

RED FLAG PRESENTS:

New Construction

NEW HOME WALKTHRU GUIDE

SUPPLIES NEEDED:

- Blue Painter's Tape
- Camera
- Pen/Pencil
- Measuring Tape
- Bubble Level

FOR QUESTIONS/CONCERNS:

www.REDFLAGHOMEINSPECTION.com



DEAR FUTURE
HOMEOWNER,

After countless months of construction, your new home is finally ready and you just have to complete the walk-through and the keys are yours. All of the hard work and tough design decisions are about to all payoff. Take pause for a moment, however, as this Builder's walkthrough is one of the most important aspects of buying a new home. It would be a critical mistake to use the walk-through to plan out your furniture placement and paint colors. This is your opportunity to make sure ALL aspects of your home are as the builder promised and any damages and imperfections are taken care of before the builder leaves with your cash. Your coverage/protection does not end at the walk-thru, as you (likely) have a 1 or 2 year Builder's Warranty. That second term, however, will not catch or correct any cosmetic flaws or damage, fit and finish items, or those that seemed broken due to user error. So a keen eye is needed at this walk-thru to remedy any items possible before they become your own to repair.

FOR QUESTIONS/CONCERNS:

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DISCLAIMER:

This guide is not intended to be professional advice nor does anything submitted herein create an inspector-client relationship. Furthermore, the information contained herein is believed accurate as of the time it was produced. The information and laws may have changed since the date of publication.

Please consult with a qualified inspector, engineer or attorney for any needed legal advice or to apply this guide, and any criteria outside this guide, to your situation.

Furthermore, this guide is not a substitute for a competent inspection.

Application of this guide is solely to assist individual homebuyers to inspect and contribute in the quality control oversight of their New Home (being constructed).

The information provided in this document, or on our website, does not, and is not intended to, constitute advice; instead, all information, content, and materials available are for general informational purposes only. Information may not constitute the most up-to-date best practices or other information.

No user of this content should act or refrain from acting on the basis of information provided herein without first seeking guidance from applicable advisors. The content is being provided "as is" with no representations being made toward the content being error-free.

Many of the observations in this Guide are best handled by trained professionals. If you are not trained, and/or not capable of safely completing any aspect of this Guide, these activities should not be attempted. Know your limits, and know when it's best to call in a professional inspector. After all, this guide is just a portion of a typical New Home Inspection protocol.

FOR QUESTIONS/CONCERNS:

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ITEMS TO BRING:

- Learn about the New Home Construction Process at our [website](#)
- Read what to expect in the construction of your home [HERE](#).
- Read how Red Flag fits into the construction of your home [HERE](#).

SUPPLIES NEEDED:

- Blue Tape (that you can write on) or Bright colored stickers
- A marker
- A flashlight
- A Bubble Level
- A camera
- A clipboard
- A pen/pencil
- A hairdryer or small electronic (plug-in) device
- Binoculars (optional)
- This Walk-Through Checklist and Deficiency List

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HOW TO USE THIS GUIDE:

Write numbers on the stickers as you place them on items that are not satisfactory during the walk-through. Use the Deficiency List to record the number of each sticker and the issue(s) it corresponds to. You would be surprised how stickers go missing after you leave (so document your list!).

You use the hair dryer, or any small other easy-to-use electrical item, to check that all of the electrical outlets work in the home. Often outlets don't work and it's not until much later that you notice. You also want to ensure the breakers are not flipping due to the use of such a device.

The binoculars are to see the portions of the house you cannot see from the ground.

Spend some time familiarizing yourself with the checklist before your inspection. There is a lot to go over and having a strategy beforehand will help save some time.

Once you have completed the walkthrough give a copy of the list to your Builder. Let them know these are the outstanding items you need to be remedied before you will sign the closing documents.

Okay, now you're ready, you now know and understand what you should be looking for and you have the tools to do it. Good Luck!

HINT:

For every "No", number a brightly colored sticker/tape, place the sticker on the item that needs to be corrected, then write down the number and record the issue on your Deficiency List.

