

HERITAGE INSPECTION SERVICES

Presents another FREE SPECIAL REPORT

“The 10 Most Common Problems with Brand New Homes...”

10. Loose plumbing fixtures and fixtures not properly mounted

Smaller plumbing and other fixtures can often go overlooked in the construction process and are often not inspected for by the Municipal Code Enforcement inspectors. Improperly mounted fixtures like the one photographed below are more susceptible to freezing and other damage. Loose plumbing fixtures are more susceptible to physical damage as well as being an aggravation.



9. Oven temperature not properly configured

Little known fact... Most ovens are not configured accurately from the manufacturer. The installer is supposed to reset the oven thermostat after installation. So if you have been burning the cookies, your oven may not be properly adjusted.

8. Cracks in archways

Settling is perfectly normal, even in a brand new home. One of the first places you will likely see signs of settling is in the interior corners of the vaulted ceilings and in archways. Typically this type of crack is not a big deal, however it is important to patch these cracks so that you can properly monitor these areas for future movement.



7. Cracked shingles on the roof

This is a very common defect among new roofs, especially in colder weather. Roofers get to going too fast and when they lift the cold shingle to lay the flashing for roof penetrations, such as a sewer vent

pipe, exhaust vent and roof vents, the brittle shingle can crack. Unfortunately the only way to really fix a cracked shingle is to replace the entire shingle. Some roofers will patch these shingles, however caulk and tar deteriorate over time. Cracked shingles can be difficult to spot from the ground; about the only way to spot these is a ladder and some experience.

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6. Incorrectly Installed and Missing Flashings

Flashing is one of the most important pieces to help prevent water penetration at the joints and connections in your roof. These critical areas can be easily overlooked and/or jury rigged. Counter flashing is an equally important piece of the roofing system. Counter flashing is a piece of flashing that comes down over another piece of flashing, such as step flashing, to help prevent water penetration from the top. This is often overlooked where step flashing extends beyond a piece of siding. When things are not done properly and done in order flashing can be very costly to fix as it usually involves resetting the flashing between shingles and into siding or brick.



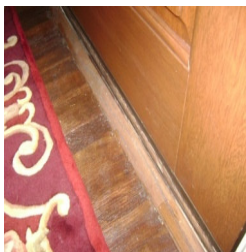
5. Incorrect Sloping of Drains and Vents

This is often a simple item to fix but can become costly if it involves tearing out sheetrock to redirect a drain line. There are two areas where this is most important. At your drain lines, such as T&P water heater drain lines and a/c condensate drain lines, and at exhaust vents for your gas furnaces, water heaters, and chimneys. Improperly sloped drain lines can lead to water leaks and improperly sloped exhaust vents can lead to carbon monoxide in the home.



4. Leaky Commode Flapper Valve / Improperly Adjusted Flush Valve

Installing the interior workings of a commode is pretty simple and you don't have to be a rocket scientist to do it. However, if not done properly, it can be very annoying to live with. Everyone has had that annoying commode that runs continuously, it's a pain and doesn't make for a restful night. A small leak at the flapper valve is the culprit 80% of the time. The rest of the time it is usually a matter of adjusting the flush valve in the water tank. There are numerous different types of flush valves and each one is a little different.



3. Water Penetrations at Doors and Windows

One of the most common complaints about new houses is water penetration, specifically at doors and windows. These areas are prone to leaking during hard and windy rains. Although condensation at aluminum windows is often mistaken for water penetration it is important to check around the windows to check for flashing and caulking issues that can lead to a leaky window or bad weather stripping that causes water penetration at your doors.



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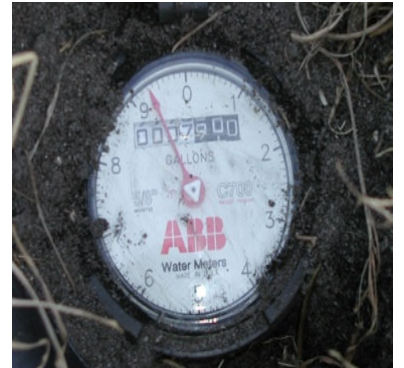


2. Missing Insulation in the Attic

Believe it or not this actually happens and can often go unnoticed for years. Here is the usual scenario. Insulation is a two part installation. The insulation in the walls and in certain parts of the attic, such as vaulted ceilings, is installed before the sheetrock is installed. This is almost never missed, however the loose fill insulation in the attic is put in after the sheetrock. Often times there will a defect in the ceiling that would cause the insulation team to be unable to blow the insulation into the attic, usually a hole in the ceiling. The insulation company leaves notice at the building site and when the defect is corrected the insulation team will come back out to fill the attic. However, if the insulation company is never rescheduled... You end up with an attic with no insulation.

1. Hidden Water Supply Leaks

Water leaks at the supply lines in your house can be one of the most devastating things to the well being of your home. Supply leaks not only cost you money in water bills, but more importantly can cause severe shifting of the soil under your home due to our expansive clay based soils. Supply leaks are easy enough to detect, but can be very costly to fix, especially if the leak is under the slab of the home. A supply leak does not always manifest right away and can be the result of improper installation or even of changing weather patterns and shifting in the soil.



These are just the top 10 most common problems...

There are numerous other things that we find wrong in brand new houses....

All of which we will be looking for, plus many others when we check out your home...

**ACT NOW...
Schedule your
inspection Today!**

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