



Hamilton-Halton
Home Builders'
Association

Helping You Fulfill the Dream of **Home Ownership**

The **10 Stages** of Building a House

1. **Excavation** – the hole is dug
2. **Footings** – the framework for the home's foundation is created
3. **Concrete is poured** to form the basement
4. **Backfilling** – the area around the newly-poured basement is filled
5. **Framing** – the wooden structure of the walls and roof is created
6. **Roof is shingled**
7. **Mechanical rough-ins** – heating, plumbing (including fixtures), and electrical – are installed
8. **Exterior finishes** – e.g. brick, siding, stone and interior drywall are completed
9. **Finishes** – e.g. flooring, painting, cabinetry, trim are completed
10. **Final inspection** by the customer

About the HHHBA

The HHHBA has been the voice of the local construction industry since 1942. Our 300-plus members include builders, developers, skilled trades, suppliers and related service professionals.

Maintaining a healthy housing market is crucial to a strong economy. We advocate for members on issues that affect our industry, to ensure that the residential construction voice is heard. We also advocate for consumers by working with elected officials and policy makers at all three levels of government to promote affordable, available and accessible new home construction.

The HHHBA firmly supports the dream of home ownership and works to ensure that all Canadians are able to fulfill that dream.



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Community Builders...Building Communities



Buying a Home? Do it Right!

Buying a home is probably the biggest purchase you will ever make. And when you're having a home built, it can be a longer process, with more steps involved, than purchasing a re-sale home.

The Hamilton-Halton Home Builders' Association (HHHBA) wants your new home planning and purchase to go as smoothly as possible. We can help you find a quality builder and be an informed consumer, so that you end up with the home of your dreams.

Advice From Our Members

HHHBA members work with thousands of customers each year, and share these tips to help make your new home construction a positive experience:

Do your homework when you're looking for a builder. Ask questions, write down what you hear, and try to talk to more than one builder before making your decision.

Choose a builder who is a member of HHHBA. HHHBA members subscribe to a Code of Ethics for quality construction and good customer relations. Watch for the HHHBA logo on the builder's ads, web site or brochures. If you're not sure whether a builder is a member, go to the HHHBA web site at www.hhhba.ca, and view the "Our Members" section.

Make sure you are well-informed about the building process. If you know what to expect and what questions to ask, you are less likely to encounter problems along the way. The HHHBA web site has advice and information for consumers and we encourage you to use this resource. Go to www.hhhba.ca and select the "New Home Buyers" menu option.

When you are selecting a builder to work with, some of the questions you should ask include:

- Is the site plan for this development already approved? When will building start?
- To what degree can I customize my home? Will customizing affect the warranty?



- In viewing the model home, which of the features are considered upgrades, and therefore, an additional cost?
- Do you allow customers to visit the home while it's under construction? If so, how often?

When you have already chosen your builder, some questions you should ask include:

- What are the key stages of building my home that will require me to make decisions? What are my deadlines to make those decisions?
- What is your selection process for colours, upgrades and finishes?
- If I notice an error while my house is under construction, who do I call?

Be organized and ready to meet the deadlines that the builder asks for, e.g. choosing finishes. There are many steps in building, each involving a series of activities. If one step is missed, it causes an unfortunate domino effect that can de-rail deadlines.

Read your Agreement of Purchase and Sale carefully so you fully understand the contractual agreement you've entered into.