FOR QUESTIONS/CONCERNS:

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THE WALK-THRU CHECKLIST:

Exterior

YES NO

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Is the exterior paint the correct color?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No marring, runs or smudges in exterior paint?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Does the ground slope away from house on all sides?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are shingles or tiles on roof laying flat?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are windows well caulked where frame meets building?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Window sills slope to drain water away?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do gutters have continuous slope?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do gutters discharge away from the foundation?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Cracks free in exterior masonry (if present)?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Separations free in T1-11 siding (if present)?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No visible/unsealed seams in exterior wall?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | All openings/holes caulked or sealed ?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Windows and exterior doors have weather-stripping?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | All gaps sealed in the weather-stripping when shut?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Control joints cut into concrete driveway? Sidewalk?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No cracking larger than 1/8" in concrete?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Does driveway slope away from residence?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Does doorbell work?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do light switches turn on patio light? Outside lights?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Test outdoor electrical outlets. Functional? If you have
a GFCI tester, use on all exterior outlets.
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Fascia (the edge of the roof) free of separations?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Soffit (underneath) without sagging/separation?
----- |

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Exterior (continued)

YES NO

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Is the roofing color correct? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the roofing material all laying flat? (use
binoculars) |
| <input type="checkbox"/> | <input type="checkbox"/> | No visible exposed fasteners? |
| <input type="checkbox"/> | <input type="checkbox"/> | No visible surface sealant? |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof flashing look appropriate? (research if needed) |
| <input type="checkbox"/> | <input type="checkbox"/> | Kickout flashing located at wall/roof discharge? |
| <input type="checkbox"/> | <input type="checkbox"/> | Step flashing at wall/roof sidewalls? |
| <input type="checkbox"/> | <input type="checkbox"/> | Apron flashing at wall/roof downward slopes? |
| <input type="checkbox"/> | <input type="checkbox"/> | Check flashing examples in Details section. All
installed appropriately? |
| <input type="checkbox"/> | <input type="checkbox"/> | Test the garage door opener. Fluid operation? |
| <input type="checkbox"/> | <input type="checkbox"/> | Test eye sensor for auto-reverse. Operational? |
| <input type="checkbox"/> | <input type="checkbox"/> | Put a paper towel roll, or equivalent, in the way of the
door. Does it reverse upon impact? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does the light on the opener turn on/off? |
| <input type="checkbox"/> | <input type="checkbox"/> | Garage floor slab free of cracks? |
| <input type="checkbox"/> | <input type="checkbox"/> | Were control joints cut into the garage slab? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does the garage slab slope away from the
residence? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are garage outlets operational? GFCI protected? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is there an auto-closing device on door to interior? |

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FOR QUESTIONS/CONCERNS:

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Garage (continued)

YES NO

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Are all holes in the drywall fully sealed?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the attic access opening at least 20" by 30"?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Is there a light at the landing to the attic access?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Is there adequate insulation over the conditioned
spaces? (There will typically not be over the garage)
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No cracked truss cords?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No separated nailer plates on trusses?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Is there a working platform for HVAC equipment?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are all air ducts sealed?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are air-ducts suspended/tied above the floor of attic?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No pinched or obstructed ducts?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Were all areas of attic space accessible?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No stains on roof decking above, in attic?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do all of the doors open and close properly?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do the latches and deadbolts line up properly?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are all door hinges and hardware free of rust/staining?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | All door knobs fully functional?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Locking sets where needed?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Door stoppers or bumpers in place and secure?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | All doors painted on both sides?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | All closet doors open and close properly?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No sizable gapping when bi-fold doors closed?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do bi-fold door stay shut securely?
----- |

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FOR QUESTIONS/CONCERNS:

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Interior (continued)

YES NO

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Are all of the interior paint colors correct?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are the paint sheens correct?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No visible drywall screws or seams?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No drips, runs, or missed areas of paint?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No wall or ceiling dents or imperfections?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No marked-up baseboards or trim components?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Baseboards well secured and tight fitting at corners?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do windows open/close easily?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | If tiltable, tilt all windows in and back into place. OK?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are screens present for all windows?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do all windows lock/unlock?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do all windows provide adequate seal?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No discoloration or hazing to dual pane windows?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No floor squeaking or springy feeling underfoot?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are all flooring products the one's ordered?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Is carpet installed tight with no noticeable seams?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Is carpet free of stains and discoloration?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No gapping in vinyl or linoleum flooring products?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No visible hardwood floors separations?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are tile flooring well aligned?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Are grout joint widths consistent?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No chips or cracks in the floor tile?
----- |

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FOR QUESTIONS/CONCERNS:

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Kitchen (continued)

