PILLARTOPOST

HOME INSPECTORS

Tri-County Suburban REALTORS®



Presented by:

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Behind the Walls & Before the Warranty Expires:

Three Inspections Every Realtor Should Know

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Personal New Construction Journey



2018 Ryan Homes - Townhouse





2020 Southdown Homes - Single Family

PILLARTOPOST
HOME INSPECTORS

New Construction

The 3 Inspections you should know

-Pre-Drywall

-Pre-Settlement

-Builder Warranty





New Construction

The 3 Inspections you should know

Why?



-Know the ins and outs what you are buying and selling

-Get to closing better and faster

-Help you make forever clients



Pre-Drywall Inspection

What are we looking for?

Primary Goal:

To inspect the areas of construction that will be concealed after the home is finished.





Pre-Drywall Inspection

What are we looking for?

- Structure & Foundation
- Framing
- Electrical Wiring
- Plumbing Distribution
- Insulation





Pre-Drywall Inspection

Foundation and Framing







Pre-Drywall Inspection

Exterior







Pre-Drywall Inspection

Window Tape and Tyvek



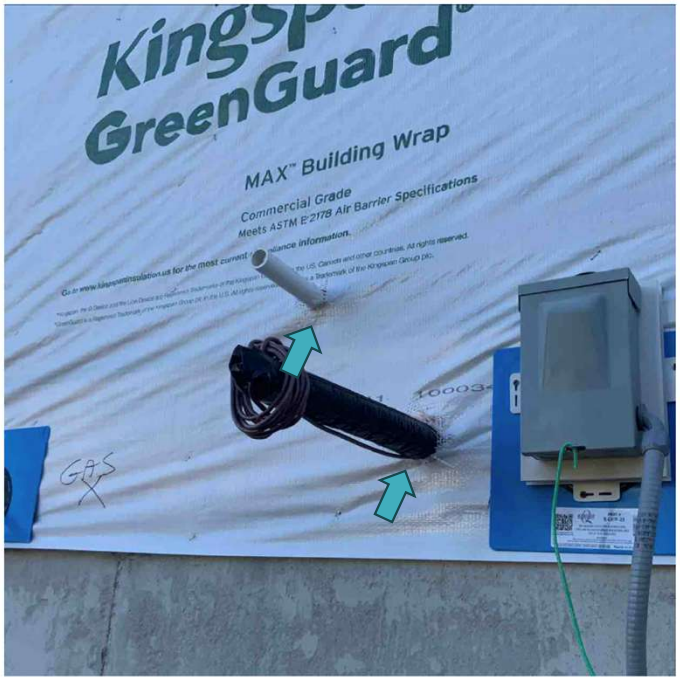


Pre-Drywall Inspection

Flashing and Siding Blocks

3.1.1 **Install proper flashing collars as necessary around piping protrusions. (West Side Exterior)**





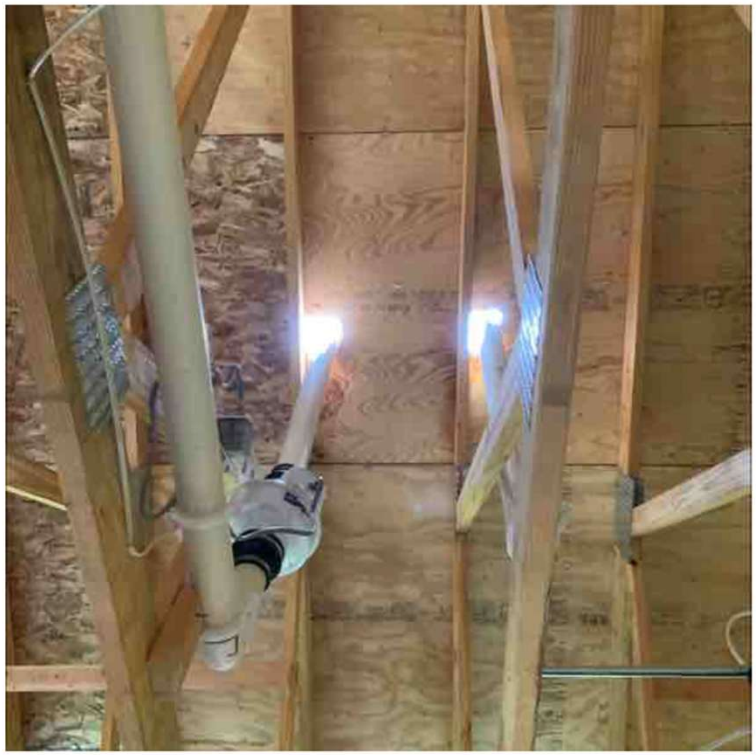


Pre-Drywall Inspection

Missing flashings on roof

3.3.1 **Vent collar flashings are missing on the south side of the roof, install ASAP.**





Pre-Drywall Inspection

Holes in wall board

3.1.2 **Expandable foam should not be used to patch a large hole in plywood wall board, replace wood as necessary. (South Side Exterior)**





Pre-Drywall Inspection

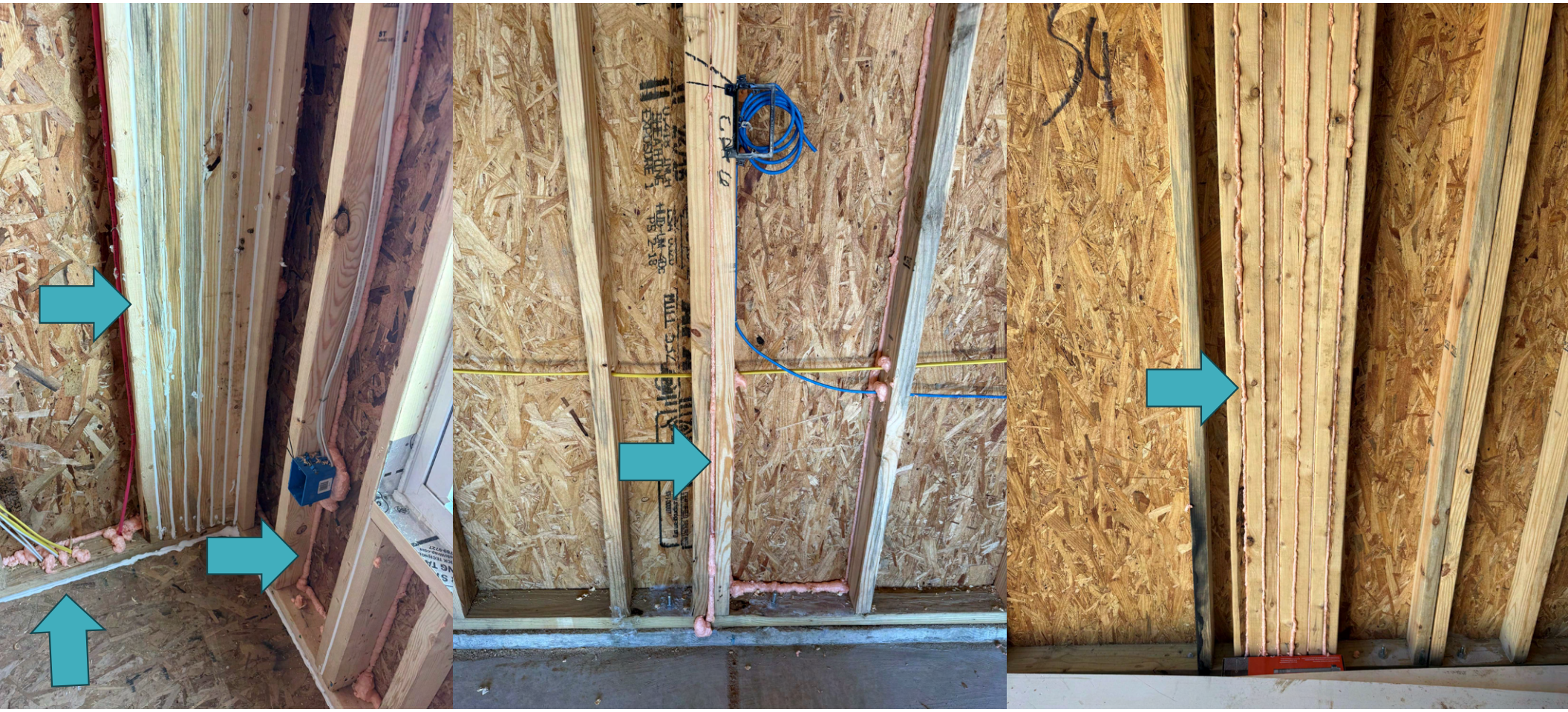
Interior





Pre-Drywall Inspection

Interior Insulation



Pre-Drywall Inspection

Missing Insulation & Gaps





Pre-Drywall Inspection

Damaged Framing



Pre-Drywall Inspection

Damaged Flooring

11.1.1 **Cut hole noted in subfloor, repair as necessary.**





Pre-Drywall Inspection

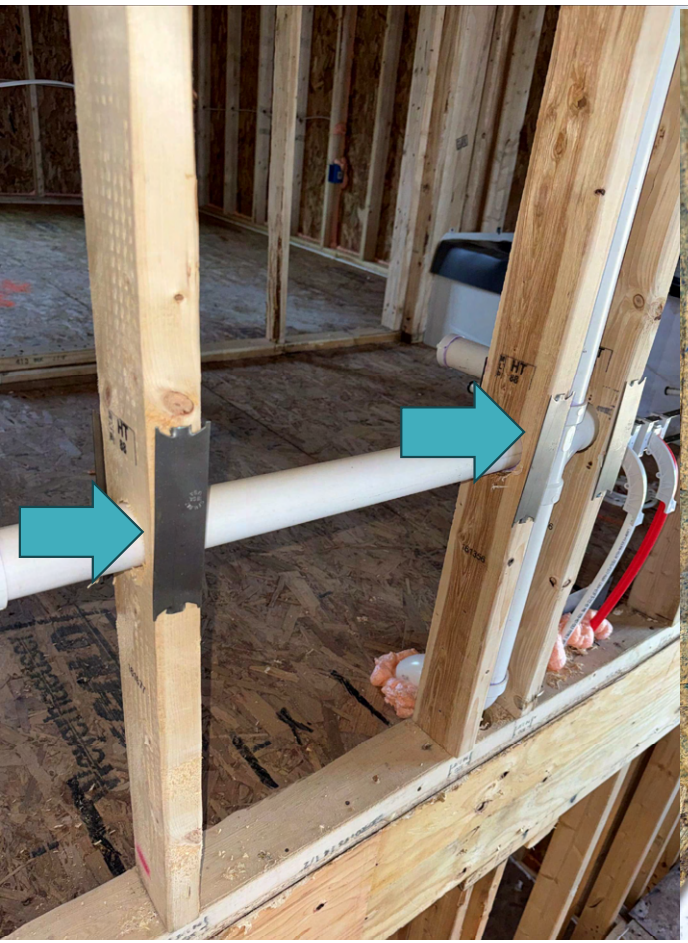
Electrical wiring and junction boxes





Pre-Drywall Inspection

Nail Guards (installed)



