

# 3 Things Buyers of New Construction Need To Know BEFORE Their Builder's Warranty Expires!

Over the last several years, we've heard Buyers of New Home Construction repeat the same three reasons over and over again as to why they didn't get a Home Inspection. Well, the truth of the matter is they were mistaken. Here's what they think:

## **Reason #1: I Trust My Builder!**

The reality today is that most home builders don't even have tools and equipment. The fact is, most new home builders are financiers and occasionally job site managers.

Who actually builds your new home are the sub-contractors that the builder hires to do the work. So, whether your new home is built correctly and complies with the current building code strictly depends on the knowledge and skill of the sub-contractors. And speaking candidly, the quality of the sub-contractors varies greatly. And most sub-contractors are unlicensed and unregulated, so who's looking over their shoulder?

## **Reason #2: The House Is New What Could Be Wrong?**

Even though all of the parts of the house you come in contact with each and every day appear fine, there's a lot more to your house than meets the layman's eye.

Here's the real issue; were the mechanical and structural components of the house put together properly? And truthfully, most homeowners don't have the knowledge or skill to judge that aspect of a new home.

Here's what happens in many cases. You go to sell your new home sometime in the future. The buyer hires a home inspector to evaluate the property for them. And low and behold, the buyer's home inspector finds lots of things that were done improperly by the sub-contractors and now the buyer wants you to make the necessary repairs.

So, I'll ask you again, why should you pay for someone else's mistakes?

### **Reason # 3: The Municipal Building Inspector Inspected The Home!**

Here is a True Consumer Safeguard that has sadly gone bad!

Because of the housing boom over the last few years, many Municipal Building Inspectors are forced to conduct 40 to 70 inspections daily. These inspections have been reduced from quality checks to “drive by” glances.

One of the other things many Municipalities have done to keep their costs down is to let the new home builders opt out of the Municipal Inspection Program and hire private home inspectors for their building code compliance exams. Now, do you think there is a built-in conflict of interest when the person building the house pays “his own inspector” to pass his work?

And, here’s the long and short of the matter...

**You Need An Independent Evaluation Of The Property By Your Professional Home Inspector To Protect Your Interests!**

Give **Ocean Breezes Home Inspections, LLC** a call today! We will evaluate your home from the foundation to the roof and all areas in between. Then, we’ll produce a list of issues that you can give to your Builder so that he can pay for his own mistakes and you won’t get stuck holding the bag for future repairs.

**Give us a call today and let us get to work protecting you and your investment!**

**410-807-3333**

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