YES NO

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Are the kitchen cabinets vertically plumb?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the kitchen countertop level?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No scratches or damage to countertops?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Cabinets well anchored to the wall and each other?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Do all drawers and doors open/close without issue?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No two doors obstruct each other? No rubbing?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Rubber bumpers at drawers and doors?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Door/drawer hardware correct and properly installed?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Doors and drawers close flat to cabinetry?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Operate all appliances to ensure full functionality. OK?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Run water in the kitchen sink, no leaks?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Right side cold, left side hot?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Run the dishwasher short cycle. No leaks?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | No scratches or marking on toe-kicks of cabinetry?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Range hood operational? Test speeds, lights, etc.
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Power on all burners for stove. Functional?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Turn on oven to ensure functionality. Working?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Anti-tip device installed on stove?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Test microwave (if present) for functionality. Working?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Test ice maker and water line of refrigerator. Working?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Test garbage disposal in kitchen sink. Working?
----- |
| <input type="checkbox"/> | <input type="checkbox"/> | Does dishwasher, oven and refrigerator open/close
without obstruction? |

HINT:

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FOR QUESTIONS/CONCERNS:

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Bathroom (continued)

YES NO

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Are bathroom vanity countertops level? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does the facet/shower have cold (right) and hot (left)? |
| <input type="checkbox"/> | <input type="checkbox"/> | No leaks in plumbing? Look beneath counter. |
| <input type="checkbox"/> | <input type="checkbox"/> | Does light and fan work at the switch? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does the water pressure hold (same) when faucet and shower are running? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does sink stop up (intentionally, with lever)? |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage adequate with the above fixtures running? |
| <input type="checkbox"/> | <input type="checkbox"/> | Flush the toilet. Fully operational? |
| <input type="checkbox"/> | <input type="checkbox"/> | Toilet grouted to the floor? |
| <input type="checkbox"/> | <input type="checkbox"/> | Toilet paper dispenser within reach of toilet? |
| <input type="checkbox"/> | <input type="checkbox"/> | Bathtub and fixtures caulked? |
| <input type="checkbox"/> | <input type="checkbox"/> | Run bathtub and shower riser. Pipes secure? Working? |
| <input type="checkbox"/> | <input type="checkbox"/> | Bathroom countertops free of scratches/abrasions? |
| <input type="checkbox"/> | <input type="checkbox"/> | Bathroom countertops caulked at joints? |
| <input type="checkbox"/> | <input type="checkbox"/> | Vanity doors/drawers fully open/close without issue? |
| <input type="checkbox"/> | <input type="checkbox"/> | Shower tiled walls secured/stable? All grouted? |
| <input type="checkbox"/> | <input type="checkbox"/> | Bathroom fan and light operational? You can use a single piece of toilet paper if unsure (should stick to it) |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the temperature and humidity comfortable? |
| <input type="checkbox"/> | <input type="checkbox"/> | Any temperature or humidity variations in house? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does the AC run constantly? |

HINT:

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FOR QUESTIONS/CONCERNS:

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HVAC (continued)

YES NO

Turn on the heater. Verify that hot air comes through
and stop. Heat came in promptly?

Check the air filters for construction debris. Clean?

Are ceiling supply grilles clean?

Ceiling supply grilles aimed to distribute air properly?

No supply grilles aiming at thermostats?

Air return vents unobstructed? Inquire about locations

You understand how to operate the shut-off devices for
water, gas, electricity, etc. in house? If not, inquire.

You know how to change the air filter? If not, inquire.

Gas fireplace (if present) operational?

All electrical outlets in the house are functional?

All light switches verified as functional?

GFCI protected switches in wet areas?

You are familiar with the breaker panel operation?

The breakers are clearly labeled?

The breaker amperage is the same as in contract?

Any specialty electrical was accommodated (like flat
screen TV electrical in wall)?

Bedroom breakers have AFCI protection at breaker?

You know where the water meter is located?

If it has a little red triangle, do you understand that this
is a flow indicator (helps you know if you have a leak)?

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FOR QUESTIONS/CONCERNS:

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Plumbing (continued)

YES NO

- Do the plumbing lines look organized?

- Are the terminations/fixtures all free of leaks?

- Is the water heater the correct type and size?

- Is there a TPR (overflow) valve with pipe?

- Have you received a Certificate of Occupancy, signed

by the municipality?
- Did you collect the various owner manuals and

documents relating to your appliances? (refrigerator,

dishwasher, stove, range hood, trash compactor,

microwave, washing machine, dryer, water heater,

water softener, etc.)

ADD YOUR OWN BELOW:

<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----
<input type="checkbox"/>	<input type="checkbox"/>	-----

HINT:
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THE WALK-THRU CHECKLIST:

OWNER'S NAME _____
LOT # _____
WALK-THRU DATE _____
BUILDER'S REP _____

Deficiency List

Table with 2 columns: Sticker #, Issue(s). Contains 20 rows of dashed lines for recording issues.

