

DFW AREA HOMES

Ultimate New Construction
Home Inspection Checklist

Justin, Texas Buyer's Guide

Comprehensive room-by-room inspection points for foundation through final walkthrough. Use this checklist at each construction phase to protect your investment and ensure quality construction.

How to Use This Checklist

This checklist is organized by construction phases AND by room. Use it during your scheduled walkthroughs to systematically inspect every aspect of your new home.

Recommended Inspection Schedule:

- **Foundation Stage (Week 1-2):** Use Foundation & Exterior sections
- **Framing Stage (Week 3-5):** Use Structural & Room Layout sections
- **Rough-In Stage (Week 6-9):** Use all room sections (electrical, plumbing, HVAC)
- **Pre-Drywall (Week 10-12):** Final check before walls close up
- **Final Walkthrough (Before Closing):** Use complete checklist

Documentation Tips:

- Take photos of EVERY item you check off, especially any concerns
- Note the date and construction phase for each photo
- Email concerns to builder same day (creates paper trail)
- Save all photos—invaluable for future renovations or warranty claims

Inspection Tools to Bring

✓ Flashlight (high-powered)	✓ Tape measure (25+ feet)
✓ Level (4-foot & torpedo)	✓ Electrical outlet tester
✓ Marble (test floor slopes)	✓ Smartphone/camera (photos)

✓ This printed checklist

✓ Pen/marker for notes

FOUNDATION & SLAB

Foundation Inspection (Before Concrete Pour):

- ☒ Foundation forms are level and properly braced
- ☒ Rebar properly installed per engineering specs (spacing, depth)
- ☐ Plumbing rough-in pipes are in correct locations (match floor plan)
- ☐ Post-tension cables properly placed (if applicable)
- ☐ Vapor barrier installed under slab (moisture protection)
- ☐ Gravel base compacted and level

After Concrete Pour:

- ☒ No visible cracks in foundation (small hairline cracks $<1/16$ " acceptable)
- ☒ Foundation is level (use level tool—max $1/4$ " variance over 10 feet)
- ☐ Proper drainage slope away from foundation (minimum 6" drop over 10 feet)
- ☐ Anchor bolts installed correctly (spacing per code)
- ☐ No standing water or pooling around foundation
- ☐ Foundation vents installed (if pier & beam)

✓ TEXAS CLIMATE NOTE:

Justin TX clay soil expands/contracts with moisture. Proper drainage and foundation design (post-tension or pier & beam) are critical. Ask builder about soil report and foundation warranty specifics.

EXTERIOR WALLS & STRUCTURE

Framing & Structural:

 Wall framing is plumb and square (use level—critical for doors/windows)

 Proper lumber grade used (check stamps—no warped or damaged studs)

☐ Structural beams/headers properly sized and supported

☐ Corners properly braced and nailed

☐ Window and door rough openings correct size (match specifications)

☐ Sheathing (OSB/plywood) properly installed with no gaps

Weather Protection:

☐ House wrap (Tyvek) installed correctly with overlaps taped

☐ Flashing installed around windows and doors

☐ Roof underlayment installed before shingles

☐ Drip edge installed at roof edges

Exterior Finish (Final Stage):

☐ Siding/brick installed level and plumb (no gaps or loose pieces)

☐ Mortar joints consistent and properly tooled (brick homes)

☐ Weep holes present in brick veneer (water drainage)

☐ Expansion joints present where needed

☐ Caulking around windows, doors, and penetrations complete and smooth

☐ Paint coverage even with no bare spots or runs

ROOF SYSTEM

Roof Framing:

⚠ Trusses properly spaced and braced (typically 24" on center)

⚠ No damaged or cracked trusses (report immediately)

☐ Roof sheathing attached securely (no loose boards)

☐ Hurricane straps installed (wind protection)

Roofing:

☐ Shingles installed per manufacturer specs (correct overlap, nailing pattern)

☐ Roof valleys properly sealed and flashed

☐ No exposed nails or lifted shingles

☐ Ridge vents installed for attic ventilation

☐ Soffit vents clear and unobstructed (intake air)

☐ Chimney flashing installed correctly (if applicable)

☐ Plumbing vent pipes properly flashed

⚠ COMMON ROOFING ISSUES:

Improper ventilation causes premature shingle failure and high cooling costs. Texas heat demands proper attic ventilation—verify ridge + soffit vents are installed and unobstructed.

