



Dickson Development Corporation
A Tradition of Innovative Quality Construction

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Building Success 101

Q: How long can I expect my house and certain products and materials to last?

A: According to the National Association of Home Builders, the structural components of your house, such as the foundation and frame, will last at least 100 years with proper maintenance. Depending on the materials used, your roof and exterior finishes have a "design" (or useful) life of at least 25 years. Major appliances and heating/cooling systems commonly have design lives of at least 20 years, again assuming proper and regular care and maintenance on your part.

Inspection Obsession... What's With All These Inspections?

During the construction of a new home or during the renovation of an existing home, a professional builder is responsible for juggling a variety of inspections to ensure that the home matches our client's vision, meets agreed upon quality standards, is on schedule and complies with applicable building codes.

Customer Walk-Throughs. In addition to the final client walk-through before the project is completed, we also schedule walk-throughs with our clients *during* construction. These tours provide both parties with an opportunity to discuss the progress of the home in a very tangible way. As a result, our clients feel more connected to the construction of their home and more confident in our abilities.

Client inspections breed confidence about a home's value because they can see how their home was built and what it contains. We believe it better prepares them to take care of their home and provides a comfortable platform for our clients to communicate any concerns to us.

Government Inspections. Building permits are required for every new home built or renovated today. A permit is issued only after the local building department makes sure that the plans meet the building codes for a variety of issues, including occupant health, safety, and in some cases, energy efficiency.

At certain points during the construction process -- for instance, once the structural frame has been completed -- a call is made to schedule an inspection with the building department. The building inspector comes to the house and meets with the builder's site superintendent. Together, they walk through the project to confirm that the new section of the home has been constructed according to the previously approved plans and that all work complies with the building

Manufacturers are continually improving the quality, durability, and performance of many products, so you may decide to replace or upgrade some products or systems before the end of their expected useful lifespan.

codes.

Most often the work passes muster and the inspector signs the building permit to signify its compliance. When the house is finished, the inspector's final approval prompts a Certificate of Occupancy (or CO) that allows the homeowner to move into his or her new or renovated home.

Internal Inspections. In addition to the necessary, on-site inspections by the building department, we conduct inspections of our own during construction, based on standards and expectations we've established as a company.

The most important of these internal inspections happens just before completion of the work. At that time, members of our staff tour the house to make sure systems and products (such as the furnace or dishwasher) are working properly and that there are no missing or misaligned finishes (such as switchplates or door casings). That process leads to the creation of a to-do list, often called a punch list. Items on the punch list are typically satisfied before our clients formally tour the house with us.

We welcome inspections of all kinds for several reasons. First, we hate surprises. We want to eliminate any issues or missing pieces. Also, we want to spend time with our clients to demonstrate and explain the home's various systems, point out key features, and educate them about the proper maintenance of their house. Finally, we make these efforts so that our clients are satisfied that we've delivered what we promised and met or exceeded their expectations.

Warm regards,

Richard

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