

Impartial Inspection of a Brand-new Home



Are Defects Found in New Homes?

In a BEC survey, the National Association of Home Builders (NAHB) listed the following common complaints received from home buyers:

- Paint/caulking
- Gypsum board
- Plumbing
- Doors and windows
- Heating/cooling system
- Grading of the lawn/yard
- Electrical system
- Roofing
- Appliances
- Driveway
- Foundation or basement
- Exterior walls
- Septic or sewer system
- Lighting control systems
- Energy management systems

A home inspection will help you identify these and other defects that your brand-new home may have.

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Don't settle for a new home with construction defects. Protect yourself by having your new home inspected by a qualified, professional independent home inspector.

A home builder doesn't work alone; dozens of people worked to complete your new home. Even the best builders will acknowledge that quality control is a challenge and that most new homes have some construction defects. A home inspection before the sale of your house is complete gives you the opportunity to have these defects fixed before you move in.

Preclosing Inspection for the Future of Your New Home

Prior to closing is the ideal time for an inspection of your home's components. A preclosing inspection means quality control for your home and evidence of its condition when you purchased it. If something was overlooked by the builder, then it can be fixed, giving you confidence for the future in your home.

Builder's Warranty Inspection

The second chance to have your newly constructed home inspected is prior to the expiration of your builder's warranty. Most new homes come with a one year builder's warranty. Your home inspector can help you document construction defects prior to the warranty's expiration with a builder's warranty inspection.

Your Home Inspection

You are encouraged to be present during your home inspection to learn more about your home's systems and its condition firsthand.

The final report should be completed in a timely manner so that you can move forward with maintenance or repairs before closing. You can provide your builder with a copy of the inspection report, which clearly identifies any areas in need of repair.

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Are You Being Deceived?

The truth of the matter is that even if you have a reputable builder, problems may exist that you may not know how to spot. If these problems go unfixed, future repairs can be made but at your expense. Defects can cost thousands of dollars to repair, depreciate the value of your home or even force you to abandon your home. Protect yourself by ordering a preclosing inspection.

The Inspection Report

Your home inspection report walks you through a visual inspection of hundreds of mechanical and structural components of your home, including the following:

- Lots and grounds
- Roof
- Exterior surfaces
- Garage
- Attic
- Bathrooms
- Electrical system
- Fireplace(s)
- Kitchen
- Structural components
- Heating system
- Air conditioning
- Plumbing
- Windows and doors
- Interior rooms
- Basement/crawl space

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