ELECTRICAL SYSTEMS

Service Panel & Main Systems:

 Service panel size adequate for home (minimum 200-amp for new homes)

 Panel properly labeled with circuit descriptions

☐ GFCI breakers installed for bathrooms, kitchen, garage, exterior outlets

☐ AFCI breakers installed for bedrooms (arc-fault protection)

☐ Grounding system properly installed

Rough-In Wiring (Before Drywall):

 All outlet locations match your specifications (especially kitchen, office)

 Verify ALL purchased upgrades installed (recessed lights, USB outlets, etc.)

☐ Wiring properly secured to studs (no loose wires)

☐ Correct wire gauge used (12-gauge for 20-amp, 14-gauge for 15-amp)

☐ Proper wire protection through studs (metal plates where needed)

☐ Junction boxes installed at all wire connections

☐ Low-voltage wiring (cable, phone, internet) in correct locations

Final Installation (After Drywall):

 Test EVERY outlet with outlet tester (proper wiring, grounding)

 GFCI outlets test and reset properly (push test button)

☐ All switches control correct fixtures and fans

☐ 3-way switches work correctly (test from both locations)

☐ Dimmer switches operate smoothly

☐ Outlets and switches installed level and flush to wall

☐ Cover plates fit properly with no gaps

☐ Recessed lights installed and sealed (no air leaks to attic)

□PRO TIP:

Photograph all walls with outlets/switches BEFORE drywall. This creates a map showing exact wire locations—invaluable when hanging pictures, mounting TVs, or doing future renovations.

PLUMBING SYSTEMS

Water Supply Lines (Rough-In):

- ⚠ All fixture locations correct per floor plan
- ☐ PEX or copper supply lines properly secured
- ☐ No kinks or damage to supply lines
- ☐ Proper support/strapping every 4-6 feet
- ☐ Shutoff valves accessible for each fixture
- ☐ Hot water lines on left, cold on right (standard)

Drain, Waste & Vent (DWV) System:

- ⚠ Drain pipes properly sloped (1/4" per foot minimum)
- ☐ Vent pipes extend through roof (proper height)
- ☐ P-traps installed at all drains (prevent sewer gas)
- ☐ Cleanout access points installed
- ☐ No damaged or crushed drain pipes

Fixtures & Final Installation:

- ⚠ Test ALL faucets—hot and cold water flow properly
- ⚠ No leaks at connections (run water 5+ minutes at each fixture)
- ⚠ Water pressure adequate throughout home (50-80 PSI ideal)
- ☐ Toilets flush completely and refill properly
- ☐ Shower/tub drains quickly with no standing water
- ☐ Shower temperature/pressure balanced (test while other fixtures run)
- ☐ Garbage disposal operates correctly (if installed)
- ☐ Dishwasher connections leak-free

☐ Water heater set to 120°F (scalding prevention)

⚠ TEST UNDER PRESSURE:

Run multiple fixtures simultaneously (shower + toilet + sink) to test water pressure and drainage. Low pressure or slow drains indicate undersized pipes or venting issues.

HVAC SYSTEM

Equipment Installation:

-  Correct tonnage for home size (typically 1 ton per 600 sq ft in Texas)
-  SEER rating matches specifications (minimum 14 SEER, 16+ preferred)
- ☐ Unit level and properly secured on pad
- ☐ Proper clearance around outdoor unit (24"+ recommended)
- ☐ Refrigerant lines insulated and protected
- ☐ Condensate drain properly installed with P-trap
- ☐ Furnace/air handler securely mounted

Ductwork (Inspect Before Drywall):