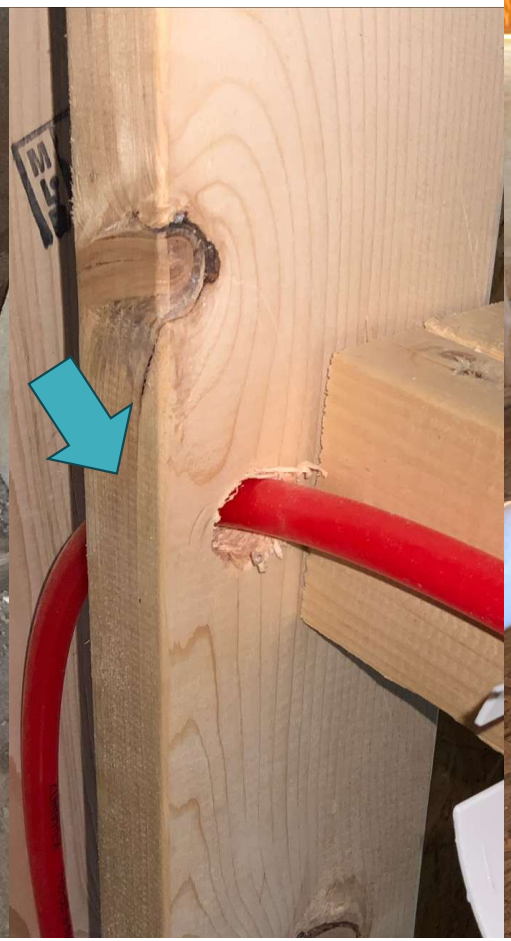




Pre-Drywall Inspection

Nail Guards (needed if less then 1 ¼ Inch away)







Pre-Drywall Inspection

Basement Structure





Pre-Drywall Inspection

Structural Supports

6.3.1 **Middle foundation post in the basement is not straight, repair as needed.**



Pre-Settlement Inspection

What are we looking for?

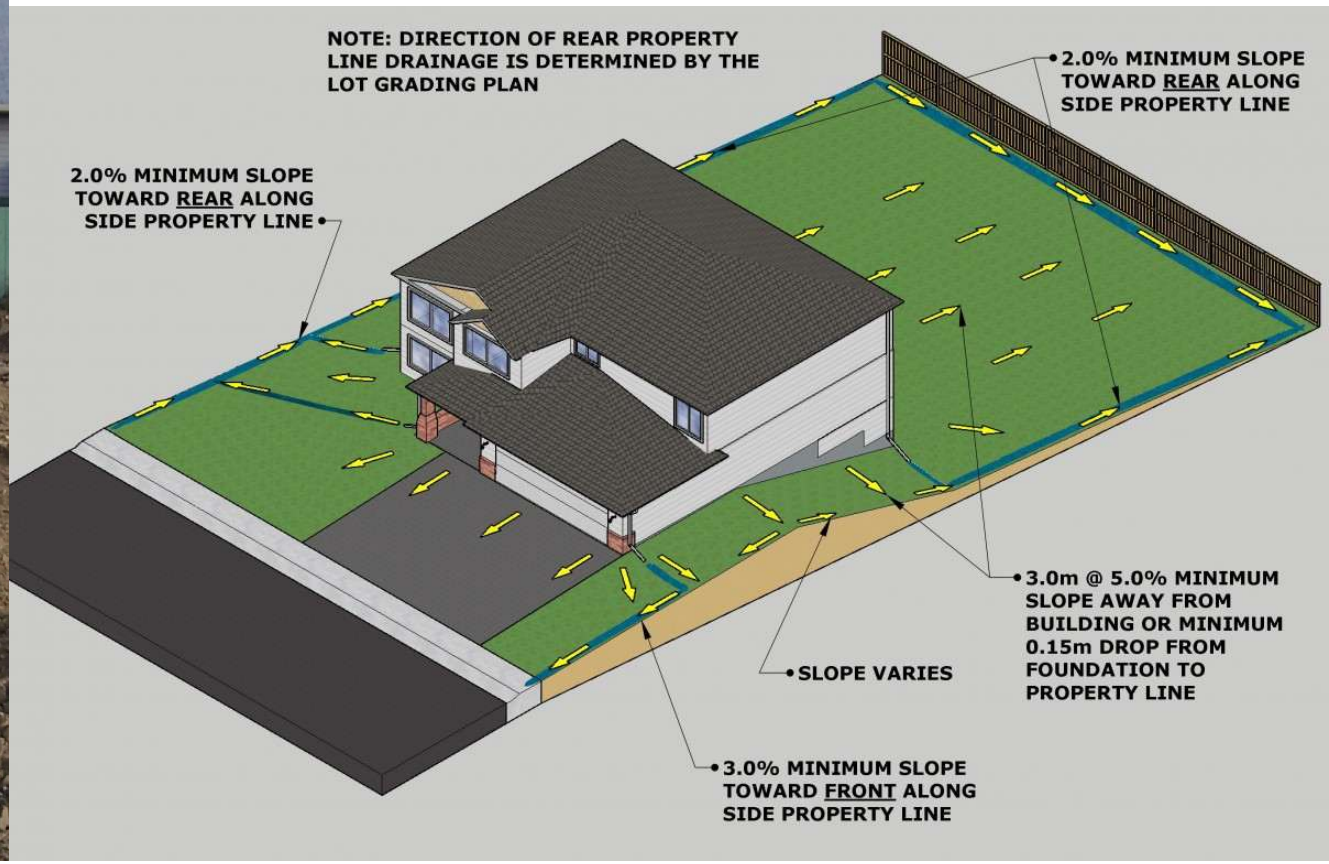
-Primary Goal: Comprehensive inspection of all the home's systems



Pre-Settlement Inspection

Landscaping

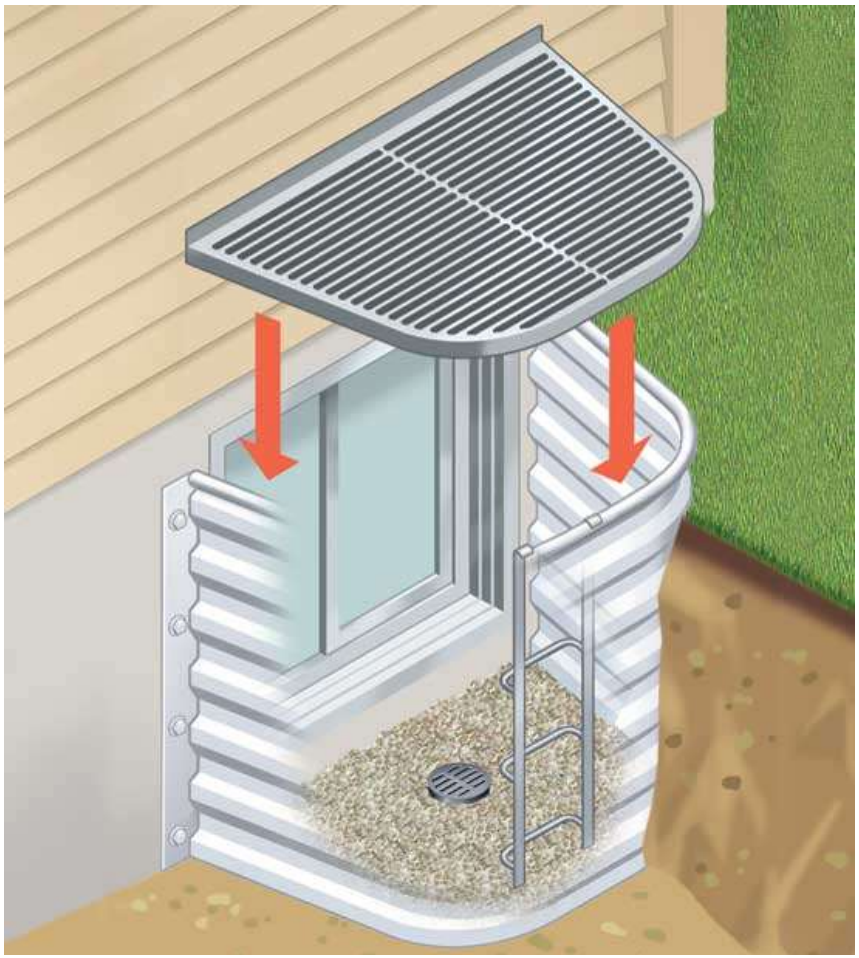




Pre-Settlement Inspection

Egress Wells





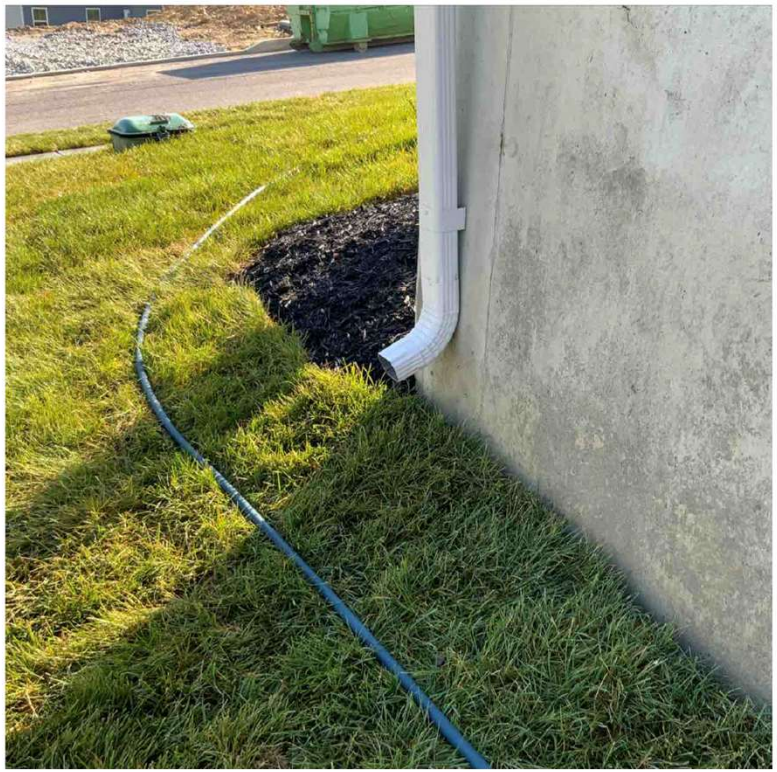
Pre-Settlement Inspection

Downspouts

Roof Drainage

Aluminum

4.4.1 **Annually clean the gutters and ensure that the downspouts extend 4-6 ft. away from the house to safely carry rain water away from the home.**

