

## Potential Problems with New Builds (Houses)

1. Longer possessions in slowing markets could mean purchasing a home over market value
2. Taking possession down the road in an upward market could mean paying the difference in market value increase
3. Poor construction
4. Less choice
5. Have to pay GST
6. Warranty Issues
7. Mistakes made on kind of finishings
8. Over promises & under deliver
9. All homes look the same
10. Basements typically unfinished
11. Inexperienced / uneducated sales staff
12. Staff is more loyal to builder
13. Purchasing before selling (?)
14. Schools, stores & amenities are unknown
15. Neighborhood is dirty & dusty
16. No trees in neighborhood
17. Builder might be going under
18. ANHWP might not cover the builder
19. National warranty may not cover the builder
20. Lack of consistency...multiple trades
21. Building code changes
22. New technology / construction practices so might have problems
23. Landscaping not done
24. Difficulty getting paid by the builder
25. Intricate designs have more potential for screw ups
26. Difficulty with after sales service / builder warranty
27. Site supervisor doesn't know what he's talking about
28. No explanation of purchase process
29. Losing deposit because couldn't sell current property (not enough education for client)
30. Settling leading to concrete cracking
31. Long possessions