-  Ducts properly sized for each room (Manual J load calculation)
-  All duct joints sealed with mastic (not just tape)
- ☐ Insulated ducts in unconditioned spaces (attic, garage)
- ☐ No crushed or kinked flexible ducts
- ☐ Return air grilles sized adequately (undersizing reduces efficiency)
- ☐ Proper support for ductwork (no sagging)

System Operation & Performance:

-  System cools home to 70-72°F on hot day (test in summer)
-  Temperature consistent in all rooms ($\pm 3^{\circ}\text{F}$ acceptable)
- ☐ No unusual noises (rattling, grinding, squealing)
- ☐ Thermostat accurately reflects room temperature
- ☐ Air flows from all vents (test with tissue paper)
- ☐ Return vents draw air properly (tissue sticks to grille)

☐ Filter installed and accessible for changes

☐ Air handler drip pan clean and draining properly

✓ **TEXAS COOLING TIP:**

AC is critical in Justin TX summers. Demand an HVAC performance test during hot weather (90°F+ outside). System should reach setpoint within 30-45 minutes and maintain even temperatures.

KITCHEN

Cabinets & Countertops:

-  All cabinets level and securely attached (test by pulling)
- ☐ Doors and drawers open/close smoothly (soft-close working if purchased)
- ☐ Cabinet doors aligned and gaps even
- ☐ Hardware installed straight and tight
- ☐ Countertops level with no visible seams
- ☐ Sink cutout clean and properly sealed
- ☐ Backsplash installed straight with even grout lines
- ☐ No chips, cracks, or scratches on counters

Appliances:

-  All purchased appliances installed (match specs exactly)
- ☐ Range/cooktop all burners heat correctly
- ☐ Oven reaches temperature and bakes evenly
- ☐ Microwave operates and turntable rotates
- ☐ Dishwasher runs complete cycle with no leaks
- ☐ Refrigerator cools properly (if included)
- ☐ Range hood vents outside (or recirculates) and light works
- ☐ Garbage disposal grinds food and doesn't leak

Plumbing & Fixtures:

-  Sink drains quickly with no backup
-  No leaks under sink (check with flashlight)
- ☐ Faucet operates smoothly, spray nozzle works

☐ Hot water available quickly (under 30 seconds)

☐ Water pressure strong at sink

Electrical:

☐ Adequate outlets on countertops (code: 1 per 4 feet)

☐ GFCI outlets test properly near sink

☐ Under-cabinet lighting works (if installed)

☐ Pendant lights over island centered and level

Flooring & Finishes:

☐ Flooring installed straight with no gaps or raised edges

☐ Grout lines even and sealed (tile floors)

☐ Baseboards attached securely with no gaps

☐ Paint clean with no drips or missed spots

BATHROOMS (Master & Secondary)

Vanity & Countertops:

- ☐ Vanity level and securely mounted
- ☐ Drawers and doors operate smoothly
- ☐ Countertop level and sealed around sink
- ☐ No chips or cracks in countertop
- ☐ Mirror hung straight and securely
- ☐ Light fixtures centered over vanity

Plumbing Fixtures:

- ☐ Toilet flushes completely with no running water
- ☐ No leaks around toilet base (water stains or movement)
- ☐ Sink drains quickly with no leaks underneath
- ☐ Faucet handles operate smoothly
- ☐ Hot and cold water clearly labeled and correct
- ☐ Pop-up drain stopper works properly
- ☐ Water pressure adequate at all fixtures

Shower/Tub:

- ☐ Shower drains completely with no standing water
- ☐ No leaks from shower door, walls, or fixtures
- ☐ Water temperature consistent and not scalding (test 5+ minutes)
- ☐ Showerhead has good pressure and spray pattern
- ☐ Handheld shower functions properly (if installed)
- ☐ Tile properly installed with even grout lines

- ☐ Grout sealed (water beads on surface)
- ☐ No cracked or loose tiles
- ☐ Shower door opens/closes smoothly and seals properly
- ☐ Tub/shower walls solid (no flex when pushed)
- ☐ Caulking complete and smooth around tub/shower