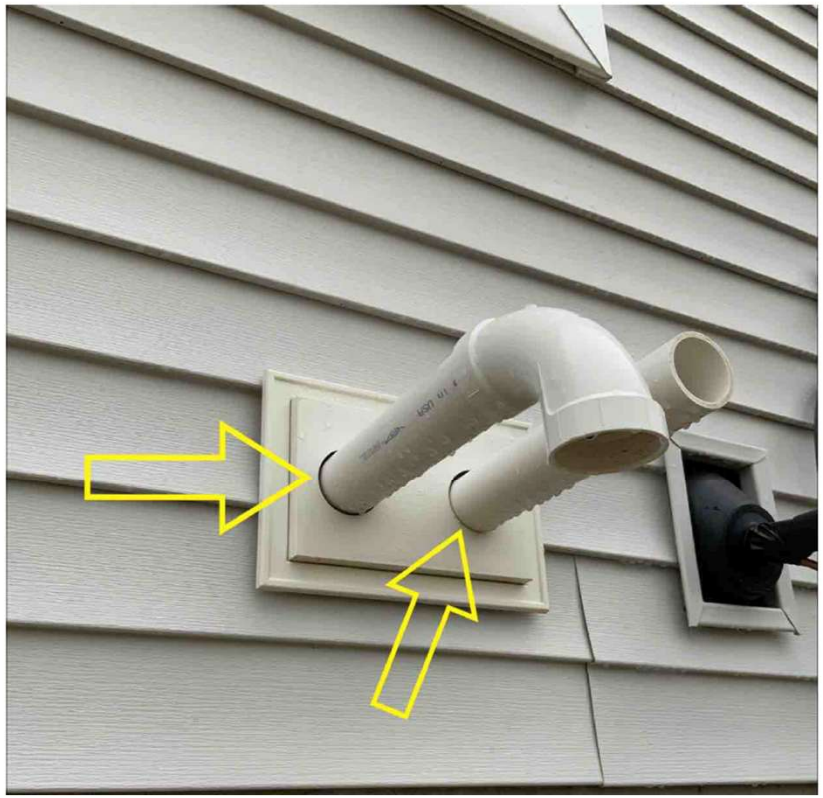


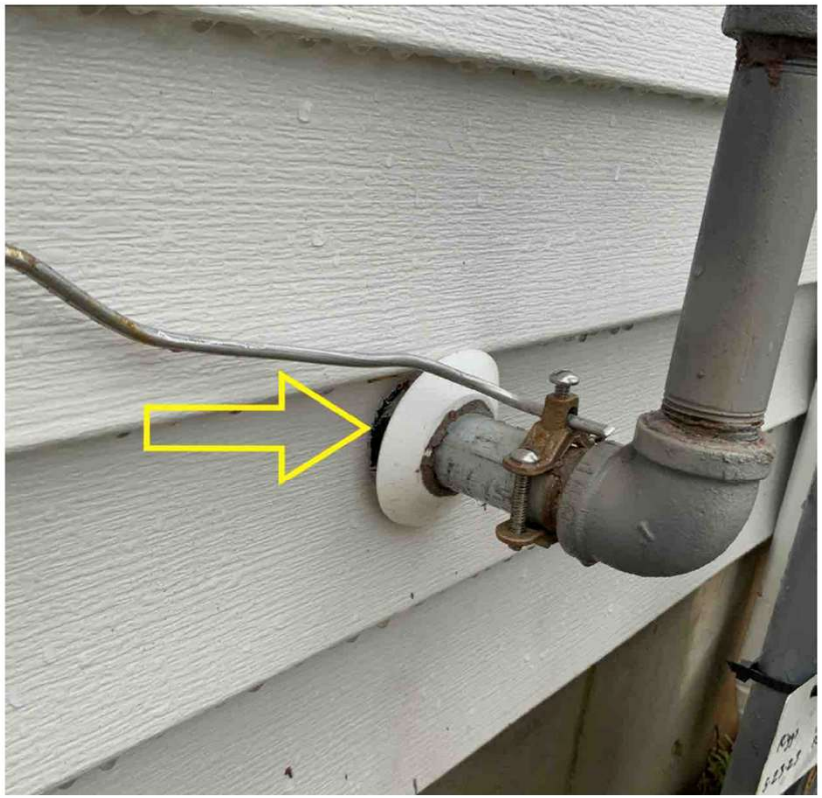


Pre-Settlement Inspection

Holes and Protrusions

3.1.1 **Maintain Protrusions, Cracks, and Holes - Seal all cracks/open gaps and dissimilar materials to reduce the risk of water, insect, or rodent infiltration and subsequent damage. (Exterior and/or Masonry Caulk) (East Side Exterior)**





