



by BJ Kirby  
photo by montanaphotoguy.com

## New Housing needs a Home Inspection Now More Than Ever!

Certified Home Inspectors, at a recent interview.

"A brand new home is not perfect. It was built by human beings. Many general contractors sub-contract some or all of the project to other tradespersons (i.e. plumbers, masons, framers, electricians, etc.). Often the general is only a businessman, not a builder," stated Bruce Kirby, NACHI's Western States Director and Inspectors Consultant. "Therefore, it does not have the quality control people believe. With the housing projects going up at a rapid pace many short cuts are taken."

There are many excellent contractors. There are also those that do not build to code or to any standard. As a consumer it is your right to hire the best inspector, who is not emotionally attached to your project. Get a punch list from your inspector and have issues corrected before closing. It is your investment.

Here are some real-life new housing situations;

#1) New home, construction not complete - \$1.5 mil - Crawlspace wet - Inspector is brought on site (a little late), says to builder, "So, Bob, what did you use to seal your foundation?" Bob to Inspector: "Oh,

I don't believe in that stuff."

#2) New home, construction not complete - \$745K - Main floor beam resting in soil, home on hillside. Inspector is brought on site (a little late), says to builder, "So, Bob, did you purposely not place that beam in a beam pocket?" Bob to Inspector: "Beam pocket?"

#3) New home, construction not complete - \$600K - The skilled artist finishes covering the drywall with texture and glaze only to notice now all of the seams stand out in an obnoxious manner and ruin the desired effect. Inspector is brought on site (a little late), says to drywall contractor, "So, Bob, you did the minimum three coats and finished this so as to make the seams disappear?" Bob to Inspector:

"Three coats? Well, I didn't know they were gonn' aloss it! It's the way we always do it!" Inspector, "Well, you might try doing it right the next time, because this has to be redone."

Remember, as with everything, "You get what you pay for." You should expect an inspection and report to be a minimum investment of \$375.

For more information about commercial and home inspections, other property component and system inspections, forensic inspections, environmental inspections, consulting, asbestos consulting, etc., please contact us.

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