Ventilation & Electrical:

- ☒ ⚠ Exhaust fan operates and vents to exterior (not attic)
- ☐ Fan relatively quiet (test for 5+ minutes)
- ☐ GFCI outlets near sink test properly
- ☐ Vanity lighting adequate and switches work
- ☐ Heat lamp operates (if installed)

Flooring & Finishes:

- ☐ Floor tile level with no lippage (uneven edges)
- ☐ Grout consistent color and properly sealed
- ☐ Baseboards caulked where they meet floor
- ☐ Paint clean and complete (no overspray on fixtures)

⚠ WATER DAMAGE PREVENTION:

Test showers for 10+ minutes while inspecting for leaks from below. Water intrusion in bathrooms is the #1 warranty claim—catch it early!

BEDROOMS

Walls & Ceilings:

- ☐ Walls smooth with no visible bumps or ridges
- ☐ Drywall seams properly finished and sanded
- ☐ No nail pops or drywall cracks
- ☐ Paint coverage even with no roller marks or drips
- ☐ Ceiling texture consistent throughout
- ☐ Crown molding joints tight (if installed)

Flooring:

- ☒ Floors level (roll marble—should not roll on its own)
- ☐ Carpet properly stretched with no wrinkles or bubbles
- ☐ Carpet seams tight and aligned with traffic flow
- ☐ Hardwood/laminate installed straight with no gaps
- ☐ No scratches, gouges, or stains on flooring
- ☐ Baseboards attached securely with no gaps at floor
- ☐ Baseboard joints coped (not just mitered) for tight fit

Doors & Windows:

- ☐ Doors open/close smoothly without sticking
- ☐ Door latches align properly and hold closed
- ☐ Doorstops installed (prevent handle from damaging wall)
- ☐ Hinges properly installed and don't squeak
- ☐ Windows open, close, and lock smoothly
- ☐ Window screens installed and fit properly

☐ No drafts around windows (test with hand)

☐ Window trim properly installed and caulked

Closets:

☐ Closet systems/shelving level and secure

☐ Closet doors/sliders operate smoothly

☐ Bifold doors aligned and latch properly

☐ Closet lighting works (bulb installed)

☐ Outlets in walk-in closets functional (if code requires)

Electrical & HVAC:

☐ All outlets and switches work correctly

☐ Ceiling fan operates on all speeds (if installed)

☐ Fan light kit works and is centered in room

☐ No wobbling when fan runs (proper balancing)

☐ Air vents blow strong and are not blocked

☐ Room reaches comfortable temperature (even with other rooms)

LIVING AREAS (Living Room, Dining, Family Room)

Open Floor Plan & Sightlines:

 Floor level throughout (use marble test in multiple spots)

☐ Walls plumb and corners square (affects furniture placement)

☐ No visible drywall seams or tape lines

☐ Transitions between flooring types smooth and level

☐ Open sight lines clear with no obstructions

Fireplace (if applicable):

 Gas fireplace ignites and flame pattern correct

☐ No gas smell when operating

☐ Remote control functions properly

☐ Glass doors clean and sealed properly

☐ Mantel secure and level

☐ Tile/stone surround properly installed

Built-Ins & Features:

☐ Built-in shelving level and securely mounted

☐ Entertainment center openings correct size for equipment

☐ Cable/ethernet outlets in media center locations

☐ Adequate power outlets for electronics (min. 2 per wall)

Lighting & Electrical:

☐ Recessed lights evenly spaced and aimed correctly

☐ Chandeliers/pendants centered over dining table area

☐ Dimmer switches operate smoothly through full range

- ☐ Ceiling fans balanced and operate quietly

HVAC Performance:

- ☐ Large open areas cool/heat evenly (common problem area)

- ☐ Vaulted/high ceilings reach comfortable temperature

- ☐ Return air grille sized appropriately for room volume

LAUNDRY ROOM

Washer/Dryer Hookups:

- ☐ Water supply lines present (hot & cold)

- ☐ Shutoff valves accessible and operate smoothly

- ☐ Drain standpipe correct height (30-34" typical)

