

A man in a dark polo shirt with 'KING DICKOR' on the sleeve is inspecting a wall in a new home. He is standing in a hallway with a staircase and a doorway in the background.

PRE-DELIVERY INSPECTION: A PRACTICAL GUIDE FOR NEW HOMEBUYERS

Congratulations on your new home. Before you take possession, you will need to complete a pre-delivery inspection. This first official walk through lets you review finishes, fixtures, and basic systems with your builder.

WHAT A PRE DELIVERY INSPECTION IS MEANT TO DO

The PDI helps confirm that the home is substantially complete and ready for occupancy. It allows you to identify visible damage, missing items, or features that do not function as intended.

The inspection also gives you a basic understanding of how the home operates. Builders typically explain key systems such as heating, ventilation, and water shut offs during this visit.

SIMPLE PREPARATION BEFORE INSPECTION

1

REVIEW YOUR PAPERWORK

Bring your agreement of purchase and sale, along with your upgrade list. Use them to confirm finishes and fixtures.

2

DOWNLOAD A FREE CHECKLIST

This free [checklist](#) by Tarion to help you track visible issues during your pre delivery [inspection](#).

3

DECIDE WHO ATTENDS

You can attend alone. You can also bring someone you trust. Bringing a family member or friend can help catch details you might miss on your own.

4

PLAN YOUR TIME

Builders typically allow enough time for the inspection, so there is no need to rush.

WHAT TO CHECK DURING THE WALK THROUGH

Move through the home one space at a time.

Look for:

- Scratches, chips, or dents in floors, walls, and trim
- Doors and windows that open, close, and lock properly
- Cabinets and drawers that align and operate smoothly
- Countertops, tiles, and mirrors free from cracks
- Working taps, toilets, drains, and exhaust fans
- Light switches and accessible outlets that function

Ask the builder to show you:

- Thermostat and heating controls
- Ventilation system basics
- Electrical panel and breaker labels
- Main water shut off location

WHAT TO BRING TO YOUR PDI

Keep it simple. Bring tools that help you check details fast.

- Phone, plus a charger with working internet
- Flashlight
- Tape measure
- Small notepad, or notes app
- Painter's tape, if your builder allows it
- A printed checklist

Photos help support your notes later. Ask the builder if painter tape is allowed before marking surfaces.

AFTER THE INSPECTION

You should receive copies of:

- The completed pre delivery inspection form
- The certificate of completion and possession

Your possession date triggers warranty reporting timelines. After you move in, continue to monitor the home and submit issues through Tarion as required.



WHEN YOU CAN REFUSE TO SIGN THE PDI FORM

Let's say that during your pre delivery inspection, you notice that a bedroom window does not lock and a kitchen cabinet door is scratched. If the builder refuses to record one or both items on the PDI form, you have the right not to sign it.

As stated by Tarion:

You have the right not to sign the form if the builder refuses to record damaged, missing, incomplete, or inoperable items.

Finally, remember that a pre delivery inspection only documents visible issues at the time of inspection. Warranty timelines begin at possession, and new issues must be reported within required deadlines.