

The “Finishing Steps” of the Home Construction Process

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◆ The Homeowner’s Challenging Journey

A new homeowner begins the home construction journey excited about the thought of the family moving into a brand new home. The homeowner dreams about the great meals that will be cooked in the new kitchen; about all the extra space in the big garage; about the sunlight streaming in through that skylight in the laundry room. This new home is going to be the family’s dream home. Then the home construction begins and so does the decline of the dream. The water meter is buried in the middle of the driveway; the wrong front door is installed; the garage becomes a foot less in width because the foundation was laid out wrong. Soon the homeowner realizes that the small issues will have to give way to standing firm on the big issues. The challenging construction journey continues to the point where he or she can hardly remember those illusions of the family’s dream home.

◆ The Homebuilder’s Profit

Be it known that the homebuilder doesn’t intentionally create issues, they happen because of various challenges inherent to the home construction business. It is tough for a homebuilder to survive and make a profit. The cost of the subcontractors, the cost of their own workers and the continuously changing cost of the materials are just a few of the challenges facing the homebuilder. One bad choice by the homebuilder can easily lead to a quality issue built into the home. Now add to the mix the unpredictable weather and the customer’s wants and needs and you have the makings of a journey that will have many challenges. Some homebuilders manage and minimize these challenges better than others and they usually charge accordingly. But no matter if it is the well-managed homebuilder or the worst managed, they must balance the customer’s satisfaction with their own profit. At the end of the home construction process, the homebuilder is typically as weary as the homeowner.

◆ The “Finishing Steps”

Most often the homeowner nears the end of the construction process tired, weary and anxious to move into their new home. Likewise, the homebuilder is anxious to be done, to finalize his expenses and hopefully collect a profit. So if you think that the “Finishing Steps” of the construction process is typically completed correctly, think again. Often this is not the case experienced by this inspector (Benson - Texas License # 8796).

So here are the “Finishing Steps” in simple terms.

1. The kitchen appliances need to be installed (dishwasher, cooking range and range hood)
2. The natural gas meter needs to be installed and the gas appliance lines “Bled” (electricity and water are installed earlier and used throughout the building process)

3. The water heater and furnace need to be turned on (they are usually installed earlier in the building process by the plumbing subcontractor)
4. The “Walk-Through Inspection” with the homebuilder should to be the first inspection.
5. The independent “State Licensed Home Inspection” should to be the second inspection.
6. The “Final Walk-Through Inspection” verifying the homebuilder fixed all of the deficiencies found from the first “Walk-Through Inspection” and the “State Licensed Home Inspection”.
7. Once the repairs have been satisfactorily made by the homebuilder, then the homeowner should sign the final closing documents and takes possession of his or her new home (the dream home as it were).

◆ The Best Inspectors

The “Finishing Steps” as described above rarely occurs in the proper order and often the “State Licensed Home Inspector” will arrive to an incomplete house not ready to be inspected. Some “State Licensed Home Inspectors” will go ahead with the inspection and turn an easy inspection (quick bucks). The best Home Inspectors will always advise the homeowner of the above mentioned “Finishing Steps” and offer to return when they are completed. It is one of these “State Licensed Home Inspectors” that you want to hire so that you get a complete inspection.

◆ The Professional Home Inspector’s Tips

1. Homeowners, know that the home construction process is going to be a “Challenging Journey” so pick your battles wisely.
2. Homeowners, know that the homebuilders must balance the customer’s satisfaction with their own profit. But never lose sight that this is going be your new home and you are spending a lot of money.
3. Homeowners, learn and implement the “Finishing Steps” to the home construction process so the “State Licensed Home Inspector” can give you the best possible inspection. Don’t be persuaded by the homebuilder to do otherwise.
4. Homeowners, hire the best “State Licensed Home Inspector” available so that you get the best “Home Inspection” and know what the homebuilder needs to fix before your closing. Profit from a quality inspection allowing your new home to be the best it can be.
5. Good Luck and stay tuned for more “Tips from a Professional Home Inspector”.

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Information about the author:

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