OTTAWA HOUSE INSPECTION

# New Homes & Tarion

New-home Pre-Delivery Inspections, bringing or sending a designate, Tarion's warranty forms and the 1, 2 and 7 year warranty

6 Expert Answers from Inspection IQ

ottawahouseinspection.ca/construction-brain

# Table of Contents


1. Should I hire an inspector for my new build PDI in Riverside South?
2. How long does Tarion cover major structural defects in Ontario?
3. What does Tarion's second-year warranty cover on an Ottawa new build?
4. Can I send someone else to my PDI in Findlay Creek?
5. What goes on the Tarion Initial Form after moving into a Barrhaven home?
6. What happens if I miss an item on my PDI form in Ottawa?

Q1

## Should I hire an inspector for my new build PDI in Riverside South?

Tarion requires your builder to do a Pre-Delivery Inspection with you before handing over the keys, and you are entitled to bring someone along or send a designate in your place. Hiring a home inspector to attend is one way to use that right.

Tarion's rules on this are straightforward. The PDI is a floor-by-floor walk-through whose purpose is to record items that are incomplete, damaged, missing, inaccessible or not operating properly, all noted on the builder's PDI Form. Tarion places no restriction on who you bring or send, so a home inspector you hire can attend. If you send someone in your place rather than attending yourself, Tarion says you should give your builder written authority for that person to sign the PDI Form.

One thing worth understanding about the PDI Form: Tarion says it does not represent a request for warranty service, so missing an item on the form does not automatically end your warranty coverage. The form is described as useful evidence if you later need a conciliation inspection. Your warranty runs in three periods: one year, two years and seven years from the date of possession. After possession you can begin adding items to the Initial Form from day one, and it is automatically submitted on day 41. The Mid-Year Form runs from day 42 and is submitted on day 183. The Year-End Form, submitted on day 365 with a 10-day grace period, is your final opportunity to report items covered by the one-year warranty. So the PDI is the start of a longer process, not the only moment you have to document concerns.

A home inspector attending your PDI is not a Tarion requirement, and Tarion does not mention private inspectors in its PDI guidance. What a private inspector brings is a systematic, visual examination of the home's major elements and systems, as described by ontario.ca, applied to a brand-new home where finishes are fresh and some items may still be incomplete. The inspector's report is separate from the builder's PDI Form; you would use both.

Published Ottawa-area inspector pricing for a single new-home PDI visit runs roughly $450 to $600. Ask for a written quote and confirm exactly what the inspector will examine and what the report will cover before you book.

The most useful question to put to an inspector before booking: ask them to describe, specifically, how they document items on a new build where some work may not yet be finished, and how their report relates to the builder's PDI Form.

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Q2

## How long does Tarion cover major structural defects in Ontario?

The seven-year warranty covers major structural defects, running from the date of possession to the seventh anniversary of that date.

Tarion divides the new-home warranty into three time periods. The one-year warranty covers items such as defects in work and material and unauthorized substitutions. The two-year warranty covers items such as water penetration, heating and electrical. The seven-year warranty is specifically for major structural defects, and it is the longest of the three periods.

A few things are worth knowing about how the warranty works in practice. If you purchased your home from another homeowner and it is under seven years old, Tarion says you may still be eligible for warranty coverage, so the clock does not necessarily restart on a resale. For condo conversions, Tarion notes that pre-existing elements are not covered by the one-year warranty, and ontario.ca adds that homes built on existing footings or foundations may not be covered. Before making a claim to Tarion, Tarion says it is important to notify your builder first.

On the forms side, the Major Structural Defect Form can be submitted any time after the second year of possession but no later than seven years from possession. That deadline matters: missing it could affect your ability to make a claim under the structural warranty. The other warranty forms cover earlier periods and have their own submission windows, which are separate from the structural defect form.

A private home inspector can attend your Pre-Delivery Inspection or visit before your one-year warranty form is due, but those are services you arrange yourself. Tarion does not require a private inspection at any stage, and no inspector should be described as Tarion-approved or Tarion-certified.

If you are looking for a local Ottawa home inspector to attend a PDI or a warranty walk-through, the request form on this page sends your details to inspectors listed in the Ottawa Construction Network directory.

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Q3

## What does Tarion's second-year warranty cover on an Ottawa new build?

Tarion describes its two-year warranty as including items such as water penetration, heating and electrical. It is the middle of three warranty periods: Tarion's warranty is "divided into three different time periods: 1, 2 and 7 years."

How the three compare, in Tarion's words:

- One year: includes items such as defects in work and material and unauthorized substitutions.
- Two years: includes items such as water penetration, heating and electrical.
- Seven years: covers major structural defects, from the date you take possession to the seventh anniversary.

For the second year, Tarion's form is the Second-Year Form, which can be submitted any time during the second year. Before that, the Initial Form (submitted automatically on day 41), the Mid-Year Form (day 183) and the Year-End Form (day 365, with a 10-day grace period) cover the first year; Tarion calls the Year-End Form your final opportunity to report items covered by the one-year warranty. After year two, the Major Structural Defect Form runs to seven years from possession.

Tarion also says it is important to notify your builder before you make a claim. If you bought the home from another homeowner and it is under 7 years old, Tarion says you may still be eligible for warranty coverage.

