

# ZERO IN ON THE STRUCTURE OF A NEW BUILD

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There are many considerations when shopping for a new home. HAVAN member Alabaster Homes suggests zeroing in on the structure of the building before getting carried away with the appliance package or design possibilities. Six recommended indicators to look for when walking through a show home are:

- **FLOORS:** Ensure the floors are consistently flat and level.  
**Tip:** Check to see if the baseboards are flush to the floor.
- **WALLS:** Ensure the walls are straight and that 90-degree angles are actually 90 degrees.  
**Tip:** Put your head close to the wall and look down the wall. This will help you spot any inconsistencies.
- **PLUMBING:** Pipes should be straight, level and organized.  
**Tip:** Peek under the cabinets in the kitchen and bathrooms and in the mechanical room, too.
- **APPLIANCES AND CABINETS:** Ensure gaps between the cabinetry and appliances are thin and consistent throughout the length of gap.
- **ELECTRICAL:** Ensure all light switches and plugs are functioning.  
**Tip:** Check that the electrical plates are installed level as shows pride of work and potentially indicates attention to detail throughout the electrical install.



- **PAINT:** Painting should be clean on the edges and coverage even.  
**Tip:** Check around the lighting and electrical plates to assess cleanliness and keep an eye open for any nicks and gouges.

Oak + Park, a collection of 40, four-level, three-bedroom-plus-den classically inspired Westcoast townhomes developed by Alabaster Homes, in partnership with Ciccozzi Architecture and interior designers Occupy Design, is located in the heart of Vancouver, steps to Oak Park, conveniently close to top-ranked schools, shopping and restaurants.

With just three homes remaining, including the show home, designed by Studio Block Interior Design, this collection of homes presents an excellent example of what you will find in a quality-built home. Featuring a traditional white brick exterior with striking black metal detailing, the open-concept living feels fresh and modern. All homes have

access to parking through the lower level, with bedrooms and living spaces on the upper floors, and a generous outdoor space via a main-level outdoor patio and rooftop decks.

Be sure to roll up your sleeves and look at the structure of the building as you shop around. As one of the largest purchases of your life, you will want to ensure your home is quality-built.

To source newly built homes by award-winning builders, check out [havan.ca/ovations](http://havan.ca/ovations).

*Representing the home building industry in Metro Vancouver since 1974, the Homebuilders' Association Vancouver (HAVAN), a not-for-profit society is proudly affiliated with the provincial and national Canadian Home Builders' Associations. Follow Ron @HAVANofficial or email [ron@havan.ca](mailto:ron@havan.ca)*

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