- ☐ Dryer vent duct 4" diameter, vents to exterior (not attic)

- ☐ Dryer vent run as short as possible (long runs reduce efficiency)

- ☐ 240V outlet for electric dryer (if applicable)

- ☐ Gas line for gas dryer (if applicable)

Utility Sink & Storage:

- ☐ Utility sink drains properly

- ☐ Faucet operates with good water pressure

- ☐ Cabinets/shelving secure and level

- ☐ Adequate lighting over work areas

☐ TEXAS TIP:

Many Justin TX homes have laundry in garage or interior room. If in garage, verify washer/dryer area is insulated and has dedicated AC vent for comfort.

GARAGE

Garage Door & Opener:

- ☐ ⚠ Garage door opens/closes smoothly with no binding
- ☐ ⚠ Auto-reverse safety feature works (test with object)
- ☐ ⚠ Photo-eye sensors aligned and functional
- ☐ Door seals properly when closed (no light gaps at bottom)
- ☐ Opener quiet and doesn't vibrate excessively
- ☐ Remote controls programmed and work from street
- ☐ Wall button operates correctly
- ☐ Manual release cord accessible

Garage Interior:

- ☐ Floor level and properly sloped toward door (drainage)
- ☐ No cracks in concrete floor (hairline cracks acceptable)
- ☐ Walls between garage and house have fire-rated drywall (code)
- ☐ Door to house self-closing and weather-stripped
- ☐ Adequate outlets (code requires GFCI in garage)
- ☐ Lighting adequate and switches accessible
- ☐ Water heater properly vented (if located in garage)
- ☐ Water heater on platform (if required by code)

⚠ SAFETY CRITICAL:

Test garage door auto-reverse by placing a 2×4 board flat on the ground. Door should reverse immediately upon contact. This prevents injury/death if someone is under the door.

DRIVEWAY, WALKWAYS & PATIO

Concrete Work:

- ☐ ⚠ Driveway/walkways slope away from house (drainage)
- ☐ ⚠ No large cracks (hairline cracks normal in first year)
- ☐ Control joints cut at proper intervals (prevent random cracking)
- ☐ Concrete smooth with consistent finish
- ☐ No spalling (flaking/chipping of surface)
- ☐ Patio level with proper slope for drainage
- ☐ No settling or separation from house foundation

Covered Patio/Outdoor Living (if included):

- ☐ Roof structure solid and properly attached
- ☐ Ceiling fans operate if installed
- ☐ Outdoor outlets functional (GFCI protected)
- ☐ Gas line stubbed out for grill (if specified)
- ☐ Lighting adequate and switches accessible

GRADING, DRAINAGE & LANDSCAPING

Site Grading:

 Lot slopes away from house on all sides (min. 6" drop in 10 feet)

 No standing water after rain (check during/after storm)

 Swales direct water away from foundation

☐ No erosion around foundation or driveways

☐ Downspouts discharge at least 5 feet from foundation

☐ Splash blocks or extensions installed at downspouts

Landscaping (if included):

☐ Sod installed without gaps and properly watered

☐ Trees/shrubs match specifications

☐ Mulch beds properly edged and filled

☐ Irrigation system operates (test all zones)

☐ Sprinkler heads adjusted to avoid hitting house

☐ Irrigation controller programmed correctly

✓ TEXAS CLAY SOIL:

Justin TX clay soil expands when wet, contracts when dry. Proper grading and drainage prevent foundation movement. Gutters and downspouts are ESSENTIAL—don't skip them!

