



## COMMON PLACES WHERE DEFECTS ARE FOUND



## TOP REASONS FOR HAVING NEWLY BUILT HOMES INSPECTED

We are fortunate to have many fine new home builders in our market. Most builders agree to stay involved for one year and are responsive to requests for repairing defects. However, if a defect is not discovered until later when the buyer becomes a seller, it's too late.

Buyers of newly constructed homes can save time, money, and hassle by having a private inspection by a trained and licensed professional **before** closing. Here's why:

1. A pending closing gives the buyer bargaining power.
2. The third-party inspector makes sure that everyone—especially onsite workers and subcontractors—is playing an “A” game. When defects are found early, the buyer, the real estate agent, and the builder are protected.
3. Many of the problems found in a three- to five-year-old home would have been caught if the buyer had the new home inspected before closing and moving in. Some common easy-to-repair defects include a missing anti-tilt device for the range,

the dishwasher not being attached to the counter top or cabinetry, compacted insulation in the attic, and inadequate access to mechanical components in the attic. Inspectors often discover more serious defects. Such problems are much easier to resolve during the construction process when the contractors are still readily available.



### What Warranty Does a New Home Builder Provide?

In North Carolina, the builder provides an implied warranty that the home is free from major structural defects and constructed in a workmanlike manner in accordance with the standard prevailing at the time and place of construction. In South Carolina, the builder offers an implied warranty that the home is habitable and constructed in a workmanlike manner. Neither state has a statute specifying the builder's warranty obligations to the homeowner.

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## Common Outdoor Problems

4. Because roof shingles are installed during the framing stage, most roof coverings acquire some damage such as nail holes from toe boards during the siding and painting stages. Moisture can enter into the substructure. When an inspector calls out improperly installed roof shingles, the builder can require the contractor to remove and re-install new shingles per the manufacturer's recommendations. Otherwise, the manufacturer may not warranty the roof covering. Replacement is expensive for the buyer.
5. Standing water and moisture in the crawl space are more easily addressed prior to closing before any fungal growth occurs.
6. Improper grading is much easier to correct before sod, grass seed, and other plants take root.

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*I always suggest that a client hire a private inspector for a newly built home. It's not money wasted, but money well spent!*

Smart Real Estate Agent

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## Common Indoor Problems

7. Elevated levels of radon gas in today's newly built homes are much more frequent because of tighter construction. Testing for radon **before** closing protects the safety of the buyer and enables the buyer to ask the builder to install the necessary reduction system.
8. Paint is easier to match sooner rather than later. Touchup work also is much easier **before** the buyer moves in.
9. Weather stripping around windows and doors often is removed during final touchup and cleanup work. If not noted in the inspection and replaced, air and moisture will infiltrate.
10. After initial installation, duct work and exhaust flues may get disconnected or crimped by other workers during the building process. All too often these situations occur with gas furnaces in crawl spaces.

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*I am so glad I had my new home inspected before closing. The house passed all the municipal building code inspections, but the home inspector I hired discovered that someone had removed about 3 feet of the main support beam to accommodate duct work. The house was already sinking in that area.*

Smart New Home Buyer

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## Resources

A good website: <http://www.dexacohomeinspections.com/common-problems.html>

A good article: <http://www.superiorschoolinc.com/hot-topics/hot-topics-does-your-builder-provide-a-warranty/>

### Rules for New Home Inspections

Make sure your newly constructed home is a sound investment and a safe place to live.

- Have a home inspection by a trained and licensed professional **before** closing.
- Go along on the inspection, ask questions, and listen.
- Follow up on the inspection report **before** closing.