

1 year Warranty Inspection on New Homes

By Rick Bunzel

Mountain View Property Inspections



Many people are buying new homes in the Front Range. As we mentioned in last weeks articles there are many advantages to buying new.... And a few disadvantages. Many things happen to a home in the first year. The ground settles, pipes expand and contract, wall seams open up, materials dry out and warp. As your home approaches its first anniversary, you know the warranty is about to expire. You noticed a bulge in the kitchen floor that is slowly getting larger. It's not like you forgot to point this issue to the builder during your walk-through. How many other issue does your home have that are not as obvious? Should you bring in a home inspector to look at your home? A warranty inspection is a very cost effective way of ensuring that you will not have to pay for repairs that the builder would have covered had they been found during the warranty period.

The fact is every home I've done a home warranty inspection on has had problems that the builder needed to be fixed. Some of these things were minor, while others were major problems waiting to pop up years down the road. Many of the costly repairs you hear about homeowners facing today do not just pop up over night. They seem like it, but it's actually a gradual process that may take years to be noticed, usually when the home warranty has expired. Even on the homes that I only found minor problems with, my clients have still been very happy to have the inspection done because now they know for certain that they have a house that won't surprise them down the road. If your builder assured you that you didn't need an outside inspection, and you went ahead and bought the home without the benefit of an independent inspection, then its in your best interest to get one before your warranty runs out.

If your having a problem with the builder responding to issues, a home inspector can help document the issues. Your home inspector will serve as an impartial expert who will examine the issue and will document the defect and may recommend a correction. If you need to take further action to get the builder to resolve this problem, the warranty inspection report will be an important piece of evidence supporting your claim.

Be prepared for what may come in the repairs you seek. A bulging floor in the kitchen may mean that the vinyl or tile as well as the floorboards themselves will have to be pulled up and replaced. The flooring material that you originally chose may not be available or may even have been discontinued. And if the flooring

materials were something you had installed after you bought the home, and not through the builder itself, the builder is not bound to replace it, according to many new home warranties. (This is the case for "be careful what you wish for.")

One-year warranty inspections will typically be as detailed as the original inspection. Hopefully the inspector will not find any major issues but they do. All builders will tell you that they consider you, the consumer, as the butter on their bread, and want you to be satisfied with the new home you buy. But as their name implies they make their money on building new homes not fixing problems after you have taken possession. Warranty Inspections are your way of protecting your investment and making sure you have a problem free home.

Rick Bunzel is the Principle Inspector at Mountain View Property Inspections. If you would like to know more about your home go to **WWW.MVPinspection.com** If you have questions or comments, Rick Bunzel can be contacted at Mountain View Property Inspections @ 303-443-9063 or MVPinspection@comcast.net