



Building Inspections **Houspect**



INDEPENDENT CONSTRUCTION INSPECTIONS

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Welcome to Houspect

Australia's leading building inspection service.

Thank you for considering Houspect to partner with you on the building of your new home.

Many of our clients choose to engage Houspect for a sense of comfort with what is an exciting time, but can be really overwhelming too, especially if you're not familiar with construction.

This is where we step in with our highly qualified and experienced inspectors. We will be your eyes on site at each inspection to help ensure your new home is all you want it to be at the end of the process.



What our clients are saying about us

The service from Houspect has been top notch the whole way through this process, it is very much appreciated. Have a lovely day.

- Laura (Warriewood)

I was very impressed with your services and have been recommending your firm to other residents in our estate who are currently building or yet to commence.

- Liam (Barden Ridge)

I have received an outstanding service from you guys, you were the only peace of mind in the whole process, I will make sure that I recommend you to all my friends. Keep up the great work.

- Noha (Box Hill)

All about our Inspectors

With Houspect you can rest assured because our inspectors are all very experienced Licensed Builders, and our inspection service is backed by full professional indemnity insurance.

We will endeavour to have the same inspector scheduled for your entire project. This will improve the inspector's understanding of how your build is progressing, and usually assists with client and builder communication.

However where we are not able to get the same inspector for each stage inspection due to their availability or urgency of stage inspection, please know all previous reports are referenced by the inspector carrying out the inspection.



How our inspections and reports will benefit you

- ✓ You have complete peace of mind to know that your interests are at the forefront of our inspections. As you are our client, the report is sent to you only.
- ✓ It is at your discretion if you choose to forward the Houspect report to your site supervisor/manager. This is what the vast majority of our clients do, but please note that we will only ever send your report to you.
- ✓ Any defects/concerns identified are generally followed up at the next stage inspection. Our inspectors will check previous reports prior to each stage inspection and include comments regarding rectification where applicable.
- ✓ If you choose to have all 5 stages of your build inspected, you will essentially have a complete record of the key stages of the construction of your new home, and in the unlikely event you need to make a claim, your reports can be used to support the initial steps in those claims.



All about the 5 stages

SLAB INSPECTION

When do we inspect?

After the slab has been poured and has had adequate time to dry.

What do we inspect?

- Slab dimensions are within tolerance
- Step downs are in correct locations and within tolerance
- Slab finish is acceptable
- Plumbing is in the correct location
- We inspect any cracks and tell you if they are significant
- Completed work has an acceptable level of workmanship and is in accordance with the building plans and follows Australian Standards



All about the 5 stages

FRAME INSPECTION

When do we inspect?

When all wall frames, supporting beams and roof trusses are complete but before the brickwork commences.

What do we inspect?

- Check the roof frame for conformance with building plans
- Roof beams are installed correctly and are properly supported
- Tie down straps are anchored correctly; wire ties are correct and adequate
- Walls / windows and doors are positioned as per plans
- Completed work is in accordance with the building plans and follows Australian Standards



All about the 5 stages

PRE-LINING INSPECTION

When do we inspect?

When the property is at or close to lock up stage, services are installed, but before any insulation, walls, or ceiling coverings are installed.

What do we inspect?

- Roof covering correctly installed
- There is an acceptable level of bricklaying workmanship
- Services (plumbing, electrical, gas, etc.) are properly located and installed to an appropriate standard
- All major structural components are in place and installed in accordance with building plans
- Frames, roof, etc. are ready for insulation
- Building works are prepped for final installation of finishing surface materials
- All works are in accordance with the plans and follow Australian Standards
- There is an acceptable level of general workmanship