Whether a particular item counts under the two-year warranty is Tarion's decision, so check its coverage page or ask Tarion directly. A home inspection is not a Tarion requirement at any stage; if you want someone to help list items before a form is due, a home inspector you hire is one option.

Mark the end of your second year of possession now, so a two-year item is on the Second-Year Form before that window closes.

Q4

## Can I send someone else to my PDI in Findlay Creek?

Yes, you can send someone else. Tarion says you or a designate must be present during the Pre-Delivery Inspection, and that there is no restriction on who you choose as your designate.

If you send someone in your place rather than going yourself, Tarion says you should give your builder written authority for that person to sign the PDI Form on your behalf. If you plan to attend the PDI yourself, you can also bring someone along without making them your designate.

A few things worth knowing about the PDI Form before the walk-through happens:

- The PDI Form records items that are incomplete, damaged, missing, inaccessible or not operating properly at the time of the walk-through.
- Tarion says the PDI Form is not a warranty service request, so missing an item on the form does not automatically end your warranty coverage for that item.
- The form does become useful evidence if Tarion later schedules a conciliation inspection.

Tarion places no restriction on who you bring or send, so a home inspector you hire privately can attend as your companion or designate. That is an option, not a Tarion requirement.
After possession, your one-year warranty coverage is tracked through Tarion's forms: the Initial Form, the Mid-Year Form, and the Year-End Form, which Tarion describes as your final opportunity to report items under the one-year warranty. Keeping those deadlines in mind from day one of possession matters as much as the PDI itself.

If you have questions about what your builder is obligated to do before handing over the keys, or about how the PDI Form connects to your warranty claim later, tarion.com has the full guidance, or ask Tarion directly.

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Q5

## What goes on the Tarion Initial Form after moving into a Barrhaven home?

The Initial Form is the first of Tarion's warranty forms after you move in. Tarion says you can begin adding items 1 day after your date of possession, and the form is submitted automatically on day 41.

It is a warranty form, so it is for items covered by Tarion's warranty. Tarion describes the one-year warranty as including items such as defects in work and material and unauthorized substitutions, and the two-year warranty as including items such as water penetration, heating and electrical. Tarion also says that before you make a claim, it is important that you notify your builder.

Do not confuse it with the PDI Form. The PDI Form is the builder's record of the walk-through before you get the keys, listing items that are incomplete, damaged, missing, inaccessible or not operating properly. Tarion says the PDI Form does not represent a request for warranty service. The Initial Form and the forms after it are how warranty items are reported.

After day 41 the timeline continues:

- Mid-Year Form: from day 42, submitted automatically on day 183.
- Year-End Form: from day 183, submitted automatically on day 365, with a 10-day grace period; Tarion calls it your final opportunity to report items covered by the one-year warranty.
- Second-Year Form: any time during the second year.
- Major Structural Defect Form: after the second year, no later than seven years from possession.

If your Barrhaven home was bought from another homeowner and is under 7 years old, Tarion says you may still be eligible for warranty coverage.
If you want help listing items before a deadline, Tarion places no restriction on who you bring to the PDI or send as your designate, and a home inspector you hire can do a walk-through before a form is due; that is a private service, not a Tarion requirement.

Note the day-41 date for your possession now, and tell your builder about an item before you put it on the form.

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Q6

## What happens if I miss an item on my PDI form in Ottawa?

Missing an item on your PDI form does not by itself end your warranty coverage. Tarion says: "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."

The PDI and the warranty forms do different jobs. The PDI is the builder's floor-by-floor walk-through before you get the keys, recording items that are incomplete, damaged, missing, inaccessible or not operating properly. Warranty items are reported on Tarion's forms, which have fixed dates counted from possession:

- Initial Form: items from 1 day after possession; submitted automatically on day 41.
- Mid-Year Form: from day 42; submitted automatically on day 183.
- Year-End Form: from day 183; submitted automatically on day 365, with a 10-day grace period. Tarion calls it "your final opportunity to report items covered by the one-year warranty."

- Second-Year Form: any time during the second year.
- Major Structural Defect Form: after the second year, no later than seven years from possession.

An item you missed at the PDI can go on the form whose window you are in. Tarion describes the one-year warranty as including items such as defects in work and material, the two-year warranty as including items such as water penetration, heating and electrical, and the seven-year warranty as covering major structural defects. Tarion also says it is important to notify your builder before you make a claim.
If you want a second set of eyes before a deadline, Tarion places no restriction on who you bring to the PDI or send as your designate, so a home inspector you hire can go; a designate who signs the PDI Form needs your written authority to the builder. That is an option, not a Tarion requirement.

Whether a particular item is covered is Tarion's call, so check its forms page for the window you are in, and talk to a lawyer if you end up in a dispute with your builder.

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**Disclaimer:** This guide is provided for informational purposes only by Ottawa House Inspection. It does not constitute professional or legal advice. A home inspection is a visual inspection with limits: it is not a pass or fail test, does not assess zoning or building codes and comes with no warranty (ontario.ca). Ask your agent or lawyer about offers and conditions, and Tarion about new-home warranties. Information is current as of November 8, 2026 and may change. Visit **ottawahouseinspection.ca** for the latest answers.