Guide to Inspections During New Home Construction

This guide breaks down each of the different types of new construction inspections, what they involve, and when they take place. However, some people may ask, "Why would anyone hire an inspector to look at a new construction home? Doesn't the county do that?" While the local municipality will perform inspections as a house is built, they will not inspect the entire house. For example, municipal inspectors are not allowed on ladders and will not inspect roofs. Additionally, municipal inspectors may have dozens of inspections in a single day, leaving them very little time at each house. Hiring a private inspector can provide a comprehensive, detailed inspection, helping to ensure your house is built correctly. So, what types of inspections should you get? Here is a breakdown of the four common inspections that are performed by private inspectors on new construction homes:

Pre-Pour Foundation Inspection

Timeline: Takes place prior to pouring the concrete for the foundation and slab.

Overview: This inspection involves assessing the site preparation, forms for the concrete, depth of the footings, the rebar used for reinforcement of concrete, and plastic sheeting used to prevent moisture from seeping up through the slab. Average Cost: $350

Pre-Drywall Inspection

Timeline: Takes place after framing is completed, utilities are roughed in, and windows are installed. This inspection should take place prior to insulation or drywall being installed.

Overview: This inspections reviews all of the framing for the roof, ceilings, walls, floors, and stairways to ensure it is undamaged and code compliant. Roughed in utilities, including electrical wiring, plumbing lines, and ductwork are also inspected prior to being covered with drywall and insulation. Additionally, our pre-drywall inspections include checking for compliance with the state mandated energy codes that require air-sealing and draft stopping to make the house energy efficient. Average Cost: $425-$500

Final Inspection

Timeline: Takes place when house is near completion, typically a few weeks out from closing.

Overview: The final inspection covers siding, flashing, roof covering, decks/porches, attic insulation, general interior, appliances, plumbing, electrical and HVAC systems. The goal of this inspection is not to identify small cosmetic items but rather to ensure that all systems are code-compliant and operating as intended. Average Cost: $450-525

11-Month Warranty Inspection

Timeline: This inspection takes place prior to the end of the builder's 1-year warranty.

Overview: After living in the house for 11 months, many homeowners have questions and concerns about a variety of items in the home. Cracks may have developed in the drywall or paint may be peeling on siding or trim. The goal of this inspection is to identify items that the builder will need to correct prior to the homeowner signing off on the 1-year warranty. Average Cost: $400-475

One final tip – if you hire a private inspector, be sure they are ICC Code Certified. Many non-code certified inspectors will offer to perform new construction inspections, but they are not qualified to perform these types of inspections.

Have additional questions or need to book an inspection? Call or text us at 770-765-6869