



Why do I need a New Construction Phase Inspection?

New homes can have problems too. It may look perfect, but you haven't lived in it yet to find anything that isn't working right. Essentially you are the guinea pig testing how well the AC works or whether the basement leaks during a storm. An old home has more wear and tear, but the seller is required to disclose all known problems. With new construction, it's only time that will bring light to the problems.

Aren't homes built to code?

Yes, city/county inspections are required to meet the minimum building requirements. The fact still remains that homes are built by humans and mistakes can happen. A new construction site is a bustle of activity with numerous sub-contractors working in multiple parts of the home at any given time. Things simply get missed. Once the drywall goes up you're never going to see inside those walls again unless there is a problem. Don't be the GUINEA PIG. Have a nonbiased professional Phase Inspection and identify any problems and have them corrected before you move into your new home. Save money, time, and more stress.

What are the Phases?

1. Foundation Inspection

- a. Foundation inspections are performed after the concrete has been poured, the forms have been removed and just prior to backfilling the soil against the foundation walls. This allows the inspecting of the sewer and drain lines prior to laying the slab floor. Along with inspecting the footings, drain tiles, waterproofing, etc.

2. Framing / Pre-Drywall Inspection

- a. Once framing has been completed along with all the rough-in of electrical, plumbing, heat and BEFORE drywall is hung.

3. Final Home Inspection and Walk-through

- a. When the building process is completed and before the closing, a complete home inspection* is conducted with a detailed final walk-through with the client. A final inspection report is then provided to the client who can then address any issues, for repair, with the builder prior to the closing. Optional Radon testing can be added, at an additional cost, to the final inspection.

*Final Inspection includes: Structure, Roof, Exterior, Attics, Foundation, Decks & Porches, Plumbing & Fixtures, Heating & Cooling Systems, Electrical Systems, and much more.

Common issues found in New Construction Inspections:

- Missing roof ridge caps; improper shingle installation; exposed roofing nails; improper joist hanger installation; missing flashings; caulking issues; improper siding installation; improper landscape grading; inadequate roof venting; inadequate or missing insulation; and much more.

Still on the fence about a New Construction Inspection? Watch this failed phase inspection video:

<https://www.youtube.com/watch?v=EHGzU6Uu33w>

Preparing for a New Construction Phase Inspection:

- Phase inspections require close coordination between buyer and the builder. Let your building representative know that you will be having an independent inspector performing phase inspections throughout the building process. Communicate early and often with your builder to ensure they know which inspections you intend to have performed and notify us with anticipated dates, which can change often with a builder's schedule and weather related delays.