

11-Month Warranty Inspection

Why do you need a home warranty inspection?

Every new home has a one-year warranty by the builder covering defects in workmanship or materials. Builders also frequently purchase additional warranties to cover their liability and to use as marketing tools. These home warranties are very specific about what they cover.

Your new home is probably the single largest investment of your life!

You should make every effort to understand your warranty and protect your investment. Defects in new homes fall into several categories. Among these are obvious material and workmanship defects, and hidden material and workmanship defects. You have probably taken care of the obvious defects. Appliances that do not function correctly and cosmetic issues are two of the most common.

The ones that should concern you are the defects that are not obvious. Improper wiring, small exterior openings where moisture seeps in, and poor drainage are among the most common.

Over time, many hidden defects cause substantial damage to homes. Improper drainage can damage foundations, leading to structural problems. Small exterior leaks can lead to wood rot, mold, or termites. Electrical problems often remain unnoticed until a short injures someone or starts a fire.

Unfortunately, these problems often do not show up within the first year. By the time they become evident, either your warranty has expired or you're into limited coverage and deductibles.

If you have an inspection performed before the one-year warranty has expired, the builder can repair any defects discovered by the inspection under warranty. Documenting potential problems and obtaining repairs during the first year is much simpler than seeking recourse later. We call this an "11-Month Warranty Inspection," because it should be done prior to the one-year "walk-through" conducted by your builder.

Strengthen Your Position

Documenting the condition of your home with an independent inspector gives you leverage when your builder conducts the one-year "walk-through." It will also give you a legal advantage in the event repairs are not completed satisfactorily.

Why does a new house need an inspection?

Building a new home is a tremendously complex endeavor. It involves many people, with various sub-contractors working on different parts and systems of the house. Even for the best builders, it's nearly impossible to complete this process without missing something. Sometimes a plumbing fixture doesn't get tested for leaks, or an electrical

box isn't working, or another minor problem is overlooked. We will find such problems while it is still early enough for you to bring them up with the builder and have them corrected.

For a small fraction of what you paid for your new home, a professional inspection can pay dividends in peace of mind and in helping to identify and correct minor problems before they can become major ones.