Pre-Settlement Inspection

Damage

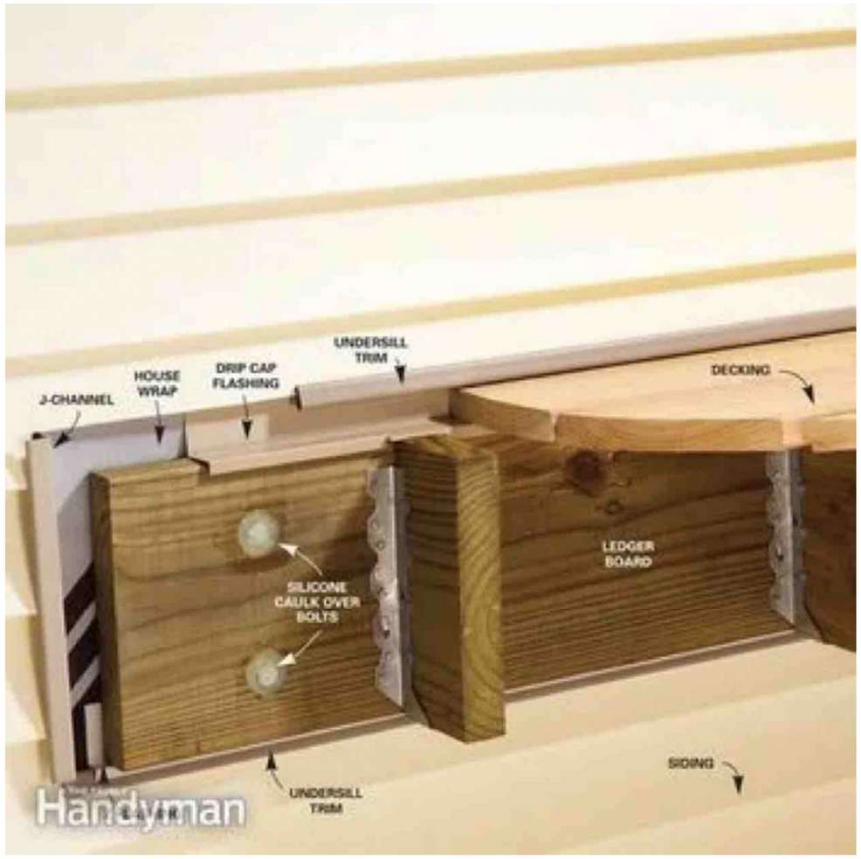






Pre-Settlement Inspection

Decks

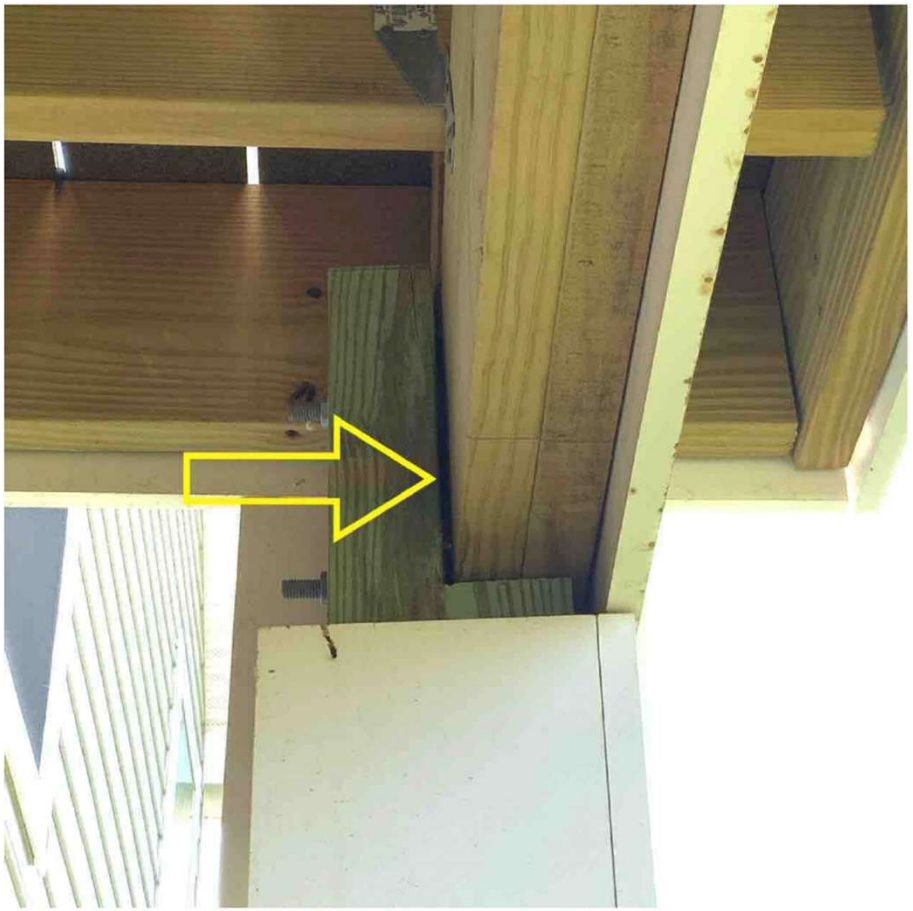




Pre-Settlement Inspection

Decks



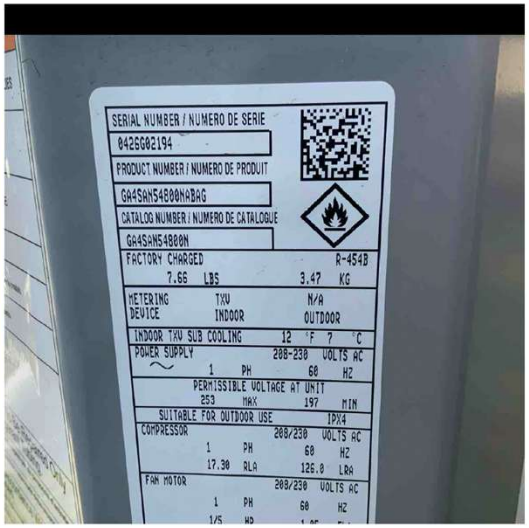


Pre-Settlement Inspection

Utilities

9.3.2 Air Conditioners are designed for 10 to 15 years of useful life. Unit is new 2026. **(East Side Exterior)**









Pre-Settlement Inspection

Roof

4.1.1 Roof pictures





Pre-Settlement Inspection

Roof (raised shingles)





Pre-Settlement Inspection

Roof (Inverted collar flashing)

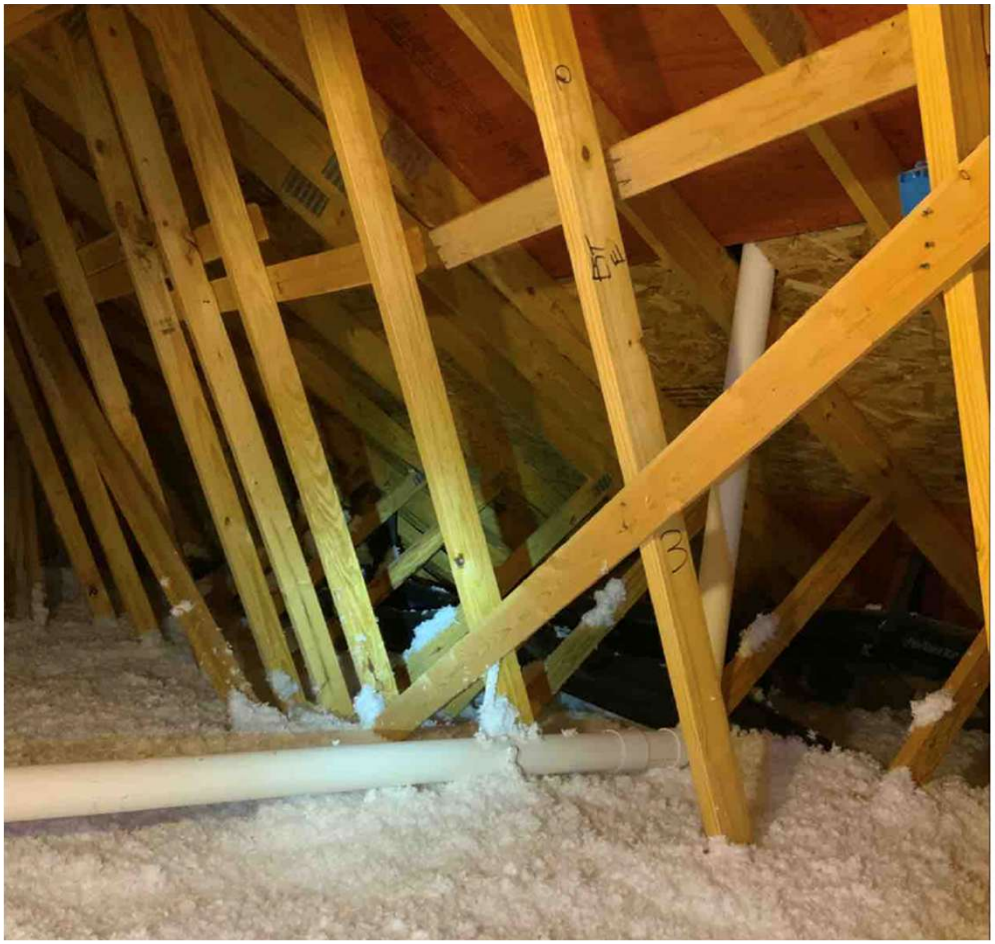






Pre-Settlement Inspection

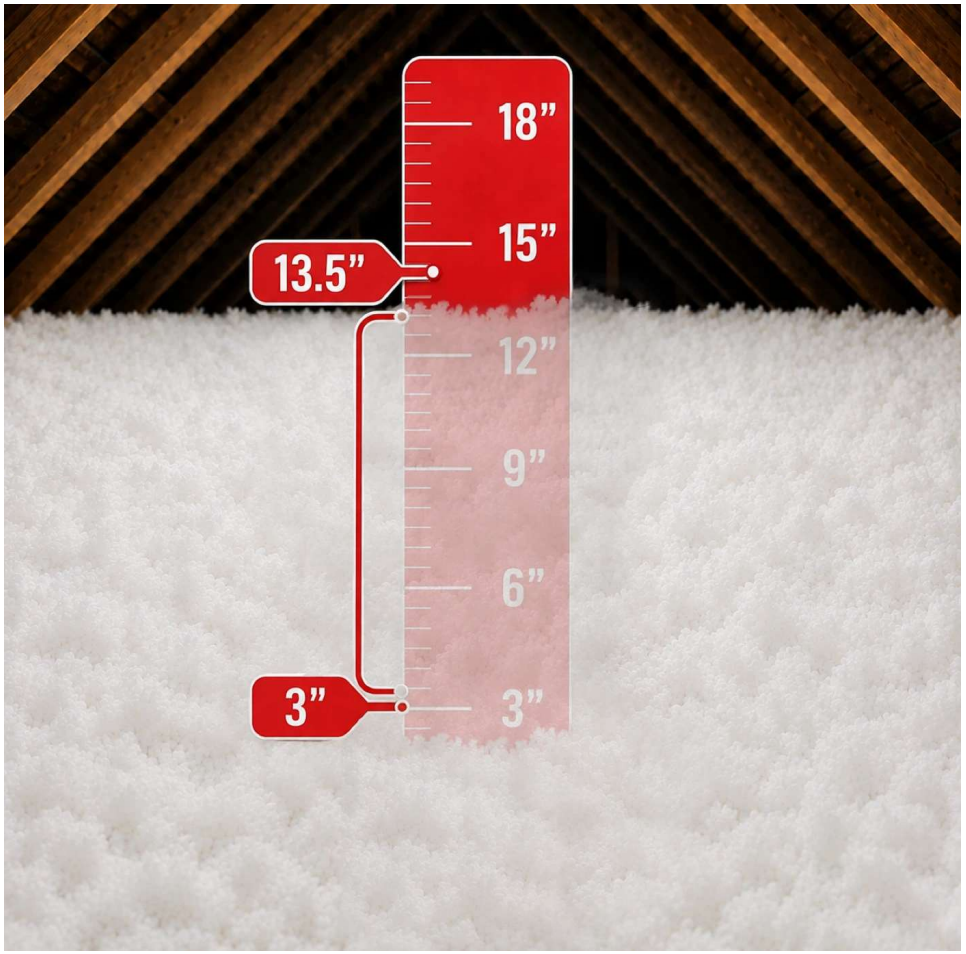
Attic (Ventilation & Insulation)

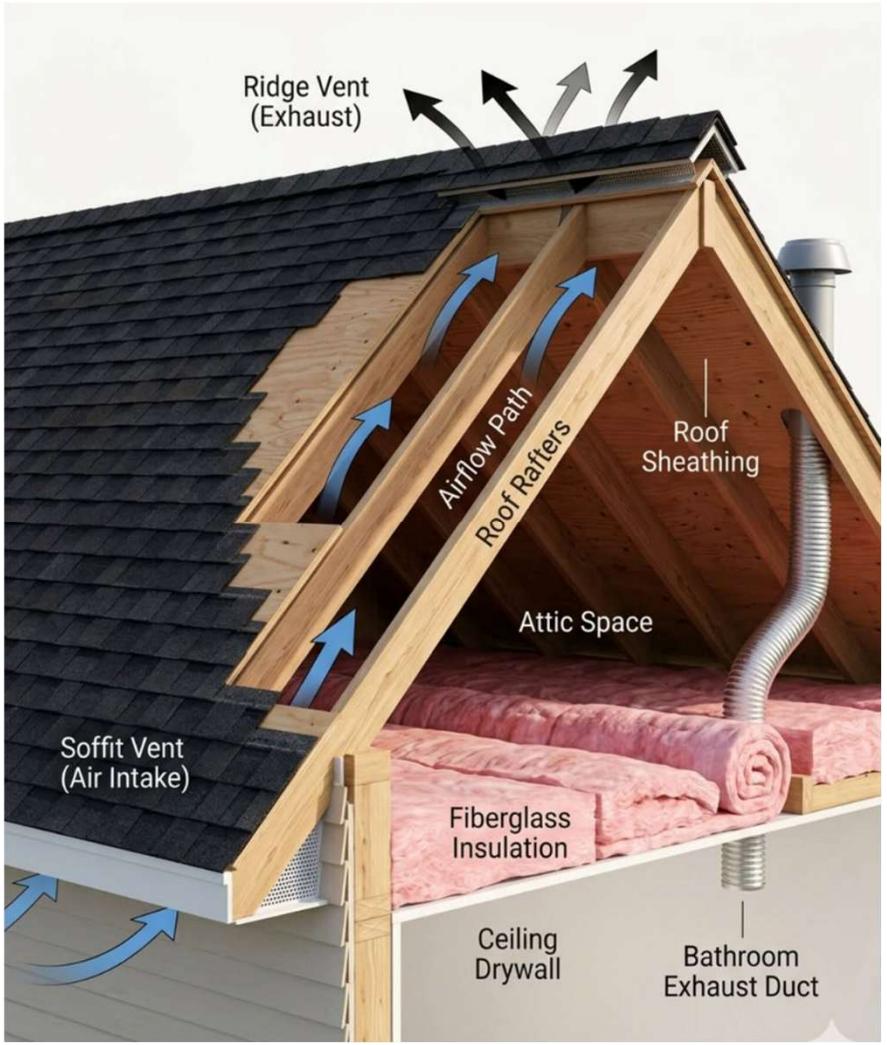




Pre-Settlement Inspection

Attic (Ventilation & Insulation)





