

The New Construction and Rehab Checklist

1. Bad paint job. Look for poor painting patterns, streaks of paint, running paint or missed areas. It is required that two coats of paint be applied.
2. Bad drywall job. Look for bulging or wavy patterns at the walls and ceiling.
3. Nail and screws popping from securing the drywall.
4. Failure to allow the hardwood floors to adjust to the climate before installing. Check with the flooring contractor to make sure they seal the bottom and the sides after acclimation but before installation. This procedure will prevent moisture problems. Most flooring contractors fail to follow this procedure which can result in the hard wood floors separating.
5. Failure to paint the tops, bottoms and sides of exposed wood on windows and doors.
6. Failure to clean the ductwork. Construction dirt and debris can always be seen in the air ducts.
7. Scratches in the finished hardwood floors.
8. Kitchen and bath cabinet doors not aligned. Look for scratches on the face of doors, damaged shelves split or cracked.
9. Dishwashers not secured.
10. Look for scratches and cracks at counter tops. Granite and Formica counter tops.
11. Look for scratches and dents on your new kitchen appliances.
12. Check to make sure the windows open and close properly.
13. Look for large cracks at the foundation walls if accessible. The cracks should be repaired if water stains can be seen.

Exterior

1. Front and rear yard drainage. The slope of the grade i.e. grass, asphalt, or concrete should be a positive slope away from structure.
2. Look at the condition of the siding type used. How is the masonry? Several new homes and condo buildings are being constructed with concrete block. This material if not properly weathered sealed will fail causing loose mortar joints, deteriorating block and water infiltration. Ask for receipts to certify that mason block is weather sealed by a professional mason company.
3. Do the down spouts extend far away from the structure or are they connected to the drain?
4. Was a new roof installed? What type of material was used? What is the warranty on the roof?
5. What are the conditions of the patio, sidewalks, stoops, steps, areaways, driveways, retaining walls?
6. What is the condition of the doors and windows?
7. What is the condition of the paint?
8. What is the condition of the lintels above the windows and doors?
9. What is the condition of the garage? Was a new garage built?
10. Do enough weep holes exist?

Single Family, Condo, Multi Unit Dwelling

Exterior

1. Front and rear yard drainage. Look for any negative drainage toward the structure.
2. Patio, Sidewalks, stoops, steps, areaways, driveways, retaining walls. What are the conditions?
3. Decks and Balconies. What are the conditions?
4. Fence. Material used and the condition.
5. Landscaping. Has it been properly maintained?
6. Siding Type/ Exterior walls. Masonry, Concrete Block**, Vinyl Siding, Aluminum Siding, Wood Siding, Stucco, Concrete, Dryvit***, Other. What is the condition?
** Many new homes and condos are being built from concrete block. Several of the properties are experiencing water infiltration problems due to this material not being weather sealed. Consult with professional contractor to certify that the mason block has been sealed. This material needs to be sealed every 3/5 years.
*** Many Dryvit sided properties are experiencing moisture related problems as a result of poor installations. Many builders are not using this material due to the several pending lawsuits.
7. Look for any sagging or expanding lintels. Lintels are a metal supports that are installed above doors and windows.
8. What type of trim exists? Wood, Vinyl, Aluminum, Masonry, What is the condition?
9. Windows and Exterior Doors. Wood, Aluminum, Vinyl, Steel, Thermal Pane. What is the condition? Caulking condition. Painting condition.
10. Hose bibs operational?

GARAGE

1. What is the size? 1 1' 2
2. Is the garage Detached, Attached
3. Are there any signs of seepage problems inside.
4. Exterior Finish Wood, Masonry, Aluminum, Vinyl. What is the condition?
5. What is the condition of the floor? Any large cracks?
6. What is the condition of the interior finish?
7. What is the condition of the overhead door? Does it have auto reverse? Electric eye?
8. What is the condition of the service door?
9. How is the condition of the roof?
10. Any electric outlets? Are there any G.F.C.I. These outlets are recommended within 6 feet of water and in all exterior locations including garages.
11. How is the garage lighting? What is the condition of the garage windows.

ROOF

1. Always ask the current owner how old is the roof. How many layers exist?
2. What is the condition of the roof? Do the shingles curl or cup? Are the shingles cracked or missing? A good pair of binoculars can help evaluate the conditions.
3. What type of roof material is used? Built up roof, Single ply, Tar & Gravel, this material is used on flat roofs. Fiberglass asphalt shingles, cedar shakes, Slate, Clay tile, rolled roofing, other.
4. What is the condition of the parapet walls?

5. What is the condition of the chimney?
6. What is the condition of the gutters and downspouts?
7. What is the condition of the fascia and soffitt?
8. Are there any skylights?
9. Majority of all roof leaks occur at the flashing points. The most common places where roof leaks occur are : Flashing around chimney flashing around plumbing pipes, or attic fans which protrude through the roof. Flashing in valleys where two roof surfaces come together.

STRUCTURE / FOUNDATION

1. What type of foundation walls exists? Concrete, Masonry, Other.
2. What is the condition? Are the walls bowing or bulging. Can any large cracks be seen? Any signs of water infiltration? Sings of mold, mildew or fungi.
3. What is the condition of the floor in the basement or crawl space? Concrete or Dirt.
4. Columns: Steel, wood, masonry, concrete. What is the condition?
5. Beams and Girders: steel, wood, concrete. What is the condition?
6. Can any floor drains be seen?
7. Do any sump pumps exist?
8. What is the condition of the crawl space? Is it accessible? Look for any sings of moisture penetration, earth to wood contact.
9. Has the home been ever treated for termites or any other wood destroying organism?
10. How are the floors? Are they bouncy, level, or sag. Do they squeak? Squeaking floors is a major complaint for most homebuyers.

ELECTRIC

1. Electric Service : Overhead or Underground. What is the condition? Do any trees exist too close to the connectors overhead?
2. What is the amps being supplied to this home? The minimum for a home and condo is 100amps. Majority of newer homes have 200amps.
3. Is the electrical panel box easily accessible? No objects should be located in front of the main panel box.
4. What type of Branch Circuits exist? Breakers or Fuses.
5. Are there 2 prong outlets or 3 prong outlets. The 2 prong outlets are not grounded.
6. It is recommended that all outlets within six feet of water contact be GFCI type to protect against accidental shock. These areas include, plumbing fixtures, garages, all other exterior locations.
7. Do enough outlets exist in each room? A key to not enough outlets would the use of extension cords.
8. Do appliances have their own separate circuits?
9. Does a main disconnect switch exist?
10. Do the light fixtures on the exterior and interior work?