



Hidden Defects in Construction

Everyone makes mistakes, right? I mean, we're all human and despite our best efforts, things happen from time to time. A quick google search on blunders in new home construction can bring up an array of hilarious photos – some so outrageous you have to wonder if they're true. However, the fact is hidden defects in construction happen every day and is something that you as a consumer should be very aware of.

Again, everyone makes mistakes - even the most skilled and qualified builder's make mistakes – after all, they're human. However, a hidden defect is something different; it's a flaw that affects the quality of a building. It is a significant defect meaning the owner does not or will not have the full and normal use or enjoyment of their property. Some defects won't cause problems for years down the road and could end up costing the home owner thousands of dollars to repair.

The increased demand for affordable housing is compromising quality, according to industry experts, leaving angry home owners battling for recourse. They go on to say that while there is a need for more new homes, these homes need to be built to last generations – not for profit! We at Dakine couldn't agree more and one of the main reasons we only build a set number of homes per year – we never want to compromise the quality of homes we produce!

So what can you do to protect yourself? Do your research and truly compare apples to apples. When you are comparing quotes between builders, ask the tough questions to find out **why** one builder is cheaper than the next. Be wary of builders who promise you a quick possession. There's an old adage, you get what you pay for so it only makes sense to be informed and know exactly what you're getting! Don't settle for a builder who is willing to cut corners just to make the sale.

Someone once told me, you can only have two of the following: cheap price, quality and speed. If you want quality and speed – it will cost you. If you want cheap and speed – you won't get quality. If you want cheap and quality – it won't happen fast. Your new home is probably the largest purchase you will ever make. Don't settle for anything less than a professionally built, quality home that will stand the test of time and last for generations.

Hidden Defects in Construction



In these pictures, one wall is barely sitting on the foundation of the home and the other is incredibly crooked. Accurate foundations and framing are vital to the build.



This shows a window that has not been properly installed – there is nothing securing the top of the window to the wall and the builder is clearly done as they have blue skinned and tuck taped the exterior of the window.



Oh oh, the roof trusses don't seem to line up here – the cause, the garage and home walls were not framed to the same height!

