

3 Things Buyers of New Home Construction Need to Know Before Their Builder's Warranty Expires!

Over the last several years I'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 and 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 subcontractors 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 subcontractors. And speaking candidly, the quality of the sub-contractors varies greatly. And most

subcontractors are unlicensed and unregulated. So, who's looking over their shoulder?

Reason #2: The House Is New, What Could Possibly 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 eye.

For example, were the mechanical and structural components of the house put together properly? Most homeowners don't have the knowledge or skill to judge that aspect of a new home.

So, here's what happens in many cases. You go to sell your new home in the future. The buyer hires a home inspector to evaluate the property for them. And low and behold - the buyers 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 30 or more 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 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?

So, here’s the long and short of it...

You need an independent evaluation of your property by a professional home inspector to protect your interests!

So, give **Texas Pro Home Inspection** a call today and I will evaluate your home from the foundation to the roof and everything in between. Following my evaluation, I'll compile my findings in an easy-to-read report that you can give to your builder, so they can pay for their own mistakes.

Don't get stuck holding the bag for future repairs and give me a call and let me get to work protecting you and your investment.

469-879-2772

Texasproinspect.com

P.S. Be sure and ask for your **\$37** discount and **FREE** Thermal Imaging Scan (a **\$97** value)!