

# GUIDE TO INSPECTIONS ON NEW HOME CONSTRUCTION

This guide breaks down the different types of new construction inspections, what they involve, and when they take place. Hiring a code-certified private inspector can provide a comprehensive inspection, helping to ensure your house is built correctly.



## PRE-POUR FOUNDATION INSPECTION

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

**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: \$475**



## PRE-DRYWALL INSPECTION

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

**Overview:** This inspection 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: \$450-\$575**



## FINAL INSPECTION

**Timeline:** Takes place when house is near completion, after kitchen appliances are installed.

**Overview:** The final inspection evaluates the finished product and looks for code violations, damage, or improper installation on the exterior and interior of the house. 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: \$495-\$595**



## 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. The goal of this inspection is to identify items that the builder will still need to correct prior to the homeowner signing off on the 1-year warranty.

**Average Cost: \$475-\$595**

## ONE FINAL TIP

If you hire a private inspector, be sure they are ICC Code Certified. Many inspectors who are not code certified will offer to perform new construction inspections, but they are not qualified to perform these types of inspections.