Pre-Settlement Inspection

Garage





Pre-Settlement Inspection

Kitchen



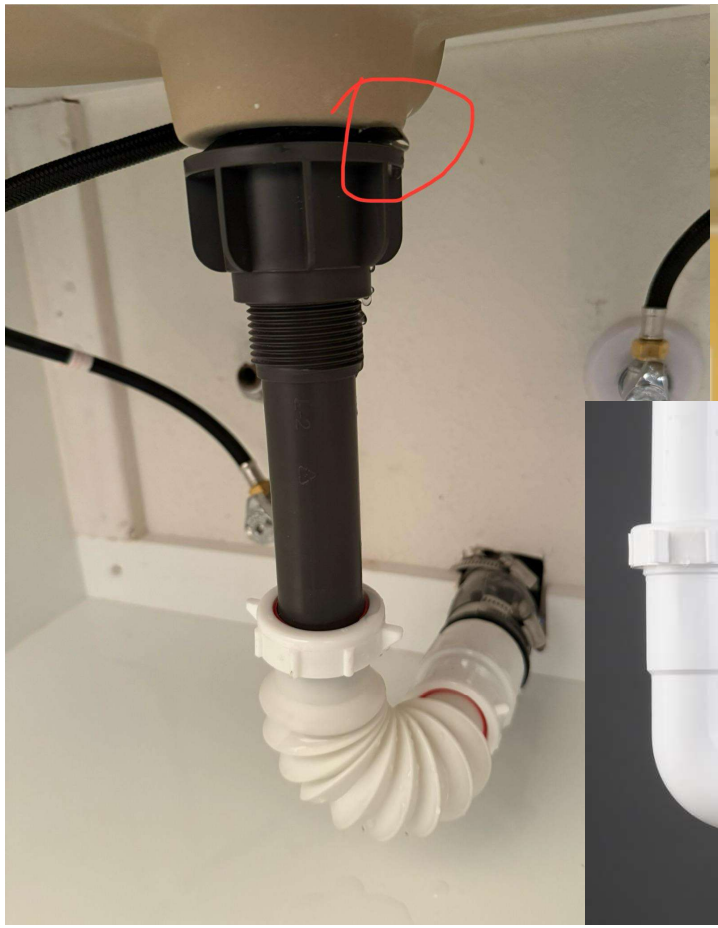






Pre-Settlement Inspection

Bathrooms









Pre-Settlement Inspection

Bathrooms (Loose Fixtures)







Pre-Settlement Inspection

Living Space (windows, doors, electrical)



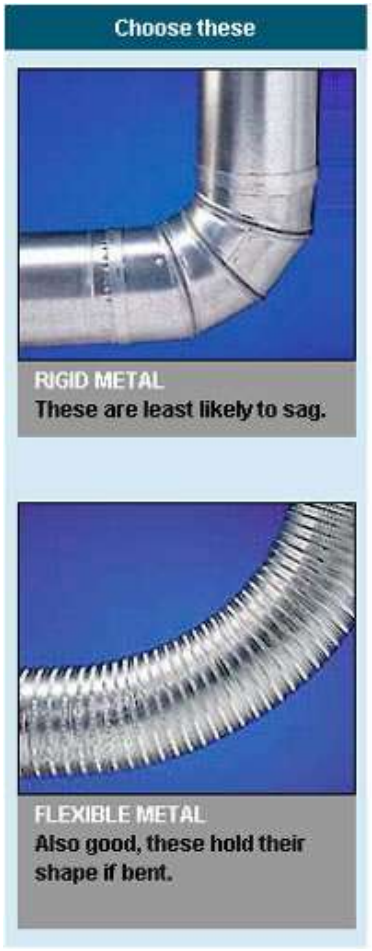


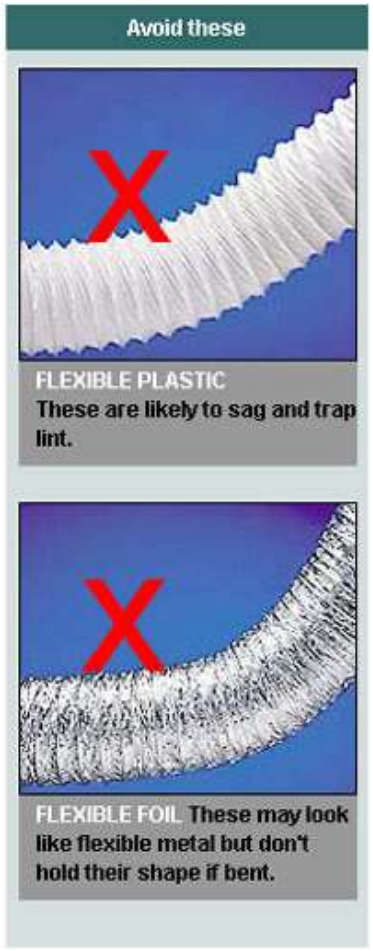


Pre-Settlement Inspection

Laundry Room









Pre-Settlement Inspection

Basement Structure (Cracks)