All about the 5 stages

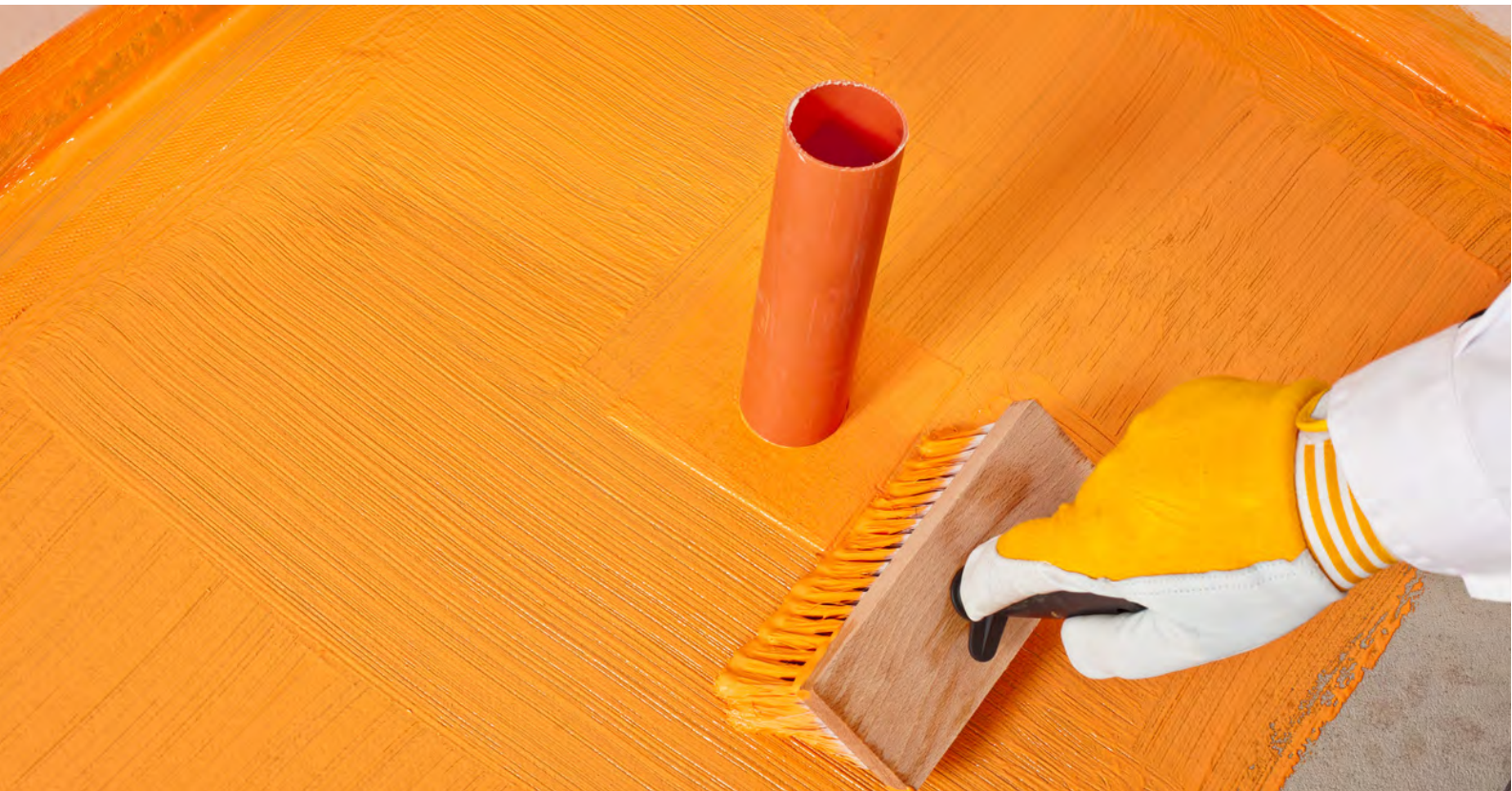
WATERPROOF INSPECTION

When do we inspect?

After the waterproofing has been put on, but before the tilers start tiling, which is normally within a couple of days of each other.

What do we inspect?

- The inspector will comment on the general application of the waterproofing stating if it is good in appearance and follows standards
- Note: This is a visual inspection only



All about the 5 stages

PRE-HANDOVER INSPECTION

When do we inspect?

When the builder notifies you they have substantially completed construction and finishes, but prior to handover of keys.

What do we inspect?

- A detailed check to confirm that all trades works and / or finishing components have been completed / installed to an acceptable standard – examples of items reviewed are: External - walls / doors / windows and Internal – roof space / walls / ceilings / cabinetry / doors / wet areas etc
- Any specific concerns can be reviewed and checked against plans



This is why we love what we do.....

I just want to say a HUGE thank you for all of your help and support during the building process. You have taken a lot of the stress away from me and I always felt like I was in good hands.