HINT: For every "No", number a brightly colored sticker/tape, place the sticker on the item that needs to be corrected, then write down the number and record the issue on your Deficiency List.



THE WALK-THRU CHECKLIST:

OWNER'S NAME _____
 LOT # _____
 WALK-THRU DATE _____
 BUILDER'S REP _____

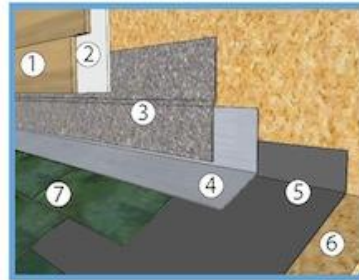
Deficiency List

Sticker #	Issue(s)
-----	-----
-----	-----
-----	-----
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HINT:
 For every "No", number a brightly colored sticker/tape, place the sticker on the item that needs to be corrected, then write down the number and record the issue on your Deficiency List.

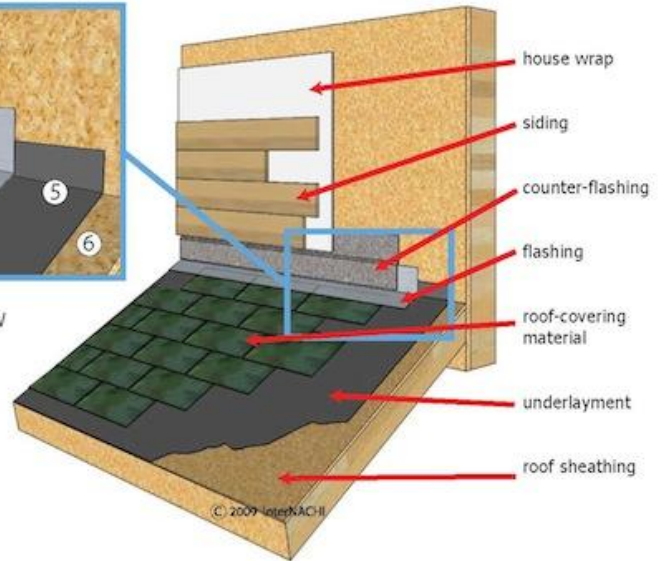
Detail Library

Headwall Flashing Condition

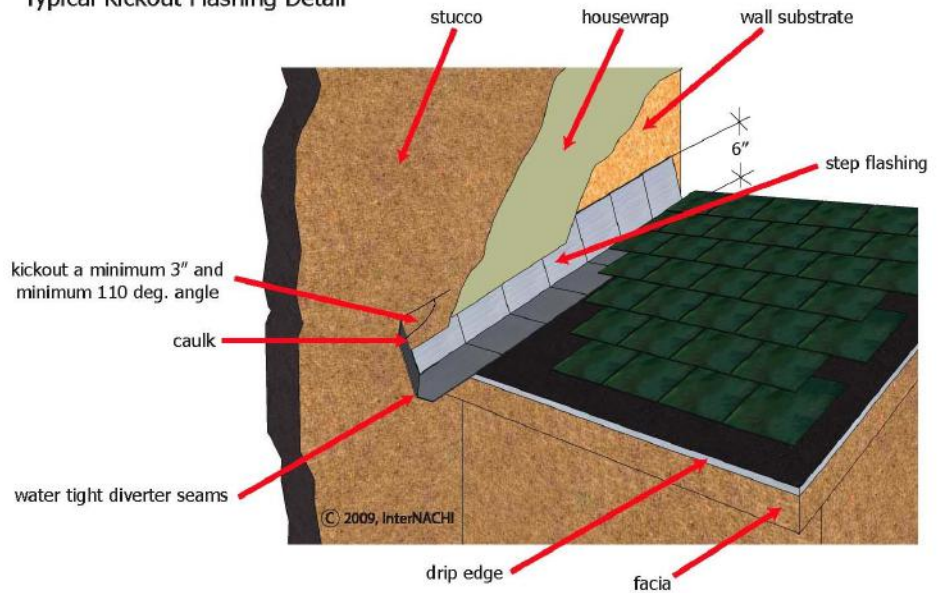


ZOOM VIEW

1. siding
2. house wrap
3. counter-flashing
4. flashing
5. underlayment
6. roof sheathing
7. roof-covering material



