

New Construction Progress Inspections

Having a new customized home built can be an exciting experience. Getting through the process however can be a long and at times difficult ordeal. People having a new home built often rely solely on their builder to help guide them through the construction. Unfortunately he may not be the best person to advise them on their project.

Consider the following:

Home builders and many contractors involved in home construction are not licensed professionals. No license means no mandated formal training or apprenticeship, no continuing education, and minimal accountability

City building inspectors check for code compliance, not quality.

Codes do not cover all aspects of the building process.

These are facts that the majority of people building new homes or for that matter having work done on their existing home, do not know. But who can a new construction home buyer find who will objectively and competently oversee an entire building project and provide knowledgeable, unbiased information on construction techniques and materials? An independent, licensed, professional home inspector.

Most often home inspectors are called in after the new home owner has been experiencing problems with the house, often for many months or even years after it was built. What new construction home buyers almost never consider is hiring the inspector while the house is being built.

When problems do occur and the homeowner is asked about new construction inspections some reasons heard for not enlisting the help of an independent home inspector are:

The local building official is inspecting the home.

As previously stated these inspectors look for code compliance, not quality. They are in the home only briefly during different phases of the construction. Do they miss things? Yes they do and no they are not usually held accountable for their mistakes. Also they are municipal employees and are not directly responsible to the persons buying the home. In other words they won't point out issues to you, the buyer.

When you work with The Benjamin Team, we can help you select competent inspectors to inspect the home you plan to purchase. Any referrals we make are based on the fact we know these professionals have done a good job for many of our clients. There is no compensation back to us from them for making the referral.