



JACQUES ROBERT

LAWYER REAL ESTATE, WILLS & ESTATES

“REAL NEWS!” April 2016 Issue

Dear clients, friends and family,

Even though real estate is not at its peak in the winter months, we have had a productive few months and have some exciting announcements to share.

We would like to welcome Corine Falconer to the office. Corine brings 4 years' experience as a real estate clerk to our office. Corine had been working outside of London, Ontario before moving to Ottawa. We are fortunate that Corine did not immediately move back to London after arriving in the middle of an Ottawa winter.

We would also like to announce the opening of our 7th office in Ottawa. Our newest office is located in Bell's Corners at 15 Fitzgerald Road, Suite 200, Ottawa, Ontario. Our objective is convenience for our valued clients. We hope this new location will assist clients in Bell's Corners, Crystal Beach, Britannia and Bayshore.

For many years our office has chosen to support several charities. This year we are sponsoring the Crohn's MAP Vaccine. We have personal connections to this cause as it has affected a few of our families and friends. Our contributions will support the trial vaccinations that can potentially be the cure to Crohn's. A viable treatment could be sitting in a lab due to the lack of funding. For each donation made throughout the year by a client, Jacques Robert will match it.

In this issue, we will be looking at how purchasers can manage their expectations when buying either a resale or new construction home. Sometimes the anticipation and excitement of the purchase can play tricks on the mind and it is important to keep the home in perspective.

Our articles are consistently being featured in the Homes Plus section of the Ottawa Sun. Keep an eye on the Saturday edition of the newspaper for informative articles about real estate. If you have missed any, you can find them on our website by clicking [here](#).

Did you know that we post all our newsletters online? Yes, they are available on our website by clicking [here](#).

Sincerely,
Jacques & Jean

Managing Expectations When Purchasing A Home

Whether you are buying a resale home or a new build, purchasers must consciously manage their expectations.

Resale Homes

Often real estate agents will include a clause in the Agreement of Purchase and Sale for the property to be left in a broom-swept condition. However, there is a lot of room for interpretation in the clause. One person's definition of broom-swept and clean may not be nearly the same as another person's definition. For example, the oven has not been cleaned or the hardwood floors are not gleaming. This is not enough to ask the seller for compensation. However, if the home is very dirty, with stains in the flooring or mold and mildew in the bathroom as a result of neglect, then this is something that the lawyer can assist you in seeking compensation for.

The same theory applies to damage at the home on the closing date. Small nail holes where pictures had been and small scuffs on the wall from moving in and out are expected on a resale home, and no compensation will be sought. If a piece of furniture broke the dry wall or if a window was cracked when the previous owner was moving out, then the lawyer can assist you in seeking compensation for damages.

When purchasing a resale home, expect to make some paint touch ups, fill a few nail holes, or do a more thorough clean of the property before you move into the home. If your timeline allows, it may be best to delay moving in your possessions for a couple of days so that you can go through the home and do a thorough clean or make any minor repairs before having to work around your furniture.

New Construction Homes

When purchasing a new construction, sometimes the home will not be 100% finished on the closing date. If the builder has obtained an occupancy permit from the City of Ottawa, the purchaser will have to close the transaction and the balance of the work will be finished after closing. The purchaser does not have the right to delay closing for minor fixes. The purchaser can only delay closing when an occupancy permit cannot be obtained from the City.

For a new home, the home's construction is warranted through the Tarion New Home Warranty Program. Before the closing date, purchasers walk around the property with an inspector and mark down all the inconsistencies in the construction. Typical examples include a grout line that is thicker than the rest, nail pops, or cabinet doors that do not close properly. The items listed on the pre-delivery inspection form may not all be resolved by the closing date, as the inspection might have been only a day or two before the closing date. Purchasers also have a 30 day form to complete with Tarion after the first month they become the owner of the property. In the first month, the purchasers might find other items to mark on the form that they did not notice before or that developed as the home settled over time.

Community Events

A list of community events taking place in Ottawa this summer include:

- **Nature Nocturne:** April 29, 2016 @ the Museum of Nature. For more information [click here.](#)
- **PoutineFest:** April 28-May 1st, 2016 @ Sparks Street. For more information [click here.](#)
- **ComicCon:** May 13-15, 2016 @ Ernst & Young Centre. For more information [click here.](#)
- **Tulip Festival:** May 12-23, 2016 @ Ottawa. For more information [click here.](#)
- **Tamarack Ottawa Race Weekend:** May 28-29, 2016 @ Ottawa. For more information [click here.](#)
- **Tim Horton's Dragon Boat Festival:** June 23-26, 2016 @ Mooney's Bay. For more information [click here.](#)

Upcoming Events in Ottawa:

- For all upcoming events in Ottawa, please contact the Ottawa tourism website at: <http://www.ottawatourism.ca/en/visitors/plan-a-visit/event-calendar>
- Orleans Start Newspaper: <http://www.orleansstar.ca/>
- Ottawa Chamber of Commerce: http://www.ottawachamber.ca/ottawa_events/upcoming_events.aspx
- Ottawa Kiosk – events information: <http://www.ottawakiosk.com/events.html>
- Barrhaven Independent: <http://www.barrhavenindependent.on.ca/>

** IMPORTANT: please note that information provided in this newsletter is not intended to be legal advice. There could be many factors unknown to us that could have an impact on your situation. Please do not hesitate to contact us if you require any further information on these issues.

About the Jacques Robert Law Office

With the dynamic vision of its key player, Jacques Robert, our firm has grown to be one of the largest real estate law firms in the Ottawa area. To meet the changing face of Real Estate Law we are continually upgrading our systems and competitively adjusting our pricing structures.

Our highly trained legal team, consisting of Robin Goski (associate lawyer), Adriana Caruso (law clerk / real estate supervisor), Sonia D'Angelo (law clerk), Corine Falconer (law clerk), Lynda Francoeur (receptionist/admin), and Milva Caruso (law clerk and office manager) are all well versed in the area of real estate law, wills and estates. We offer a fully bilingual service to our clientele - nos services sont également disponibles en français.

Our firm is on the recommended rosters for the Department of National Defense, RCMP as well as many corporate relocation firms. We are on the recommended list for all of the major builders in the region.

We have 7 locations for our clients signing convenience: the East, St. Laurent, Central, West, Bell's Corners, South and South-West parts of the city. Our Central Administration is conducted at the East office which is located in Orleans just minutes from the Queensway, the main freeway through Ottawa from West to East. We are open daily from 9:00 am until 5:00 pm.

Orleans/East

Central Administration
2788 St. Joseph Blvd.
Orleans, ON K1C 1G5

St. Laurent

(At the corner of St. Laurent and Innes)
800-1730 St. Laurent Blvd.,
Ottawa, ON K1G 5L1

Hunt Club/South

Capital Corporate Centre
9 Antares Drive
Ottawa, ON K2E 7V5

Kanata/West The Corporate Centre
Tower A
304-555 Legget Drive
Kanata, ON K2K 2E2

Bell's Corners The Queensway Centre
15 Fitzgerald Road, Suite 200
Kanata, ON K2H 9G1

Central 251 Laurier Avenue West, 8th Floor
Ottawa, ON K1P 5M8

Barrhaven 104-2 500 Claridge Drive
Nepean, ON K2J 3G5

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Visit our website at www.jacquesrobert.com for more information.

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