



Learning the Language of Building: Part 2

As we discussed in the last column, effective communication on the job site depends on a common understanding of the specialized vocabulary of the building industry. If builder and owner are speaking the same lingo, communication is improved and mutually satisfying outcomes are much more likely.

With that in mind, surely you are eager to master this week's terminology!

Building Success 101

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

A: Every builder is different, but quality builders address the punch list as quickly as possible to ensure your overall satisfaction with the house and reduce any inconvenience to you. We at DDC work closely with our clients to schedule the completion of punch list items. Emergency items are dealt with immediately, while less-critical items are satisfied through a mutually agreed upon time frame.

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

To take care of these final details we schedule a home inspection with our clients, from which a "punch list" of incomplete or unsatisfactory items may develop. Our goal is to address every item on the punch list as soon as possible.

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

- **Certificate of Occupancy (or CO):** Before our clients can move into a new home or occupy an addition, 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 at the conclusion of construction. 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, DDC gives an expressed (or explicit) warranty. This warranty, establishes building standards and remedies and outlines the terms, procedures, and responsibilities for maintaining the home. The warranty also offers a procedure to be followed if the homeowner experiences problems with the structure, finishes, or mechanical systems of the house within a specified time frame, which may be anywhere from one to perhaps 10 years.
- **"Closing":** When we sell a home there is a transfer of title called a "closing." It is 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 but not our relationship with our clients. For our clients for whom we have built a home on their property or renovated an existing home that our client owns there is no "closing." We work for our clients so that there is a most satisfying conclusion of the construction experience.

PS: You are on your honor to grade your quiz paper by re-reading the last edition of this newsletter.

Warm regards,

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