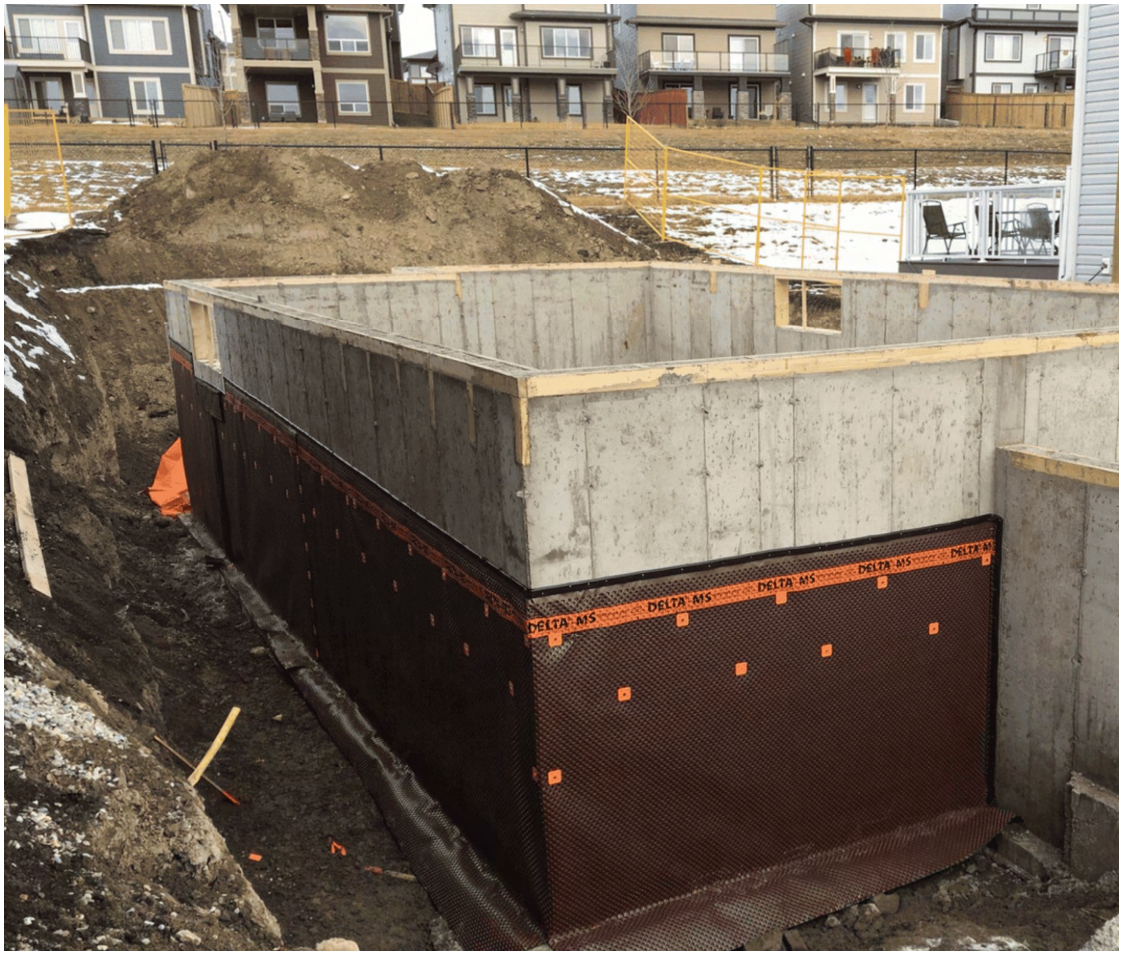






Pre-Settlement Inspection

Basement Waterproofing





Pre-Settlement Inspection

Basement Waterproofing





Pre-Settlement Inspection

Basement Sump Pumps

10.10.2 Recommend installing a battery backup or passive water backup for sump pump. **(Basement Utility Area)**

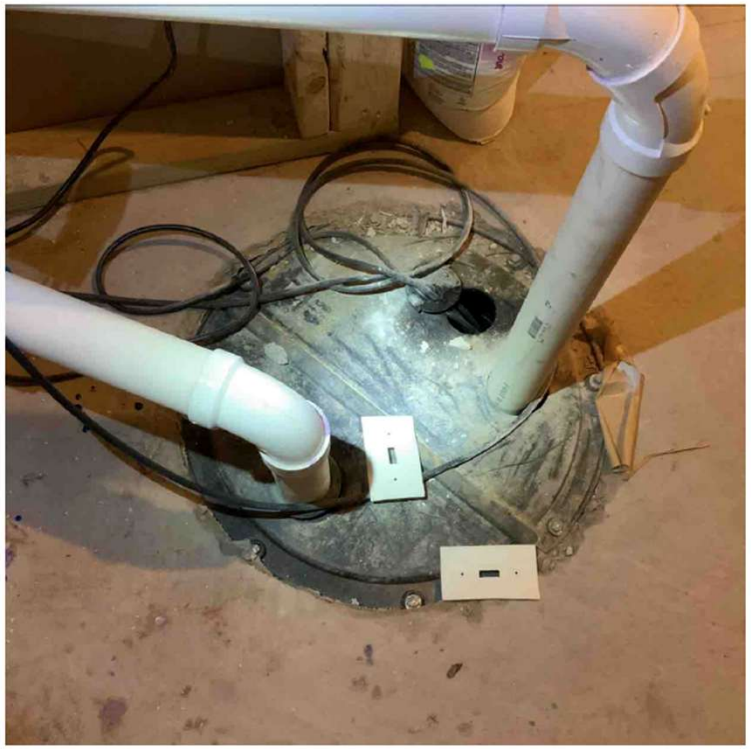


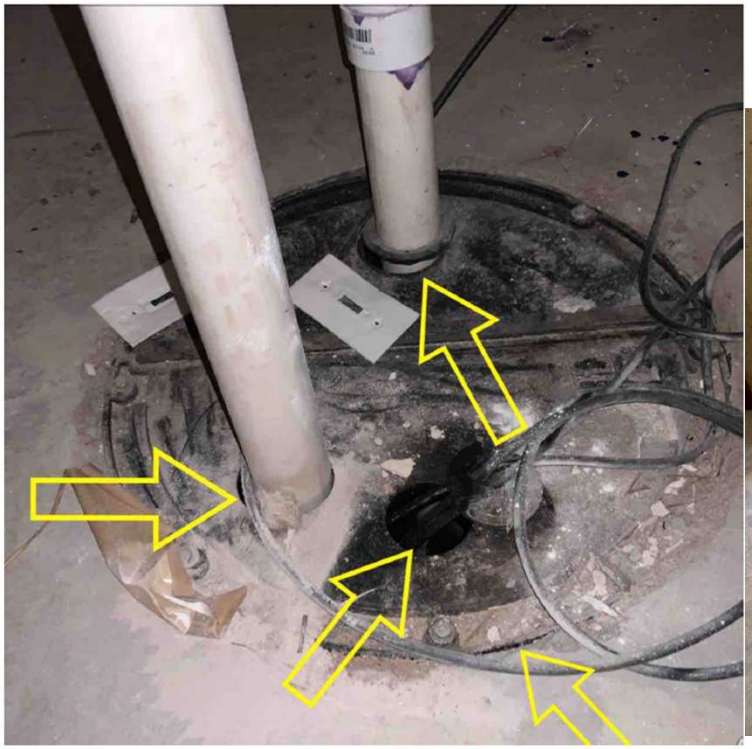


Pre-Settlement Inspection

Basement Bathrooms & Sewage Pumps

10.11.2 **Sewage pump for basement bathroom runs continually when plugged into outlet and will not shut off when sewage is drained. Repair pump as needed. Provide seals for sewage pump to reduce potential health hazard due to sewer gas entry into dwelling. Some open gaps noted to cover. Repair as necessary. (Basement Utility Area)**

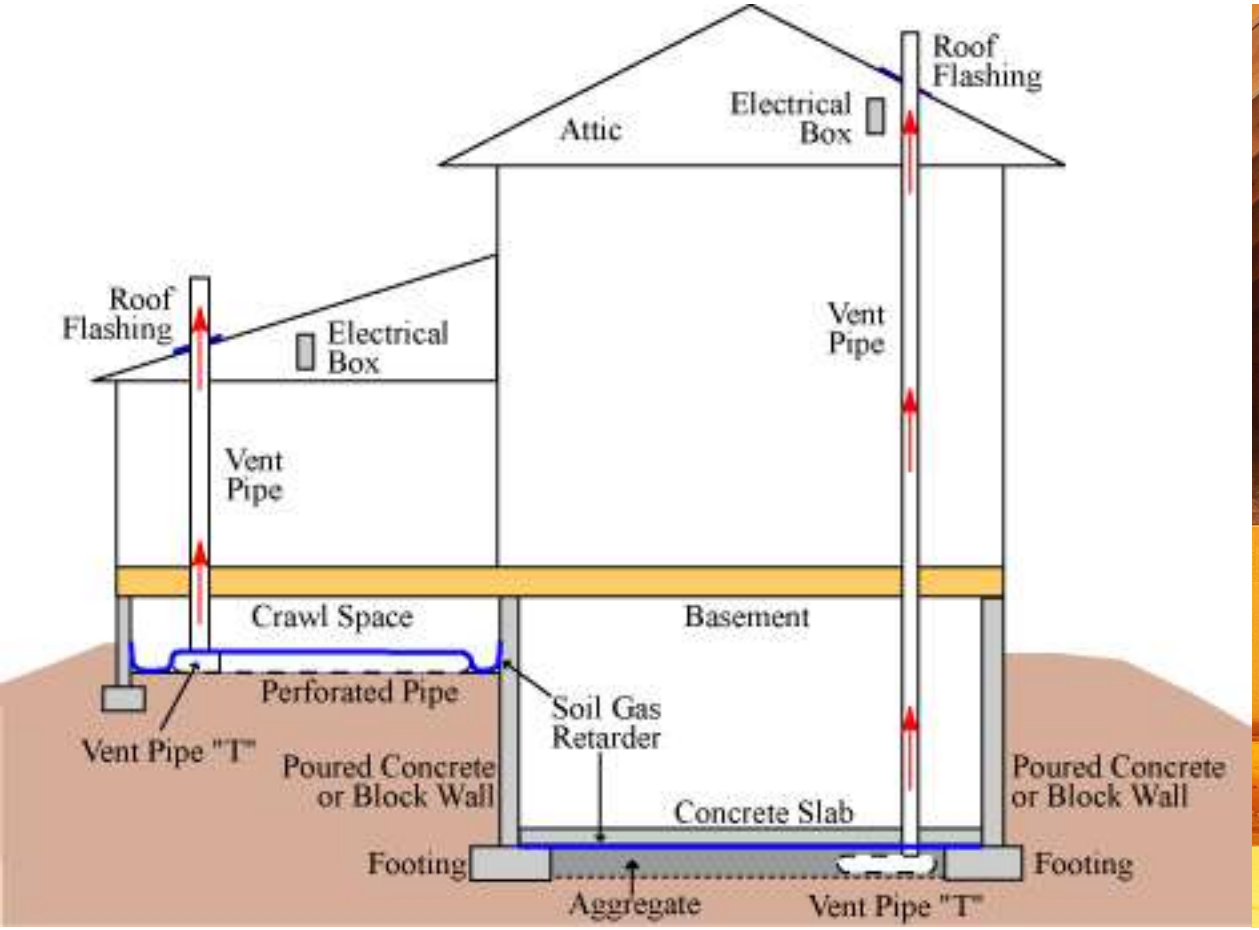






Pre-Settlement Inspection

Radon Mitigation Systems

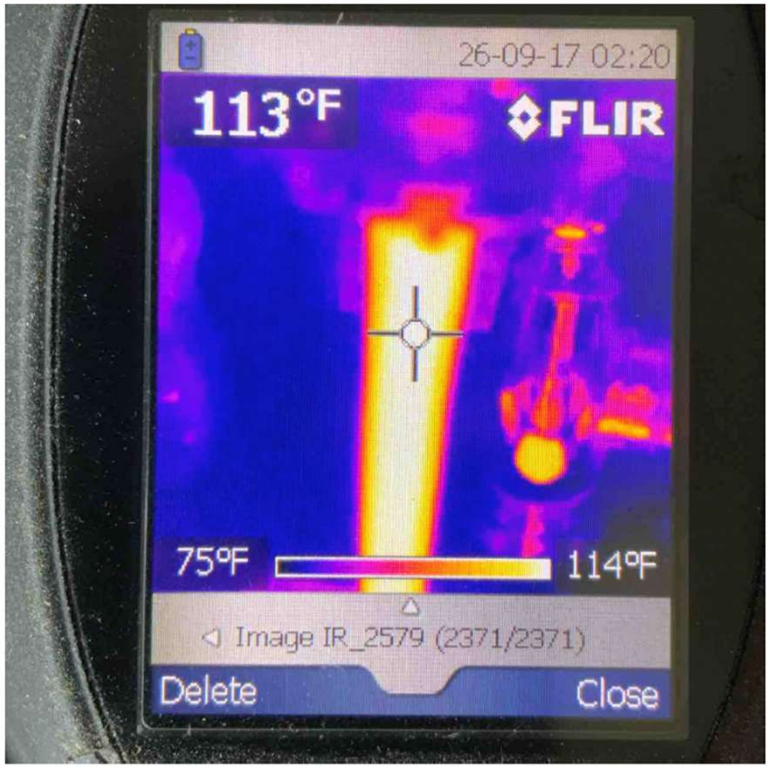




Pre-Settlement Inspection

Hot Water Heaters

5.5.3 **The hot water must be maintained at 125 degrees or less for personal safety. Hot water temperature is low, 113 to 114°F. Have a contractor open water heater panel and adjust temperature as necessary. (Utility Closet)**





