

How to conduct a new home inspection - Exterior

Categories : [Newly built homes](#), [Rebate Blog](#)

When you buy a preconstruction home, you've committed to a home before you've seen it and before it's even been built.

You get a chance to live in a brand spanking new place from the floors to the appliances, [but this doesn't mean there won't be any issues](#). The Pre-Delivery Inspection (PDI) is a crucial step for homeowners to make sure the construction work is exactly what they were expecting in a home and it meets their expectations. Also, if something is unfinished, missing or damaged before you've moved in, note it in the PDI form and it's the builder's responsibility to fix it.

In a previous blog post, we discussed what you should be on the lookout for when [inspecting your home's systems](#), but you should carefully examine your home's exterior too.

Many of these aspects applies to a house, but if you're a condo owner and your unit comes with a balcony, check that the space is safe for use, whether it's testing the railing or looking for any cracks in the concrete. If your condo has a common area, the condo board typically handles the PDI, but if you do see any damage in these areas, it's best to notify the board.

What to look for

Landscaping around your home beautifies your space, but there's also a very functional element to how the ground is sloped. Your property should have a shallow slope leading away from the house to keep rain and melted snow flowing away from your basement and towards the city's drainage. One way to test this is pour water close to your home's foundation and see which where it travels. If the water pools in one area or flows towards your walls, then your grading is either flat or heading in the wrong direction. The city approves any grading changes and you'll want to alert builders or the municipality of this issue before it costs you thousands of dollars in water damage repairs in the future.

Swales are found between property lines and they assist with your property's drainage. They're another shallow hill that slopes towards the city's drainage and redirects the flow of water or melting snow towards the drains. If your property has swales, you'll want to check that they're an even, uniform slope.

Around your home, your green space is typically made up of sod or already planted grass, which homeowners are responsible for its maintenance. If you're moving into a new subdivision, there's a chance it hasn't been done yet, and if so, make sure it's detailed on the PDI form.

Windows and doors can make all the difference between whether your home is well heated or cooled since if they're not caulked properly, air could be escaping from crevices. The window or door caulking on the home's exterior should seal any cracks between the door/window and the frames of the house's walls.

When a visitor approaches your home, the exterior trim is one of the first aspects they'll see. Check that the trim is installed securely since it's one of your home's first impressions and it can even affect the value of your property.

The bricks hold your structure together and you'll want to make sure there are weep holes left to let moisture escape. Check that these holes aren't blocked or sealed.

And don't forget about the shingles and the garage. Proper sealing of your garage's walls and ceilings will keep your home safe from fumes.

If you've bought a newly built home, you could be [eligible for an HST rebate](#). [Rebate4U](#) prioritizes providing our clients with the most professional and quality service in obtaining rebates for their new and renovated homes. We are proud to offer our clients the most personal and attentive service, and we make sure that all of our clients are 100% satisfied.