

New Construction Home Inspection Checklist

Use it at every stage of your build. Check each item, note problems, and send your list to the builder in writing.

A new home still needs its own inspection. City or county code inspectors check minimum safety rules. Your private inspector works only for you. This checklist shows what a good inspection covers.

Before you sign

Protect your inspection rights early

- ☐ Read the contract for inspection access rules and limits
- ☐ Get your right to inspect in writing
- ☐ Hire a licensed inspector with new construction experience
- ☐ Ask to see a sample inspection report
- ☐ Ask the builder for the warranty terms in writing

Stage 1: Foundation

Before concrete is poured or covered

- ☐ Footings and reinforcement match the building plans
- ☐ Soil around the foundation is graded to move water away
- ☐ Drainage is planned and in place
- ☐ No standing water in the excavation or crawl space
- ☐ Waterproofing or damp proofing is applied where the plans call for it
- ☐ After the pour: no visible cracks, honeycombing, or uneven areas

Stage 2: Pre drywall

After framing, wiring, plumbing, and ducts, before walls close. Your best look inside the walls.

- ☐ Framing is straight, with no split or damaged lumber
- ☐ Wiring is secured and boxes are installed correctly
- ☐ Plumbing lines are supported and show no leaks
- ☐ HVAC ducts are connected and sealed
- ☐ Insulation fills every cavity with no gaps or compression
- ☐ Nail plates protect pipes and wires near the stud edges
- ☐ Windows and doors are flashed and sealed
- ☐ Roof sheathing and flashing look correct

Stage 3: Final inspection, outside

Before your final walkthrough and closing

- ☐ Grading slopes away from the home on every side
- ☐ Gutters and downspouts are attached and drain away from the foundation
- ☐ Siding, trim, and caulking have no gaps or damage
- ☐ Driveway, walkways, and steps have no major cracks
- ☐ No standing water or erosion near the foundation

Stage 3: Final inspection, structure and roof

- ☐ No visible foundation cracks or settling
- ☐ Roof shingles are flat, aligned, and secure
- ☐ Flashing is sealed around vents, chimneys, and skylights
- ☐ Attic has proper insulation and ventilation

Stage 3: Final inspection, inside

- ☐ Every door and window opens, closes, and locks
- ☐ Floors are level and free of damage
- ☐ Walls and ceilings have no cracks, stains, or nail pops
- ☐ Cabinets, counters, and trim are secure and finished
- ☐ Paint, flooring, and tile are complete and clean

Stage 3: Final inspection, systems

- ☐ HVAC heats and cools every room
- ☐ Water pressure is good and there are no leaks under sinks or at fixtures
- ☐ Water heater is installed correctly
- ☐ Outlets and switches work, and the electrical panel is labeled
- ☐ GFCI outlets are installed near water sources
- ☐ Smoke and carbon monoxide alarms are installed and working
- ☐ Appliances turn on and run

After the inspection

What to do with your report

- 1 Send the full inspection report to your builder in writing.
- 2 Ask for a repair list with a timeline.
- 3 Get written confirmation when each item is fixed.
- 4 Check repairs at your final walkthrough, or book a second inspection.
- 5 Do not close until the major items are resolved.
- 6 Keep copies of everything. You will need them for warranty claims.

Punch list

Write down every problem you or your inspector find, then send this list to your builder.

#	Issue	Location	Date sent	Fixed?
1				
2				
3				
4				
5				
6				
7				
8				
9				

Buying new construction in Maryland, DC, or Virginia?

Talk to the Gladden Global Network team. We help buyers plan inspections before they sign and stay with them through closing and the first year in the home.

Email

info@thegladdenglobal.com

Phone

(410) 204-4070

Location

Odenton, Maryland

This checklist is a general guide and does not replace a licensed home inspector. Requirements and builder policies vary.