FENCING & GATES

Fence Installation:

- ☐ Fence posts set in concrete (stability)
- ☐ Fence plumb and properly aligned
- ☐ No warped or damaged boards
- ☐ Consistent spacing between boards
- ☐ Stain/paint coverage complete and even
- ☐ Fence on correct property line (verify survey)

Gates:

- ☐ Gates swing freely and don't sag
- ☐ Latches operate smoothly and hold securely
- ☐ Hinges properly installed and greased
- ☐ Gate frame square (doesn't bind)

EXTERIOR UTILITIES & EQUIPMENT

HVAC Outdoor Unit:

- ☐ Unit level on concrete pad
- ☐ Clearance around unit adequate (24"+ recommended)
- ☐ Electrical disconnect within sight of unit
- ☐ Refrigerant lines protected from damage
- ☐ No rattles or unusual sounds when running

Utilities:

- ☐ Electrical meter secure and properly sealed
- ☐ Gas meter accessible with shutoff valve
- ☐ Water meter location marked
- ☐ Hose bibs functional and don't leak
- ☐ All exterior outlets GFCI protected and covered

□ Final Walkthrough Strategy

Schedule this 24-48 hours before closing when the home is 100% complete, cleaned, and ready for occupancy. This is your last chance to identify issues before taking ownership.

What to Bring:

- This complete checklist
- Purchase contract & design center worksheet (verify all items included)
- Smartphone/camera for documentation
- Outlet tester, flashlight, tape measure
- Your real estate agent

OVERALL HOME CONDITION

Complete & Clean:

- ☒ All purchased upgrades installed and functional
- ☒ All punch-list items from previous walkthroughs completed
- ☐ Home professionally cleaned (no construction debris)
- ☐ All fixtures have protective film/tags removed
- ☐ Windows cleaned inside and out
- ☐ Carpet vacuumed, no stains or damage
- ☐ Paint touch-ups complete

Functionality Test:

- ☒ Test EVERY light switch, outlet, and fixture
- ☒ Run water at all sinks, showers, tubs for 5+ minutes
- ☒ Flush all toilets and check for leaks
- ☒ Test all appliances through complete cycles
- ☒ Operate all ceiling fans on all speeds
- ☒ Open/close every door and window
- ☒ Test HVAC in all rooms (even temperatures)
- ☒ Check all closet/cabinet doors and drawers

Documentation & Warranties:

- ☐ Builder provides warranty documents (1-year, 2-year, 10-year)
- ☐ Appliance manuals and warranty cards included
- ☐ HVAC manual and maintenance schedule provided
- ☐ Paint colors documented for touch-ups

☐ Builder customer service contact information provided

☐ Keys, garage remotes, gate codes provided

☐ Mailbox key included

⚠ DO NOT SIGN OFF IF ISSUES REMAIN:

Your signature on the final walkthrough indicates acceptance of the home "as-is." If problems exist, document them in writing on the form or delay signing until they're resolved. Once you close, leverage decreases significantly.

CREATE YOUR PUNCH LIST

✓ HOW TO DOCUMENT ISSUES:

For each problem found, write down: (1) Location (specific room/area), (2) Description of issue, (3) Photo reference number, (4) Severity (critical/minor). Share written list with builder immediately and request written response with completion timeline.

FINAL WALKTHROUGH PUNCH LIST

Document all items needing correction before closing

1. _____

Location: _____ Photo #: _____ Priority: ☐Critical ☐Minor

2. _____

Location: _____ Photo #: _____ Priority: ☐Critical ☐Minor

3. _____

Location: _____ Photo #: _____ Priority: ☐Critical ☐Minor

4. _____

Location: _____ Photo #: _____ Priority: ☐Critical ☐Minor

5. _____

Location: _____ Photo #: _____ Priority: ☐Critical ☐Minor

Use additional pages as needed. Provide copy to builder and keep original for your records.

Ready for Expert Guidance Through Your New Construction Purchase?

Contact a Local New Home Specialist:

Larry McFarlin or Laura George

Website: www.dfwareahomes.com

Phone: 214-404-8056

Email: sales@dfwareahomes.com

Browse Justin TX new construction homes:
dfwareahomes.com/justin-texas-new-build-homes-for-sale

Disclaimer: This checklist is provided as an educational resource and does not replace professional home inspection services. We recommend hiring a licensed home inspector for comprehensive evaluation, especially at rough-in and final stages. This checklist is specific to typical new construction practices in Justin, Texas and may not cover all scenarios.