

Inspection of a New House a Must

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Keen observation and objectivity are two things that will definitely come in handy when inspecting a prospective house. As house buyers have the tendency to get swayed by aesthetically pleasing features of a house and interpret 'new construction' as 'faultless', they forget about equally important aspects such as fixtures, foundation, electrical connections, and the like. And although building inspectors are guided by construction codes, they are apt to overlook irregularities of an aesthetic nature, focusing largely on structural problems.

Lest you discover later that the dream home you just bought is less than perfect, or worse, problematic, it would be wise to work closely with an inspector, ironing out all details before signing a contract. Ultimately, you will get the most out of your new major investment.

A Checklist

A checklist is a tool that will help you in your inspection. Below is a sample which lists things that you should not overlook.

- The foundation is not cracked and water does not seep into it due to improper embankment of the soil.

Ideally, the soil against the foundation should be inclined away from the house to prevent the water from accumulating along the foundation. But if the soil has not been forged the right way, it will gradually sink, causing a slope toward the house and increasing the risk of seepage.

- The deck is properly supported and the doors are built in well.

Test them by jumping up and down on the floors and slamming the doors and see how much they give under such force. Doing these will tell you about the solidity of and level of soundproofing in the house.

The rest are self-explanatory.

- The heating and air-conditioning conduits are connected and do not make noises when the heater and air-conditioning are on.
- The fixtures are safe and properly secured.
- The electrical compartments are properly wired.
- The water pipes hum but do not make too much noise when the dishwasher and washing machine are powered up.
- The electrical panels and outlets and light switches are properly identified.
- The woodworks on doors and windows are properly rendered.

Take Control During Construction

If you buy the house during the first stages of its construction, you can direct the builders on what materials and methods to use. You can also make other specifications in the contract such as your preferred brand of fixtures to be installed and having a home-inspection company conduct inspections during construction. Such inspections are typically done three times: upon the completion of the foundation and rough framing; upon the installation of cooling, heating, plumbing, and other devices; and upon the completion of the construction. The inspector's role is to see to it that builders meet quality standards so that you, the buyer, get your money's worth.

If you are purchasing the house based on a model, inform the builder if you want the same quality fixtures as the model's. As well, determine the measurements of the model and do not rely on how it looks, as it may be smaller than it really is. It pays to be prudent in these matters, as you are guaranteed that you are getting what you deserve.

Finally, hiring a lawyer would prove to be a reasonable expense, as he/she can clarify provisions of builder contracts. House-buying in itself is a burdensome task. So spare yourself of further headaches by availing of the professionals' indispensable advice.