

Be an informed buyer.

Ask questions. Discover the things every buyer should know and how to look for them.

Does the home have pot drawers?

Convenient pot storage in kitchen provides efficient placement of pots and pans to easily accommodate that fondue pot.

How loud are the floors?

The subfloor should be glued and screwed for ultimate bond so floor is less likely to loosen over time and produce squeaks.

Is the space design efficient?

Square-footage should be maximized with strategically placed closets and storage areas throughout home. We all have too much stuff.

Will there be a follow-up home reorientation?

Some information can get lost in the excitement of the first orientation. After approximately six weeks you'll probably have a fresh list of questions. Does the builder you're buying a home from send you a reminder letter?

Will there be an 11-month maintenance review?

Various components in the home should have a routine maintenance scheduled. Many come just before the one-year mark. Make sure you get a return visit from your builder to check your home over.

Is a security system included?

A security system gives you peace of mind. Many builders offer this as an expensive upgrade or will only do a pre-wire for future security system.

How is the drywall installed?

Drywall should be nailed and screwed so nails are less likely to jut out over time.

What kind of sink is in the kitchen?

A cast-iron kitchen sink is not as noisy as thin stainless steel and more capable of taking impact than steel porcelain.

Is the stucco reinforced with Structalath?

Superior to standard chicken wire, Structalath is designed for stucco wall systems to help reduce cracking.

Do you use butterfly stucco reinforcing?

Placed specifically around windows and doors in an effort to minimize cracking.

What black paper wrap surrounds the home?

Many homebuilders use 30-minute black paper wrap. A 60-minute wrap provides an enhanced moisture barrier.

Are exterior stucco penetrations surrounded by Quickflash?

Quickflash should be used around stucco penetrations for weatherproofing. Many homebuilders use no Quickflash at all.

How do you prevent gray water seepage?

A fiber optic video review will reveal sewer line obstructions, cracks or bellies. This procedure is designed to greatly reduce the chance of gray water seepage in the future, and should be conducted prior to close of escrow.

How quick does hot water get to the faucet?

Hot water can re-circulate through an isolated line in the attic, so less time and water will be wasted waiting at the faucet for hot water.

Is your drywall chaircut?

Drywall around windows ought to be chaircut (seam at the top and bottom center) to reduce the likelihood of cracking around corners.

Will the home have a thorough in-house prep?

Trained experts should meticulously inspect fine detailing of the home before you move in.

Will the home go through multi-stage random checks?

Throughout the construction process, third-party random checks should be conducted to achieve a high level of workmanship.

What vapor barrier is on the roof?

40 lb. felt roofing paper applied under roof tiles provides an enhanced weather protection system. Many homebuilders use a standard 30 lb. felt roofing paper.

How solid is the hose bib?

A hose bib should have a 3-point anchoring system to prevent it from loosening over time.

Will an extra roof layer be added to shed roofs?

First floor shed roofs are stepped on during the construction process. A second layer of felt paper is added to these locations after the crew has left to decrease the chance of roof leaks.

How do you treat the interior water barrier?

Additional waterproofing around shower windows should be treated the same as exterior windows with potshelves to produce a solid seal.

Is bituthene used as a window water barrier?

Bituthene, a flexible waterproof membrane, on potshelf window sill flashing provides a superior moisture barrier to most homebuilder standards.

How will you make vertical pipes quieter?

As wastewater rushes through pipes, the noise can be embarrassing. When 3-inch pipes are installed for vertical drops behind walls, cast iron can reduce the noise volume in the downstairs area.

What is the porosity of the concrete slab?

The strength of the concrete will affect its porosity or the ability for water or moisture to pass through it. 3500 psi concrete is denser to provide an enhanced moisture resistant barrier in the concrete slab foundation system. Some homebuilders only use a concrete mix of 2500 psi.

How thick are the stair treads?

1 1/8-inch plywood provides a stronger tread surface and is less likely to squeak over time. Many homebuilders use a standard 3/4-inch plywood.