11-Month Warranty Inspection Guide for Florida New Construction Homes

Introduction

Your new Florida home comes with a builder's warranty, typically lasting one year. The 11-month mark is the critical time to conduct a comprehensive inspection to identify any defects or issues that need to be addressed under warranty before it expires. This guide outlines the specific areas and items you should have professionally inspected to protect your investment.

Why This Inspection is Crucial

- **Holds Builder Accountable:** Identifies issues that fall under the builder's responsibility.
- **Cost-Effective:** Addresses problems before you bear the full repair costs.
- **Peace of Mind:** Ensures your home is in optimal condition as you settle in.

Professional Inspection Checklist

Exterior

- Stucco/Walls: Check for hairline cracks, larger cracks, or damage (common in Florida due to settling and expansion/contraction).
- Windows & Doors: Inspect for proper sealing, caulk deterioration, and operational issues. Check for fogging between panes indicating seal failure.
- Paint: Look for peeling, bubbling, or improper application, especially around trim and joints.

- Roof: Examine shingles for loose, damaged, or missing pieces. Check flashing around vents, chimneys, and valleys. Inspect drip edge condition.
- Soffit & Fascia: Check for damage, proper ventilation, and pest entry points.
- Grading & Drainage: Ensure the ground slopes away from the foundation to prevent water pooling. Check for erosion or standing water.
- Driveways & Walkways: Look for cracks, trip hazards, or uneven settling.
- Landscaping Irrigation: Verify sprinkler heads function and are not causing erosion or water intrusion.

Foundation & Structure

- Foundation Cracks: Inspect for any new or expanding cracks in the slab or block walls.
- Water Intrusion: Check for signs of moisture or water stains in garages, crawl spaces, or basements.

Garage

- Garage Door Operation: Test auto-reverse mechanism and safety sensors.
- Water Heater: Check for leaks, proper installation, and secure connections.
- Water Staining: Look for signs of past leaks on walls or ceiling.

Interior

- Floors: Check tile for loose or cracked pieces. Look for squeaks or gaps in wood flooring.
- Walls & Ceilings: Identify nail pops, cracks, or water stains. Check for uneven drywall seams.
- Cabinets & Countertops: Inspect for loose handles, misaligned doors, or damaged hinges. Check countertops for cracks or improper sealing.
- Doors: Ensure interior doors swing freely and latch properly. Check for warping.

- Windows: Test operation, screens, and locks. Check for condensation between panes.

Bathrooms & Kitchen

- Plumbing Fixtures: Run water in sinks, showers, and tubs to check drainage speed and observe for leaks under sinks.
- Toilets: Check for continuous running, wobbling, or loose connections to the floor.
- Tile & Grout: Look for cracked tiles or missing/deteriorated grout, especially in shower areas.
- Ventilation Fans: Ensure bathroom exhaust fans are operating and properly vented to the exterior.
- Hot Water: Verify hot water reaches all fixtures and maintains consistent temperature.

Electrical System

- GFCI Outlets: Test all GFCI outlets (kitchen, bathrooms, garage, outdoor) using the test/reset buttons.
- Light Switches & Outlets: Check for loose fittings, non-functional outlets, or flickering lights.
- Main Panel: (Inspector only) Verify proper labeling and check for any tripped breakers or signs of overheating.

Plumbing System

- Water Pressure: Test pressure at various fixtures throughout the home.
- Leaks: Inspect accessible pipes under sinks and near the water heater for signs of moisture or corrosion.
- Water Temperature: Confirm hot and cold water are correctly mapped to taps.

HVAC System

- Airflow: Ensure all supply and return vents have adequate airflow.

- Temperature: Verify the system can effectively cool and heat living spaces.
- Outdoor Unit: Check for damage, debris, or refrigerant leaks.
- Filters: Confirm filters are the correct size and type, and are clean/replaced.

Attic

- Insulation: Check for even distribution and adequate depth (R-value).
- Ventilation: Ensure soffit and ridge vents are unobstructed.
- Leaks: Look for water stains, mold, or wet insulation indicating roof leaks.
- Pest Entry Points: Check for gaps or openings that could allow animals or insects in.

DIY Visual Checks

Before the professional inspection, walk through your home and note any issues you observe. Take photos and document the date. This preliminary list will help ensure nothing is missed during the professional inspection.

Disclaimer

This checklist is for informational purposes only and highlights common areas of concern in Florida new construction homes. Many of these items should only be checked by a trained professional, like an InterNACHI certified home inspector. This list is not a substitute for a proper inspection. Always consult with qualified professionals for specific advice regarding your home.