



Certified Property Inspection New Construction Inspection Overview

Certified Property Inspection is a multi-inspector firm of certified home and commercial building inspectors who are trained in all aspects of property inspection. We offer services to assist home buyers throughout Central Maryland, Southern Pennsylvania, and Northern Delaware. Our inspectors are professional, full-time, licensed, insured, background checked, and capable inspectors that will help ensure that your builder, and more importantly, the subcontractors on your project build your new home to the proper standards.

It's first important to understand that while your builder may be a very capable, honest, and qualified craftsman, the reality is that he or she will very likely never swing a hammer or turn a screw in constructing your home. Most of the work is performed by the various trades from foundation work to roofing, electrical, plumbing, framing and finishing. And while your builder may have a great eye for detail and run a tight ship, the reality is that a lot of work gets done each day by various crews and it's difficult to keep tabs on every aspect of the build.

Hiring a professional inspector who is removed from the day to day progress and stress of the build to review the work at key points in the construction process is the easiest way to catch issue when they are most easily fixed – before they are covered behind finished walls and floors. While your home may come with a home warranty, the truth is that even the worst of construction projects gone awry can go years before problems become evident.

What we do:

- 4 Phases to New Construction Inspections
 - Foundation
 - Framing/Rough-In
 - Post Insulation
 - Final

There are 4 phases to the new construction inspection and we feel that all four phases are critical to the process of identifying and correcting problems along the way. However, some of our clients do choose to have just the Final Inspection, or a combination of the phases instead



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of the complete process. Although many problems can be uncovered during a Final Inspection, the best way to find problems is to inspect the project throughout the phases of construction.

Our goal is to give you the peace of mind that your home is being built according to the proper construction methodologies and that because these methods are being implemented, your new home will be built to last.

Brief Overview:

- Phase 1 - Foundation:

There are various types of foundation walls from poured concrete to concrete block and pre-fab panels. There are post-tension and traditional re-bar slabs. Homes can be built at grade, with a crawl space, or full or partial basement. Soil conditions, grading, drainage, damp proofing, settlement and a litany of other things can affect the long term health and performance of your home. During our foundation inspection we review the project before backfill to allow a thorough inspection of the portion of your home that will be buried several feet below the surface, will not be seen again, but can dramatically impact the long-term quality of your home.

- Phase 2 - Framing/Rough-In:

The framing inspection is a time-intensive inspection where we review the framing for proper construction including proper use of joist hangers, beams, columns, wall materials, flooring materials and support, etc. We also inspect the rough-in plumbing, electrical, and HVAC systems for proper installation. The roof and window are inspected for proper installation, flashing, etc. The exterior is inspected for proper waterproofing. This is the opportunity to identify faulty or improper wiring, flashing, poor craftsmanship with ductwork or framing, before these items are covered with drywall and hidden from site and possibly becoming an issue down the road.



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- Phase 3 - Post Insulation/Pre-Drywall:

The post insulation inspection is simply put, an inspection of the building for complete and proper insulation. Insulation is one of the largest factors in your long-term occupancy costs and the smallest corners being cut can cost you hundreds of dollars a year in additional utilities. In addition, improper vapor barriers or poor insulation or ventilation can result in moisture and even mold issues down the road.

- Phase 4 – Final Inspection:

At this point the home is complete and ready for move-in. There may be a few minor cosmetic needs such as scuffed floors or nicked paint. We are not inspecting for these cosmetic items. Generally your builder will give you a roll of blue painters tape and you can examine the home for cosmetic defects. We are conducting a thorough review of all components of your home that have been completed since the drywall was installed. Essentially, the entire living space of your home, exterior siding and finishes, landscaping, trim, caulking, gutters and downspouts, light fixtures, appliances, receptacles, plumbing fixtures and valves, cabinets, doors, windows, etc. Our new construction Final Inspection includes a checklist of over 1,000 items that we review to ensure that the finishing touches were properly installed to make your home functional with minimal maintenance or improvement needs for years to come.

At Certified Property Inspection our goal is to work with you and your builder to assist in the construction of your new home. We aim to identify problems early enough in the process that the proper measures can be taken before it's too costly, avoiding delays of your move-in date, and giving you the home you've always dreamed of. Please contact us if you're in the planning stages of a new home to learn more about how we can help.

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