- Mandy (Sydney)

I've now read through the report and was very impressed by the level of details that were provided. I could not have been more happy with the outcome and dealing with such a pleasant and professional organisation was such a refreshing experience. I would recommend your services without hesitation.

- Hugh (Vale)

On behalf of my family I wish to express my thanks for the services we received from Houspect. We had a long hard discussion about whether or not to employ the services of an independent inspector as our builder had an "independent inspection" service built into the contract. But I am pleased to say that we absolutely, definitely made the right call to have our own independent inspections.

We are very very pleased with the service, prompt responsiveness, and flexibility. Thank you for taking this journey with us and giving us the reassurance we needed on this project.

- Nigel & Alisa (Tallawong)



How everything works

Once you have engaged us to conduct your independent inspections, we make things really easy for you.

There is only one thing we ask you to help us with and that is to let us know when your building company notifies you that a stage is nearing completion.

Upon receiving this information we will liaise directly with your site supervisor to check whether the stage is completed and ready for us and arrange a suitable date and access for the inspection.

Then, once your inspection has been completed, your report should be ready to send within 1-2 business days.

Your report will be emailed directly to you as a PDF document making it easy to forward directly onto your Builder/Manager as you wish.



Pricing Offers

Rates are calculated based on individual building plans, taking into consideration types and number of rooms. In order to provide you with a firm quotation, we will need you to supply us with a copy of your building plans.

All costs quoted include inspection time on site, photos, report compilation and administrative support.

4 & 5 STAGE PACKAGE

As a thank you for your commitment to working with us for the duration of your build we offer a 10% discount from the total cost of your package.

3 STAGE PACKAGE

As a thank you for your commitment to working with us for the duration of your build we offer a 5% discount from the total cost of the chosen 3 stages.

SINGLE STAGE PACKAGE

If you prefer to pay as you go to assist with budgeting, we can help with this too, however, this will not include a discount on the individual stage costs.

Next Steps to working with Houspect....

Notify your builder you would like to engage us to conduct independent inspections at the various stages of your build. They should then give you notice when each stage is complete or close to completion.

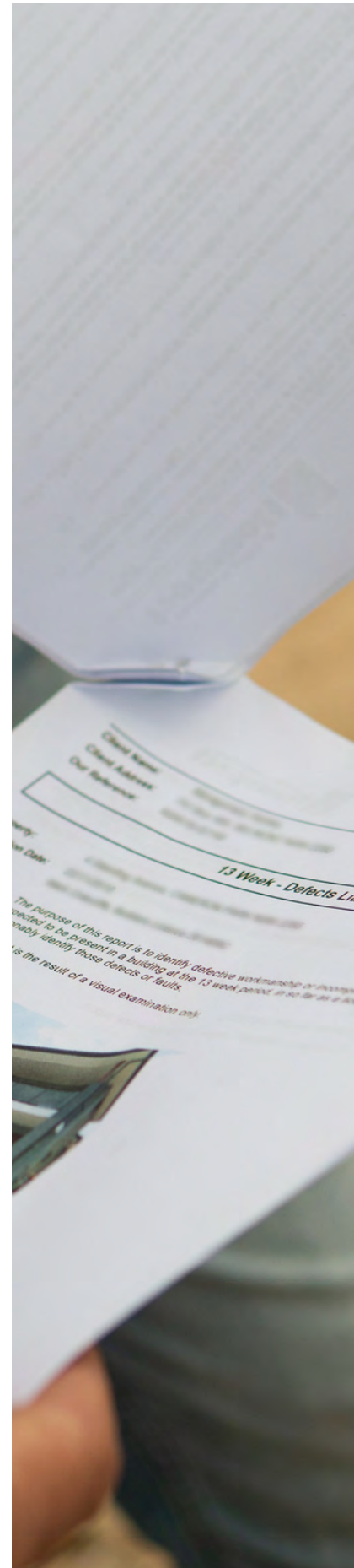
We can provide copies of our insurances should they ask.

If you would like to proceed with Houspect, you will find within the body of the email a section in bold type outlining the information we require from you. Please complete to the best of your ability and return to us at your earliest convenience and allow us to get started scheduling your first inspection.

We look forward to working with you at this exciting time.

Speak to you soon!

The Team at Houspect



Contact Details

Call us on 1300 258 789

Email us at info.nsw@houspect.com.au

Website www.houspect.com.au



CONTACT US