Texas Homeowner Defect Log

Track every defect in your new home — dates, measurements, and photos — so your warranty claim has the evidence it needs. Free, no email required. By Builder Dispute, builderdispute.com

Homeowner: **Property address:** **Builder:** **Closing date:**

Date Noticed	Room / Location	What You See (defect)	Measurement (crack, temp, ponding…)	Photo? (Y / N)	Severity

Severity options: **Cosmetic** · **Needs Fixing** · **Safety Concern** — pick one per defect.

How to measure (plain language)

Cracks: if a crack is wider than a dime (about 1/16 inch), it is past tolerance — measure it with a ruler or a coin for scale.
Temperature: do not compare rooms to each other — a multi-degree difference between rooms is normal. Instead, test system capability: place a thermometer in the center of the room, 5 feet above the floor, with interior doors open. Cooling must maintain 78°F inside; heating must maintain 70°F inside. Record the indoor temperature at 5 ft, the thermostat setting, and the outdoor temperature.
Water standing: after rain, note how long water stands in the yard or swale — more than 48 hours is past tolerance.
Siding: measure from the ground (or hardscape) up to the bottom of the siding — less than 2 inches is too low.
Water entry: write down where the water comes in and when (during rain, after watering, every time) — and take a photo.

Why this matters

Defects found **before** your warranty expires are the builder's problem. Defects found **after** it expires are yours. A dated log with measurements and photos is the evidence that turns "I noticed a crack" into a claim the builder has to answer.

Keep this log with your inspection report and closing documents.