definition.
- Confirm allowances and overage/credit rules.
- Confirm change-order pricing, deadlines, and impact on timeline.
- Confirm what rough-ins include (bath, AC, EV, gas lines) and exact locations.
- Confirm what is included at turnover: appliances, landscaping, fence, deck, driveway, blinds.

## C. Lot, grading, and community

- Confirm lot orientation (sun), future adjacent development, and noise sources.
- Review grading plan and drainage; confirm sump discharge location if applicable.
- Confirm easements/restrictive covenants affecting garages, decks, fences.
- Confirm HOA guidelines/fees if applicable.



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## D. Build-stage quality checks

- Pre-drywall: framing, window sizes, duct runs, plumbing placement, insulation readiness.
- Electrical plan verification: outlets, lighting, network drops, panel capacity.
- Confirm ventilation routing for bath fans and hood venting.
- Confirm basement development potential (window placement, rough-ins, ceiling height).

## E. Possession and warranty use

- Do a documented deficiency walk-through with photos.
- Test everything: windows, doors/locks, taps/drains, appliances, HVAC controls.
- Obtain manuals, shutoff locations, filter sizes, maintenance schedule.
- Calendar warranty milestones (30-day/1-year) and document issues early.

### Disclaimer

***This checklist is for general information only and is not legal, financial, or building advice. Contract terms and warranty coverage vary by builder and project. Verify all material facts, specifications, and timelines in writing and consult qualified professionals.***

