

## Homebuyers need a better safety net

May 22, 2007

---

### Inspection clause can save new homebuyer grief

---

New in Homes, May 19.

Bob Aaron's column highlights yet another serious shortcoming of the Ontario New Home Warranties Plan Act.

From a consumer-protection perspective, this act is clearly inadequate in many respects. Yet for some reason, the Liberal government of Dalton McGuinty refuses to take any meaningful action to protect Ontario's purchasers of newly built homes. To borrow a sentence from Aaron's column: "Something is wrong with this picture."

Consumers need adequate protection for the largest purchase most ever make: a home. There is a provincial election in October, and Ontario's voters are encouraged to make this an election issue.

---

**Karen Somerville**, President, Canadians for Properly Built Homes, Ottawa

## Only courts help new homebuyers

May 23, 2007

---

### Inspection clause can save new homebuyer grief

---

New in Homes, May 19.

Bob Aaron's column suggests an inspection clause may save new homebuyers the kind of grief the MacPhersons suffered over their new home purchase. I read with interest how Tarion Warranty Corp. advised this couple they should have included the incomplete inspection items on their 30-day form, rather than refusing to close the real estate transaction.

When we were purchasing our new home, we noticed that the grading and drainage of the area next to our foundation was incomplete during the Tarion PDI inspection, so we also spoke with our lawyer. The City of Barrie issued a building code based occupancy permit for our home, despite their failure to complete the building code inspections to ensure land slopes away from the foundation. Our lawyer advised us to close the deal.

Three-and-a-half years later, we still live with outstanding grading and drainage issues, including water draining through our property from other lots. We listed the grading/missing sod on our 30-day Tarion form, but Tarion removed that item, treating it as though it did not exist.

Ontario's consumer protection legislation dealing with new home warranties is seriously flawed and it needs to be immediately amended. In our experience, once new home purchasers sign the closing papers for their new home, their only protection is the courts, not their Tarion warranty.

---

**Cindy Griese**, Barrie, Ont.