Pre-Settlement Inspection

Basement HVAC

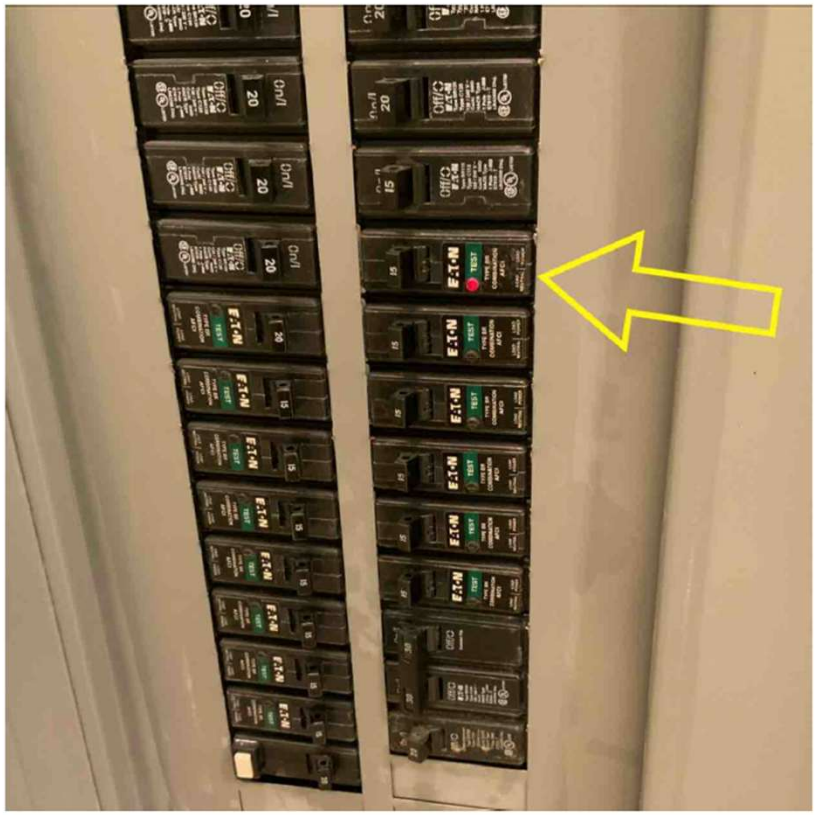




Pre-Settlement Inspection

Electric Panel (AFCI's)

3.4.2 AFCI breaker did not consistently trip when tested, replace breaker for safety. (#20) **(Laundry Area/Room)**





Builder Warranty Inspection (11th Month)

What are we looking for?

-Primary Goal: Comprehensive inspection of all the home's systems before the one year warranty expires



Builder Warranty Inspection

Siding Issues

3.1.3 **Siding is bumped out (buckling) at the south west corner of the home, repair siding as necessary. (West Side Exterior)**





Builder Warranty Inspection

Roof Damage

4.2.2 **Broken shingle noted on roof top next to vent, repair shingle as necessary. (Roof)**

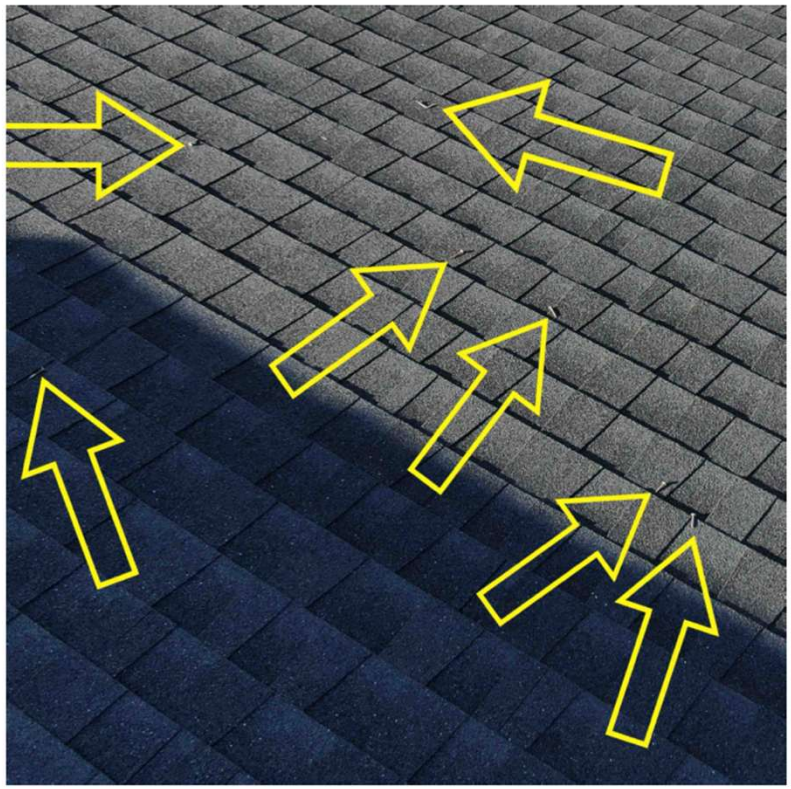




Builder Warranty Inspection

Roof nails

4.2.4 **Various loose nails noted to the roof covering, recommend removal of all loose nails on the roof as necessary. (Roof)**





Builder Warranty Inspection

Settlement Cracks





Builder Warranty Inspection

Foundation Wall Cracks/Leaks





Builder Warranty Inspection

Detaching light fixtures

8.8.1 **Detaching soffit lights noted to front porch, repair as necessary. (Front Porch)**





Builder Warranty Inspection

Defective electrical

8.7.1 **Alarm sounds on sump pump GFCI outlet without the outlet being tripped. This is defective, replace the GFCI outlet. (Basement utility area)**

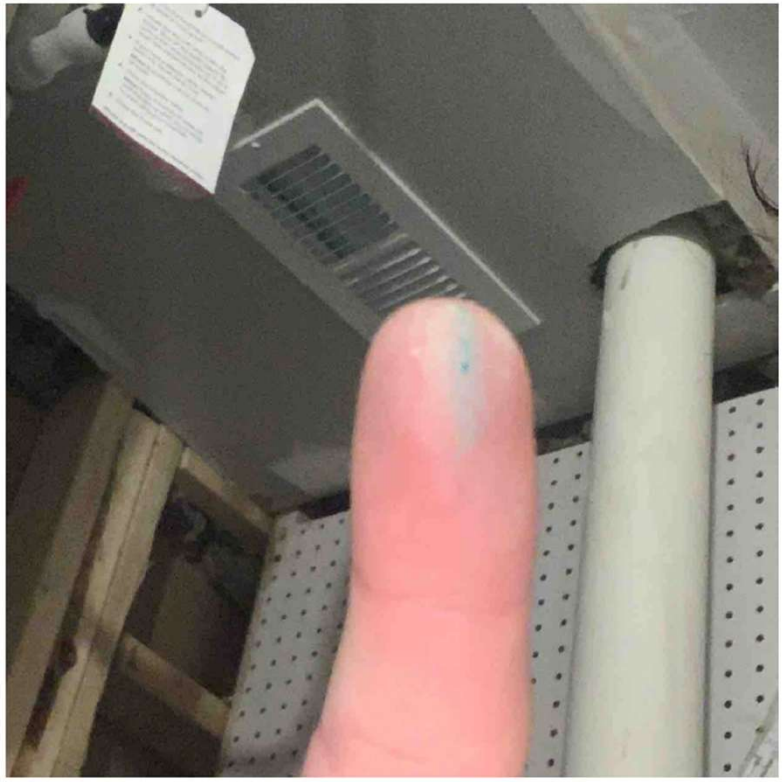


Builder Warranty Inspection

Plumbing Leaks

10.4.6 **Cold water pipe fitting at the top of the water heater was actively leaking, repair piping as necessary to make water tight. (Basement Utility Area)**





Builder Warranty Inspection

Loose Fixtures

10.8.1 **Toilet base is loose, tighten bolts to prevent leaking. (Hallway Bathroom)**



Builder Warranty Inspection

Cracked Tiles

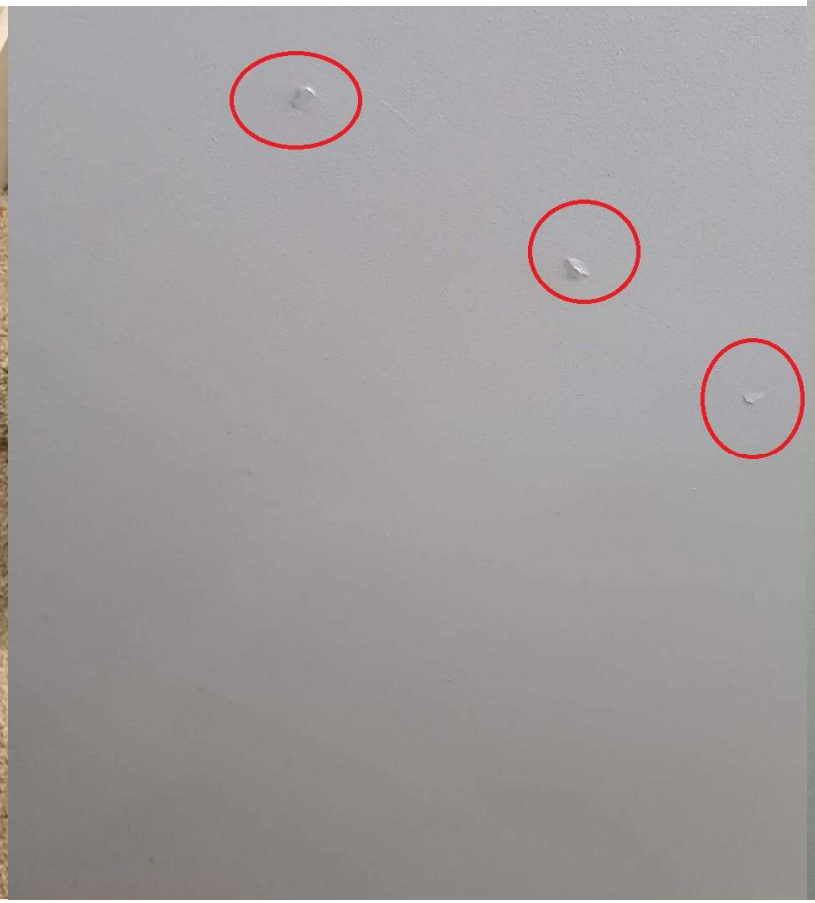
11.1.1 **Tile is cracked at the corner of bathroom floor, repair as necessary. (Basement Bathroom)**



Builder Warranty Inspection

Cosmetic Flaws (cracks, nail pops, peeling drywall tape)

