

New Home Deficiency Inspection

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It was always challenged why the new built home still needs an inspection. All the components, appliances and structure of the home are newly constructed or installed, plus reviewed by the government, which should not be anything wrong. As a matter of fact it is not true. Although building codes regulated design of structure, construction and builders, they were only the basic requirements. There are no further guide on the function of home components as well as the durability and humanity. Therefore, it was hard to tell the performance and appearance can satisfy the buyers or not.



We suggested having the professional home inspector to do the new home deficiency inspection. It was not unusual that we got request calls from buyers who did not perform a home inspection before moving in. I personally received a phone call that the buyer bought an over 10,000 sf brand new house in Vancouver West. She did not hire a HI before subject removal because she thought the property was under 2-5-10 builder insurance warranty. But after moving in a year, she found a lot of inconvenience and started getting trouble in communicating with the builder & agent who did not suggest her to do the home inspection at the beginning. Actually at this moment it was fine to do an inspection but possibly too late to figure some action against the other 2 parties. In addition, many people thought the new home inspection was easy. From my work experience it cost more time and attention to do it than the same size resale home for higher expectation from clients. ex. the shower stall, generally we opened the tap & left it running while continued inspecting other items. But we had to watch for a moment on the new one in case original blog during the installation. If we left it & came back 15 mins after, the home would be flooding. Again, this garage door seal needs to be fixed on the new home for the opening. Also the inside wall finish and paint are not to be worried on the resale homes. However, we prefer better solution to be passed to new home owners. In addition, ex. the present garbage disposal failure, the new installed appliances defects were not rare.

Many people thought to read minutes which were enough for strata managed property. We admitted that this is critical. But a full inspection covered electrical, plumbing and heating. Some inspectors even reviewed common area. Therefore, professional home inspection will offer a clear picture to clients & a reference of the home maintenance tips, which were the experience accumulated through our work and ongoing learning in the industry. Of course, if you knew the building or the construction very well, you could do the home review by yourself. Otherwise, to have the experienced inspector to work for you.