

CLAIMS

Alternatives available if defects in a newly constructed home are encountered:

- Notify the developer of any construction defects within one year after the closing of a newly constructed home. Complaints should be made in writing and sent by certified mail with a return receipt requested to verify that the developer or contractor has received the documents.
- If the developer/builder participated in any of the available Home Warranty Programs, follow their specific instructions in resolving your claims.



Buying a newly constructed home

Village Council

Cindy Lerner, *Mayor*

Joseph M. Corradino, *Vice Mayor*

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Building and Planning Department Get Informed



Pinecrest Inspection Line 305.234.2111

Miami-Dade County Permitting & Inspection Center 786.315.2000

Miami-Dade County DERM 305.372.6789

Miami-Dade County Water & Sewer 305.665.7477

Florida Department of Health 850.245.4250

BUILDING AND PLANNING DEPARTMENT

PERMITTING HOURS: 8:00 a.m. to 2:00 p.m.— Monday through Friday

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PROVIDING RESIDENTS

WITH HELPFUL HINTS



BEFORE CLOSING ON A HOME, IT IS RECOMMENDED THAT BUYERS CONDUCT A WALK-THROUGH WITH THE DEVELOPER/BUILDER OR DESIGNEE TO INSPECT THE HOUSE THEY PLAN ON PURCHASING. BRING ALONG SOMEONE WHO IS KNOWLEDGEABLE IN THE BUILDING TRADE, SUCH AS A LICENSED ENGINEER OR ARCHITECT, AS YOUR REPRESENTATIVE.

the available Home Warranty Programs. Under those programs, the developer/builder typically provides express warranty of one year for workmanship, two years for home systems, and eight years for major structural defects. The warranty companies will step in during the first two years if the developer/builder fails to live up to the agreement. Additionally, the program provides dispute resolution between home builders and homeowners.

WARRANTIES

Buyers should receive the following items from the developers/builders:

All warranties issued by contractors, sub-contractors and/or appliance manufacturers such as air conditioning unit,

electrical appliances or roof system. Ensure that warranty certificates are properly completed and returned to manufacturers within the proper time frame to cover repairs or replacement of new appliances.

Any insurance acquired under

WALK-THROUGH / INSPECTION LIST

The following is a list of items that buyers should check during the walk-thru/inspection of newly constructed homes:

- Check for plumbing leaks, noisy water lines and indication of a roof leak
- Check for chipped or loose roof tiles
- Verify that doors and windows

- function properly
- Check the operation of air conditioning and heating systems and for any condensation or drain leaks
- Verify that there are no clogged sewer lines, fixtures and drains
- Check for any malfunctions in appliances that are furnished by the developer

- Check electrical outlets and light fixtures for proper functioning
- Check surrounding property for possible water drainage problems, such as ponding
- Check kitchen cabinets and vanities for proper functioning
- Check for caulking missing around windows, doors and other finished areas.
- Check for adequate insulation

- in the attic
- Check for any deviations from the originally approved plans
- Check for chipped, broken or cracked floor and/or counter tiles
- Check the workmanship such

- as finish on walls, trim or paint
- Check the operation of intercom and alarm systems, if required
- Verify the installation of any required landscaping

ITEMS TO OBTAIN PRIOR TO CLOSING

Buyers of newly constructed homes should obtain the following items before closing:

- A list of contractors and sub-contractors who worked on the house, including telephone numbers, addresses and "Certificate of Competency" numbers
- A copy of the approved set of plans for the home
- A survey, including location of sewer or septic tank
- All flood zone information from your lender and insurance agent. Determine what type and level of insurance you should carry such as homeowners, flood or title insurance.
- A copy of product approvals

- for the roof system and any other items that have product control approval requirements such as screen enclosures, windows, French doors or trusses
- A roof insulation certificate
- Air conditioning energy card (s) posted by the mechanical

- contractor at the air handling unit (s)
- A soil statement certificate, if available
- A termite inspection certificate from builder, if available
- A radon test certificate, if available
- Any homeowner association documents, if available

