

New Home Inspection – When?

When should you have your New Home Inspection performed?

We recommend having your Home Inspection performed within the first 30 days or alternatively, about 11 months after taking possession. Ultimately it's your decision, but here are some pros and cons to help you decide:

Home Inspection Performed	Pros	Cons
at Pre-Delivery Inspection (PDI) PDI Home Inspection	<ul style="list-style-type: none"> • Issues can be caught very early and corrected promptly (especially important if there are safety hazards or issues that can cause damage to your home). 	<ul style="list-style-type: none"> • Sometimes the home is still under construction at the PDI. Obviously, we can't inspect missing or incomplete items. • Sometimes the builder's representative conducting the PDI places various limitations on the home inspector such as time, tool, and access restrictions. • Almost no performance track record. Some issues show up only after some time has passed over various seasons, occupancy loads, and regular usage of appliances/fixtures.
before 30-day warranty form due Pre-30 Day Home Inspection	<ul style="list-style-type: none"> • Issues can be caught early and corrected promptly (especially important if there are safety hazards or issues that can cause damage to your home). • Greater chance that the home will be more complete than at the PDI. • No builder's representative to limit or interfere with inspection process. • Minimal, but some performance track record. 	<ul style="list-style-type: none"> • Greater chance that the home may be more complete than at the PDI, but some items may still be incomplete (ie. seasonal items, etc.). • Minimal performance track record. Sometimes issues show up only after some time has passed over various seasons, occupancy loads, and regular usage of appliances/fixtures. • Health and safety issues may be present if you move in before our home inspection is performed.
before 1-year warranty form due Pre-1 Year Home Inspection	<ul style="list-style-type: none"> • No builder's representative to limit or interfere with inspection process. • Much more of the home will probably be complete including seasonal items. • More performance track record. The home has probably passed through various weather conditions/seasons, been lived in longer, and has settled in. 	<ul style="list-style-type: none"> • Issues not caught early (especially important if there are safety hazards or issues that can cause damage to your home). • Health and safety issues may be present if you move in before our home inspection is performed.