

NOTES/EXPLANATION OF NEW HOME CHECKLIST.

The new Home checklist is a list of items that must be inspected before an owner takes occupancy of a home. The defects or deficiencies that are discovered are put onto a list called a PUNCH LIST. The general contractor is then obligated to fix those items discovered in the final new home inspection. Often, if defects aren't discovered at the final walk through the contractor is not legally obligated to fix them. Therefore it is in the best interest of the homeowner to thoroughly inspect the property before accepting it as completed, and making a Punch list.

Instructions:

Before any inspection review the approved set of plans and building specifications. Bring the plans and specs with you to double-check any discrepancies on site.

As you go through the checklist, list the location of any defect and the corresponding number and any notes. For example, in the windows box you might list: Master bedroom, north window-1.5 - small hole in bottom of screen. If you are unsure of how any particular system in the house operates, ask the superintendent for a demonstration.

Notes on the New Home checklist:

1.0 Windows:

1.1-1.2

Even though the windows are new, defects are more common than you'd think.

1.7

Tempered safety glass is required in the areas listed on the checklist. A seal stating that the “tempered” safety glass is found in the bottom corner of the glass. If a seal can't be found the glass will need to be replaced.

2.0 Doors:

2.1

The gap between the door slab and closure strip should be no more than 1/16” across the top of the door and along the vertical edges. If the gap is more than this the door needs to be adjusted or replaced.

2.2

As stated in the check list the gap between the door slab and the jamb on the inside of the room should be 1/8- 1/4” and generally consistent throughout.

2.9

If gap is present on exterior door the threshold will need adjustment.

3.0 Paint & texture