

CONSTRUCTION RISK CHECKLIST > Post-construction > Monitor High Risk Aspects

Why a Post-Construction Review Can Be Valuable

Practical completion does not always mean the end of risk.

Some building issues only become apparent after a structure has been exposed to weather, seasonal movement or normal occupation. This is particularly true where a project includes new or unfamiliar materials, innovative construction methods, complex waterproofing details, unusual cladding systems or challenging design features.

For these higher-risk projects, it can be beneficial to schedule one or more post-construction inspections during the first 12 months after completion.

The objective is not to create additional liability. It is to identify minor issues before they become major problems. Small maintenance items, movement cracks, drainage issues, sealant failures or material performance concerns can often be addressed quickly and cost-effectively if detected early.

These inspections can be incorporated into a contracted post-construction review process or offered as a separate maintenance and monitoring agreement with the homeowner. Typical review periods might be three, six and twelve months after completion.

The inspection should be documented with photographs, notes and a record of any observations or recommended actions.

There are benefits for both parties. The homeowner gains confidence that the building is performing as intended, while the builder gains an opportunity to identify emerging issues, improve future construction practices and demonstrate a commitment to quality. It also increases the likelihood that problems outside the builders control, such as those related to design, materials or maintenance can be directed to the responsible party and not left to be shouldered by builder.

For projects involving higher-risk details or unfamiliar products, a proactive follow-up process can be one of the most effective ways to reduce the likelihood of costly defects, disputes and insurance claims later.