

NEW HOME INSPECTIONS

There are good reasons to have a professional inspection performed on the brand new home you are buying. Many new homeowners had never even thought about having a home inspection on their new home! They said, "What could possibly be wrong, this is a new house", and then were confronted with major defects after move-in or when the home was inspected for a buyer when it was later sold. Buying a new house is likely one of, if not the largest, purchase decision you'll ever make. The whole process is fraught with emotion and stress. A professional Home Inspection will substantially reduce the risk for your large investment in a new home. It just makes sense to learn as much as you can about the quality of your new home, before signing off on everything.

We are a **Property Inspection and Consulting Firm** located in your area and have inspected many homes like yours. We perform thorough and detailed inspections and are well known in the industry for our attention to detail and professional business practices. Our comprehensive reports include color digital photographs, e-mailed to you within 24 hours, usually the same day.

We will inspect all areas of your home including the following:

Attic & Insulation	Kitchen Appliances
Doors & Windows	Electrical Service and Wiring
Exterior, Siding or Stucco	Fireplaces
Foundation	Heating and Cooling Systems
Interior: Walls, Ceilings, and Floors	Patio Areas
Plumbing,	Roofing Systems
Framing	Water Heaters
Pools and spas	Exterior site grading and hardscapes

Consider your inspection as an investment; we may uncover issues that if left undetected, could become very costly to repair in the future.

All of our inspectors are designated **Master CREIA Inspectors**, the highest qualification given by the California Real Estate Inspection Association (CREIA).

We do not install equipment or make repairs, we are a professional inspection firm and "**Building Safety Is Our Business**".

We have a friendly, professional staff waiting for your call; we will provide peace of mind for you and your family.

More Information

Building a new home is a tremendously complex endeavor. It involves many people, split up into sub-contractor groups, all having been awarded the contract by being the "LOW BIDDER", and each sub-contractor working on different parts and systems of the house. Over 90% of the labor force that build homes today are not Union members or trade apprenticed. It's no secret that builders are having a difficult time finding skilled construction labor during the recent building booms. Current city and municipal budgets under financial stress and it is not unusual for the average City/Municipal Inspector to have a workload of 25-30 inspections in a single day. City and Municipal Code Inspectors are hard pressed to cover every item in every home. Electrical outlets and switches are not inspected; built-in appliances and major systems are not tested. The utilities have not been hooked-up/connected to the home during the municipal inspections. City inspectors do not enter attic spaces or go onto roofs. Improperly installed roofing materials are one of the most common defects found in new homes today, with moisture intrusion being the number one construction defect lawsuit cause.

Even for the best builders, it's nearly impossible to complete this process without missing something. Maybe it's a plumbing fixture that didn't get tested for leaks, maybe it's an electrical component that isn't working, or any one of dozens of minor problems that can easily be overlooked in such a major undertaking. Sometimes it is more serious and could compromise the health and safety of your family or subject you to substantial expense to correct when you go to sell your home. We will look for such problems while it is still early enough for you to bring them up with the builder and have them corrected before you sign-off.

If your builder will not allow an independent third party professional home inspection with a company of your choosing you should have reason for concern. What does the builder have to fear or hide? You may also choose to have an independent third party professional home inspection before your one year builder's warranty is up. State law specifies a number of items that a builder is responsible for beyond the one year builder warranty. For the relatively small cost, a professional inspection of your new dream home can pay big dividends in peace of mind and getting any problems identified and corrected by the builder before they can become an unpleasant surprise.