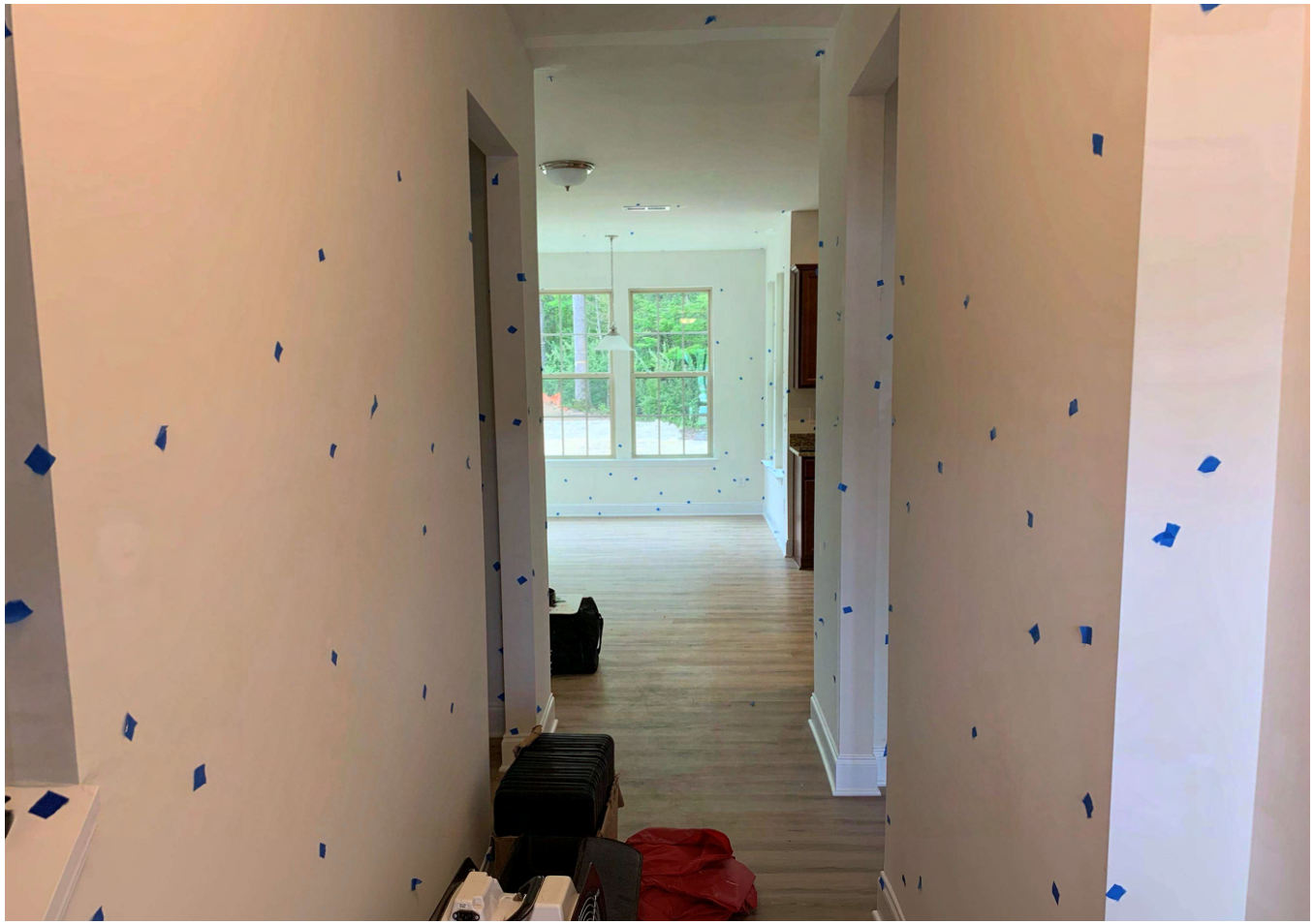




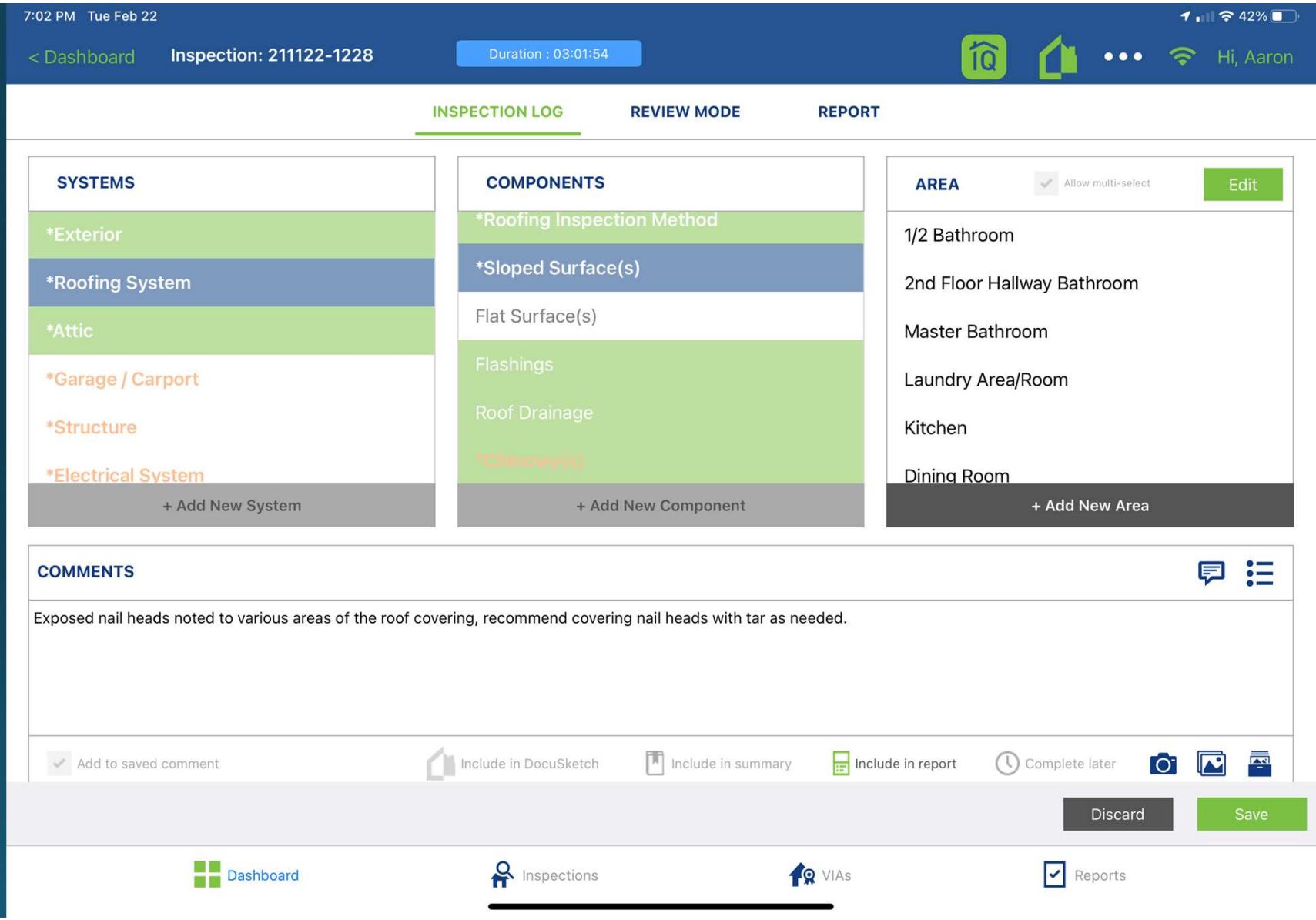


Builder Warranty Inspection

Bring on the blue tape!



We create the inspection report as we go…




POOF!

PILLARTOPOST HOMEPAGE

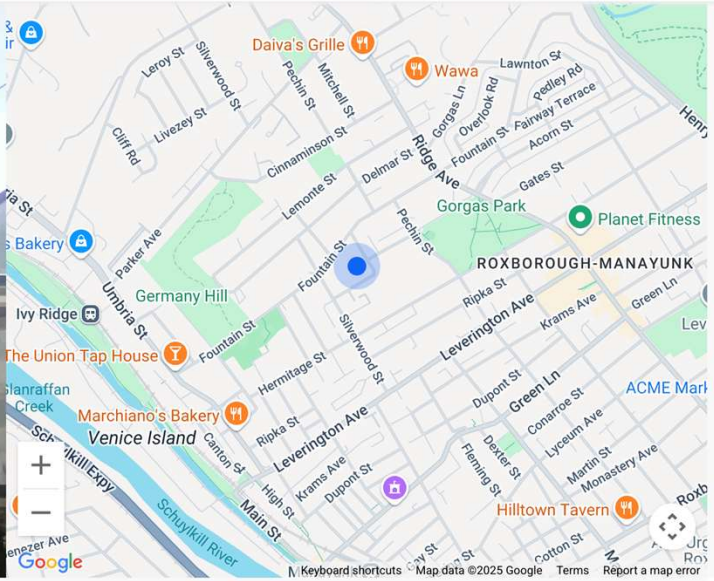
YH



Property Inspected
325 Gates Street, Philadelphia, PA 19128

Date of Inspection
02/24/2025

Inspection no
211122-2135



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* The report below is a representation of the official report.
Please click the button above to download the official report.

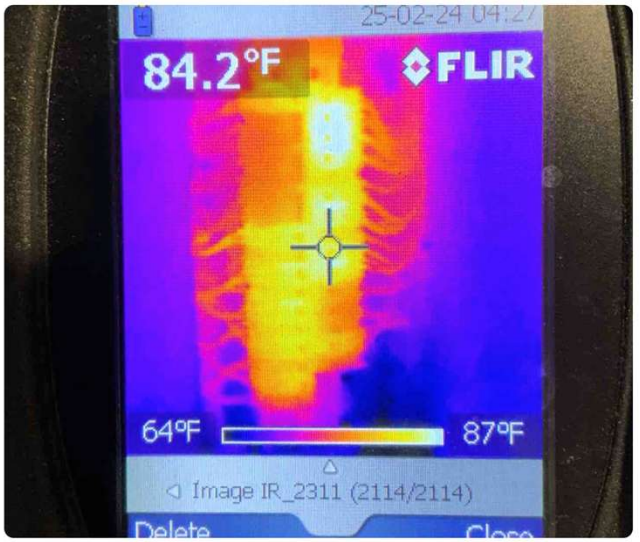
8.0 Electrical System
9.0 Heating/Cooling/Ventilation Syste...
10.0 Plumbing System
11.0 Interior
12.0 Appliances
13.0 General Comments About This In...

8.4 Distribution Panel(s)

8.4.1 Main panel - room for expansion

Thermal scans - no overheating breakers **(Basement rec room)**





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