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IICRC Certified Water Damage & Mold Specialist
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WHY NEW HOMES REQUIRE A PRE PURCHASE/PRE DELIVERY HOME INSPECTION

There is a misconception with home buyers that new homes do not require a pre purchase home inspection because in most cases there is a New Home Warranty involved.

In my experience as a former registered contractor and registered home inspector, the builder or developers insurance underwriters do not exactly rush prudently to the rescue of the homeowner from issues that arise after purchase is complete.

Depending on the warranty company most bumper to bumper coverage's expire after the first two years however the destructive conditions related to some original installation errors may only rear their head after the warranty deadline, leaving the homeowner in a lurch.

How are homeowners or buyers supposed to know about conditions that are concealed until it is too late? How can warranty providers expect homeowners to be experts regarding the proper installation and functionality of the homes systems and components?

As with all insurance underwriters, the party paying the premiums is usually the client.

We have found many conditions with new buildings which include but are not limited to:

Unsafe electrical work

Improper plumbing

Foundations poured out of alignment with the building

Unsafe installations of gas fired heating systems

Missing insulation or vapor seals

Ventilation problems with in door humidity control systems, attics and crawlspaces

Mold in attics and crawlspaces

Just because the home has been code inspected during the building process is no guarantee.

When a client is purchasing a new home there is a higher expectation of quality workmanship and system operability, as well as accountability

It is easier to have condition rectified prior to finalization of the sale rather than after the fact

For more information on new home pre purchase/pre delivery inspections or other general information regarding home inspections please feel free to call us at 250-248-3654 or like us on Facebook and share with family and friends

I hope that this information is helpful

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