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Building Success 101

Q: How long should it take to complete the punch list?

A: We address the punch list as quickly as possible to ensure your overall satisfaction with the house and reduce any inconvenience to you. We work closely with our homebuyers to schedule the completion of punch list items. Emergency items are dealt with immediately, while less-critical items are satisfied within 30 days. Our goal is to complete all items on the list by the time the homeowner moves in.

Learning the Language of Building: Part 2

We were delighted at the positive response we received from several of our subscribers about the recent article we published on the language of building. Thank you! We consider clear communications essential in achieving a successful homebuilding project.

Construction industry jargon can cause confusion and muddy the waters, so here are a few additional terms to help bridge the language barrier:

- **Punch list:** There are literally thousands of details that go into the construction and finishing of a new home. Although we monitor every phase of the building process to ensure each new home reflects our promise of excellence, there are always a few final details that need extra attention before our buyers take ownership of their home.

To address these final details, we create a 'punch list' of incomplete or unsatisfactory items about three weeks prior to home finalization. Items on the list are then completed during the last week of the construction schedule. Before close of escrow and move-in, we schedule a final home inspection walkthrough with our buyers, from which any additional items are added to the punch list. Our goal is to address every item on the punch list prior to the new owner's move-in.

Many people are familiar with punch lists that are developed just before or after they move into a new house. However, punch lists are used throughout the building process to track items that need additional attention. In this way, an absolute minimum of finish items remain when a house is completed and ready for final inspection with the owner.

- **Certificate of Occupancy (or CO):** Before any homeowner can move in to a new home, we must obtain a Certificate of Occupancy, or CO. This is a required approval by the local building authority certifying that the house meets all code requirements and is ready to occupy. We provide the CO to each homeowner during the process of closing escrow. It's a good idea to keep the Certificate of Occupancy in a safe and secure place, such as a safe deposit box.
- **Implied warranty:** Under state law, an implied warranty makes the builder responsible for the condition and building code compliance of each new house the builder completes. Put another way, an implied warranty provides assurance that the home has been built to basic safety and health standards.
- **Expressed (or explicit) warranty:** In addition to the implied warranty, high-quality builders also offer an expressed (or explicit) warranty. This warranty, which differs builder to builder, outlines the terms, procedures, and responsibilities for maintaining the home after the sale. Our warranty also offers a procedure to be followed if a homeowner experiences problems with the structure, finishes, or mechanical systems of the house within the warranty period. The warranty procedure is reviewed at the final walkthrough, and is also outlined in our homeowner manual.



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- **"Closing"** is the common term for 'close of escrow' -- the process for transferring the deed and title to the house and property from us to our homebuyers. Before closing, we make sure we have completed the house to everyone's satisfaction. The closing marks the end of the home building and buying process.

These terms only scratch the surface of the builder's vocabulary. You can add to your housing language skills with the free online glossary at the 'Contractor's License' website: www.contractorslicense.com/0-24-glossary.htm ... and keep those cards and letters coming!

Warm regards,

Brian

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