

# What to ask During a New Home Walk-Through

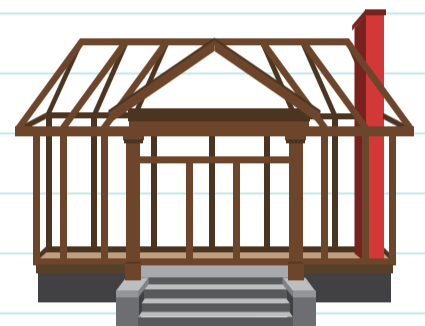


## What's included in my home warranty?

Your home warranty should cover most defects in your new home's construction. Ask your builder about:

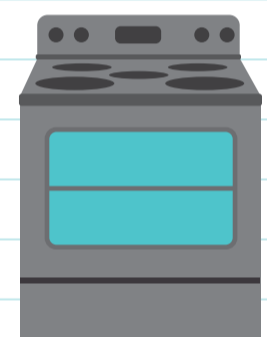
**Structural warranty**—Most new homes should come with a builder's warranty, ranging from one to 10 years, covering defects in workmanship related to:

- ✓ Windows
- ✓ Siding and stucco
- ✓ Doors and trim
- ✓ HVAC systems
- ✓ Electrical systems
- ✓ Structural beams
- ✓ Plumbing systems
- ✓ Roof framing
- ✓ Floor systems
- ✓ Foundation



**Systems and appliance warranty**—Some builders also offer a systems and appliance home warranty, which protects major appliances such as:

- ✓ Dishwasher
- ✓ Garbage disposal
- ✓ Range
- ✓ Washer and dryer
- ✓ Refrigerator
- ✓ Microwave
- ✓ Air conditioner and heating
- ✓ Faucets and fixtures
- ✓ Smoke detectors
- ✓ Plumbing systems
- ✓ Electrical systems



**Warranty provider**—What home warranty company will provide your coverage?

**Warranty service procedure**—If a warranted problem does arise, what's the process for making a service request?

## What regular maintenance does my home require?

Many builders will provide instructions for taking care of your new home, including:

- ✓ Changing HVAC filters
- ✓ Testing smoke detectors
- ✓ Re-caulking windows
- ✓ Roof and gutter maintenance
- ✓ Cleaning vents



## How do my home's appliances work?

Your builder should supply you with a stack of instruction manuals or online access to all of your home's systems and appliances. It helps if they also take the time to give you a quick tutorial on how to use your:

- ✓ Kitchen appliances
- ✓ Heating and cooling system
- ✓ Water heater



## When will final repairs be completed?

During the walk-through, make a note of any problems that need to be addressed before you move in. Test or examine every component of your home, including:

- ✓ Appliances
- ✓ Electrical system
- ✓ Plumbing
- ✓ HVAC
- ✓ Windows and doors
- ✓ Ventilation
- ✓ Countertops
- ✓ Flooring
- ✓ Walls and paint job
- ✓ Basement, attic and crawl space
- ✓ Porches and deck
- ✓ Exterior landscaping

