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Hey guys, I've got a story to share with you about our home building journey... but first, I want to give you a little gift! I'm excited to introduce you to our FREE printable pre-closing checklist for new construction homes. This handy tool is packed with over 100 items to look for during the walk-through, so you can ensure you're getting the most out of your purchase. Building a house can be super stressful, especially towards the end of the process. Two things that really stood out to me were hiring a great realtor from the start and getting a thorough inspection before the drywall goes up. I've learned that it's crucial to get these two things right to avoid costly mistakes down the line. We went through this ourselves and talked to many others who have recently closed on a new construction home, so we compiled a list of common issues to watch out for. It's not exhaustive, but it should cover most of the major stuff. From nailpops on the wall to leaks or flooring issues, this checklist is your best friend when it comes to finding those pesky problems. One thing I learned the hard way was checking each faucet for leaks - it might take some time, but trust me, it's worth it! We also recommend using blue painter's tape to mark areas that need fixing and taking photos of where you taped it, just in case your builder decides to remove it before fixing it. So, click here to access the free printable pre-closing checklist for new construction homes. It's copyright protected, so please don't repost it online, but feel free to share the link with others. Remember, this list is a guide for both new and previously owned homes, and it should help you find those hidden issues before going to closing. Happy building! Before closing on your new home, it's essential to conduct a thorough walkthrough to ensure everything is in order and meets your expectations. A comprehensive review of the construction process can help you identify potential issues before they become major problems. To make this process smoother, gather all relevant documentation about your home, including floor plans, purchase agreements, and specifications from the builder or developer. Consider enlisting professional help, such as a real estate agent with experience in new construction and a home inspector, to provide valuable insights and identify potential issues before closing. Downloading a customized walkthrough checklist template can also guide you throughout the process and ensure nothing is overlooked. When inspecting your new construction, start by checking the exterior for cracks or uneven surfaces on the foundation. Assess the grading around the house to ensure proper water drainage. Also, evaluate the landscaping, roof, and potential hazards like tree limbs near the roof or overgrown plants obstructing walkways. Ensure the integrity of your newly constructed home by following this checklist: - Inspect gutters and downspouts for secure attachment and clear debris. - Verify that water is directed away from the foundation and windows are properly sealed and installed. - Check door frames, jambs, and window frames for evenness and gaps that could cause energy loss or drafts. - Test all doors and windows for smooth operation. - Inspect garage door, porches, decks, driveways, and hardscaping elements for cracks and proper construction. - Check electrical systems by testing outlets, switches, and lighting fixtures. - Verify the plumbing system's functionality, including toilets, sinks, showers, water pressure, and pipes. - Evaluate the heating, cooling, and ventilation systems' efficiency and airflow. Inspecting your home's most noticeable areas is essential to guarantee their top-notch condition. Be thorough when checking drywall, light switches, outlets, floors, trim, and doors. For instance, verify if flooring materials are consistent, free from scratches, or any other imperfections. Baseboards and crown molding should be securely fastened without gaps or flaws. Doors and windows must operate smoothly with proper sealing and weatherstripping in place. Examine paint quality and color consistency on walls, ensuring evenness and no discrepancies that require touch-ups. Also, confirm wallpaper and wall coverings are securely adhered to the walls without bubbles or peeling edges. Kitchen cabinets and countertops should have smooth-moving drawers and doors; check for chips and scuffs on the paint and cracks on kitchen countertops. During a new construction walkthrough, closely inspect kitchens and bathrooms due to their critical appliances, fixtures, and elements. Start by checking all kitchen appliances, such as the refrigerator, stove, oven, microwave, and dishwasher, ensuring they are correctly installed, level, and functioning properly. In the bathroom, verify that toilets, exhaust fans, and plumbing fixtures like faucets and showerheads operate correctly. Lastly, inspect cabinets and countertops in kitchens and bathrooms to ensure proper quality, installation, alignment, hardware operation (handles, knobs, hinges), and overall appearance (checking for cracks, dents, or scratches). Before finalizing the home inspection process, conduct a thorough examination of the newly constructed house. Ensure that all fixtures are level, properly sealed, and free of damage or stains in both kitchen and bathroom areas. Verify efficient drainage by checking tubs, showers, sinks, and caulking for any gaps or cracks. Test water pressure and temperature to guarantee correct hot and cold supply functioning. Functionality should also be confirmed through the proper working of faucets without leaks. During this walk-through, it is beneficial to have a builder, agent, and home inspector present for their valuable insights on ensuring quality and safety. Begin by identifying areas requiring touch-ups or corrections using blue tape walkthroughs. Document these findings and communicate them promptly to the builder for resolution. Subsequent steps involve verifying structural integrity through crack inspections in foundations, walls, ceilings, and examining all HVAC units for efficiency. Your home inspector will be particularly helpful in assessing risks associated with potential damage or poor air quality due to malfunctioning systems. Prioritize safety evaluations by checking properly installed fire alarms, carbon monoxide detectors, and a functional exterior lighting system. Lastly, don't forget to follow up with the seller on agreed-upon repairs or adjustments for complete satisfaction before finalizing the home inspection process. Ensuring construction meets standards requires a systematic approach to identify and address deficiencies, ensuring a seamless handover to clients and stakeholders. A new construction walk-through checklist streamlines project quality by providing a structured framework for inspecting various aspects, guaranteeing all components meet specifications and identifying issues early on, thereby reducing costly rework or delays. Key challenges include uncovering hidden defects, managing time effectively, and conducting thorough inspections. A well-structured checklist tackles these issues by offering a comprehensive guide, ensuring nothing is overlooked and inspections are carried out efficiently. To prepare for a successful construction walk-through, maintain up-to-date documentation and coordinate with your team to address known issues in advance. Utilize the checklist as a guide, focusing on critical areas and documenting findings for prompt resolution. This template serves as a starting point for businesses using the Lumiform platform, intended as a hypothetical example only. It does not replace professional advice; companies should consult qualified professionals to assess suitability and legality of using this template in their specific workplace or jurisdiction.

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