

11th Month Warranty Inspection

An 11th Month Warranty Inspection is conducted specifically to benefit new homeowners that have lived in their residence for slightly less than one year. Builders and selected subcontractors typically extend a one year warranty to the first/new homeowner covering many aspects of a new home. This warranty will typically cover structural components (including the roof), electrical systems, mechanical systems (including appliances that were furnished as a part of the home), and possibly other structures such as pools, spas, and even landscaping.

Many homeowners forget that their warranty is about to expire, missing the opportunity to have the builder correct defects that they are liable for. Most builders typically do not warn the new homeowner that their warranty period is about to expire.

An 11th Month Warranty Inspection creates a "punch list", where items that need attention are called out. This punch list might then be discussed with the builder before the warranty period expires. In many cases, items might be discovered during a warranty inspection for which the builder is not responsible (for example, adjustment to a garage door opener installed by the homeowner), but it nevertheless presents a safety hazard that needs attention. Warranty inspections, unlike a real estate buyer's inspection, might call out cosmetic deficiencies.

If your home is currently under a builder's warranty that is about to expire, an 11th Month Warranty Inspection is money and time well spent.



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