Typical Kickout Flashing Detail



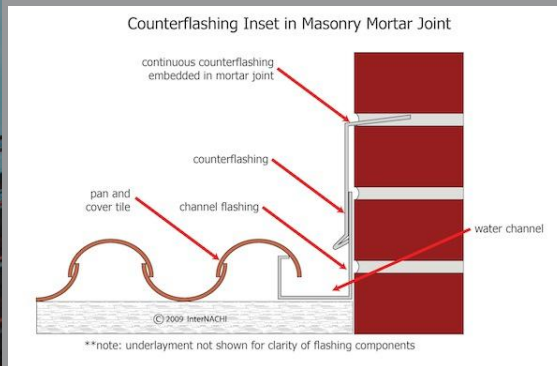
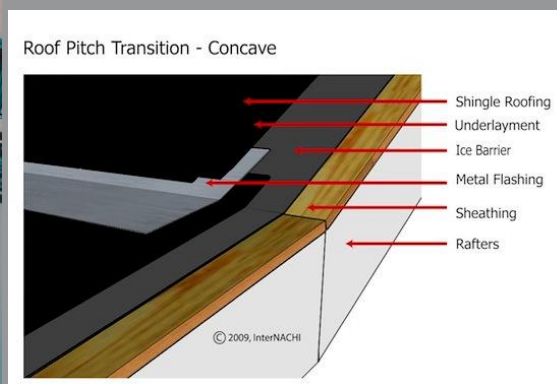
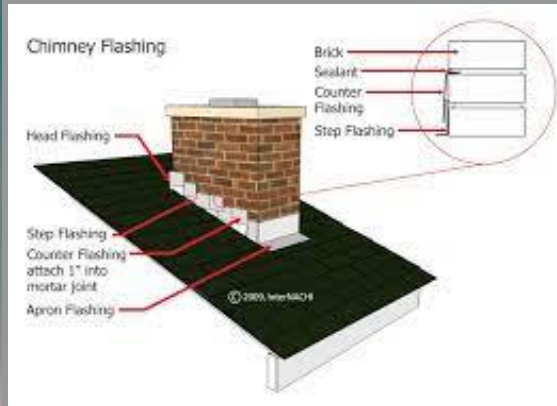
HINT:

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Detail Library



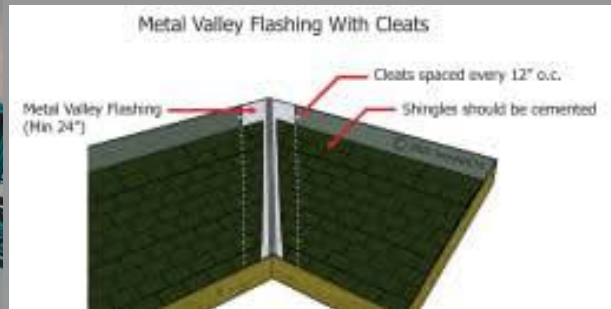
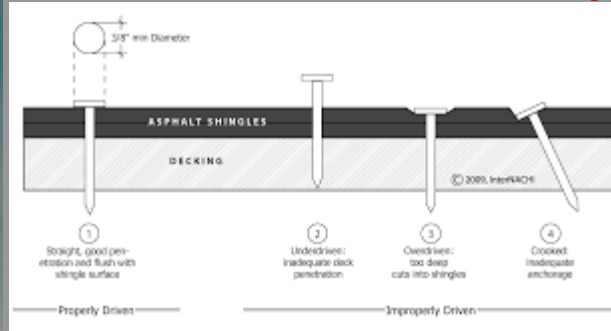
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FOR QUESTIONS/CONCERNS:

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Detail Library



References to Look up as applicable:

- Florida High Wind Concrete and Clay Tile Installation Manual
- FRSA/TRI Fifth Edition
- NRCA Roofing manual
- Local Building Codes
- Standard Building Code
- International Building Code
- Stucco Manufacturer's Association
- AAMA Testing Standards (windows)
- American Concrete Institute
- Tile Council of North America
- National Wood Flooring Association

FOR QUESTIONS/CONCERNS:

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Closing

Thank you for taking the time to review this Walk-thru Checklist. We hope you found it informative. If you found the content intimidating, please consider hiring a Licensed and Insured Home Inspector in your area. If that area happens to be anywhere near the Tampa Bay Area, you're in luck! Tampa Bay is Red Flag Home Inspection territory, and we will make sure your Dream Home isn't a Nightmare. After all, Hiring Another Inspector is a RED FLAG You Cannot Afford to Miss!

If you have Feedback, you can reach out anytime at (813)403-7756 or email us at inspections@redflaghomeinspection.com.

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