



What Is A Pre-Delivery Inspection?

Before you take possession of your new home, your builder is required to conduct a pre-delivery inspection, or PDI. The PDI is a very important step in the new home buying process, so please take some time to read the information below. You can also check out our helpful [PDI Pointers video series](#).

What is a Pre-Delivery Inspection?

A PDI is one of your first opportunities to view your completed home. Your builder will guide you through a comprehensive inspection and may demonstrate how to operate the home's systems such as the ventilation, plumbing and heating.

Any item that is damaged, incomplete, missing or not operating properly should be noted on the builder's [PDI Form](#) to verify that these conditions existed prior to occupancy. If something has not been installed or completed, this should be noted as well. When the inspection is over, you or your designate will be asked to sign the PDI Form.

Note: If you intend to send a designate to conduct the PDI in your place, you should provide your builder with written authority to sign the PDI Form. This can be done by filling out the [Appointment of Designate for the Pre-Delivery Inspection Form](#).

PDI Pointers Video Series

Our PDI Pointers video series consists of 10 videos that cover every part of your new home. By pointing out what to look for and providing helpful tips and useful information along the way, they are an excellent way to prepare for your PDI. You can view them here:

What if I forget to highlight a problem during the PDI?

The PDI provides an opportunity to record your home's condition before you move in. Any issues should be noted on a PDI Form and ideally your builder will correct them right away. The

PDI Form does not represent a request for warranty service, so if you fail to note an item this does not necessarily impact your warranty coverage. However, the PDI Form is a useful piece of evidence if you have a conciliation inspection: if the problem concerns a damaged or missing item, it may be difficult to establish that this condition existed before you moved in if it is not noted on the PDI Form.

If when you take possession you notice a damaged or missing item that was not noted on your PDI Form, document and report the condition immediately by, for example, taking photographs and sending an e-mail to your builder. This record will assist in establishing that the condition existed when you took possession of your new home.

Any items that are not corrected by the time you move in need to be listed on a 30-Day or Year-End Form. These forms represent a request for warranty service and listed items that are covered under warranty must be addressed by your builder within a specific timeframe.

Is a PDI different for condominium unit owners?

Condominium unit homebuyers complete a PDI in the same way as other new homebuyers for all matters relating to the condominium unit.

How should I prepare for the PDI?

You may wish to print a copy of the Tarion [PDI Checklist](#) or the brochure [Getting Ready for the Pre-Delivery Inspection](#) to help guide you through the process.