



Sell Home Inspections Inc.

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DO I NEED A THREE PHASE HOME INSPECTION?

Over the past years I have been frequently asked the question, 'Should I do a three phase Home Inspection while my House is being built?' This depends on several things, first one must ask themselves are they comfortable with their builder, has there been complaints from other customers that caused doubt and what is the builder reputation... in addition, to the extra cost incurred. It's been my experience that the majorities of builders are stand up guys, and want to ensure customer satisfaction. However, things can slip thru the cracks, things can be missed. This is human nature, and usually the sub contractor's lack of attention to detail. This is typically a result of too many houses being constructed without adequate supervision by a superintendent who may be over worked.

I truly believe a Home Inspection is necessary, but only at the walk thru and then again at the one year or two year anniversary. I have very seldom discovered adverse conditions during a phase inspection that could not have been caught at the walk thru, i.e., broken or modified trusses, lack of insulation distributed evenly over the attic, or my favorite; no insulation at all. So, no a phase inspection may not be necessary, but a walk thru and one or two year inspection is without a doubt.

Rob Sell