

Our State Offices

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Servicing

- ✓ Greater metro Melbourne
- ✓ Mornington Peninsula
- ✓ Greater Geelong
- ✓ Surf Coast and Bellarine Peninsula
- ✓ Bendigo and central Victoria (Shepparton, Echuca)
- ✓ Ballarat region
- ✓ Warrnambool-Portland-Hamilton region
- ✓ Yarrawonga-Wodonga and surrounds

Other Regional areas
by request.

**When you need reliable
Dilapidation - Property
Condition Reports before
you start construction
or demolition**

Call the experts at Houspect



Building Inspections
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Building Inspections
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Houspect delivers!

Dilapidation-Condition Inspections & Report Requirements

Demolition, excavation and construction work impact building site environs both directly and indirectly. Vibrations caused by digging or heavy equipment can damage surrounding buildings. You may be required by a Development Authority to have a dilapidation survey done to start your project.

A Houspect Dilapidation report prior to project commencement will identify and record the location and extent of any existing damage (cracks, gaps and subsidence) at neighbouring properties to help protect you against possible claims. It will help maintain good relations and avoid disputes with neighbours later. We also provide post-project inspections and reports when required.

Detailed Reports for ALL types of Projects

Houspect provides comprehensive advice and reporting for large or small projects, utilising a methodical process to present thorough, detailed inspection reports with photographs. If required, digital video can also be provided.

Houspect helps you manage your project risk by delivering independent, impartial, expert reporting, whatever your needs:

- Civil Engineering & Infrastructure projects - road, rail, bridges, tunnels, pump stations, pipelines.
- Public Assets - footpaths, kerbs, road surface, signposts, street furniture, and more.
- Demolition - clearing old building sites for new commercial or residential developments.
- Property Owners – excavating a basement garage, renovations and extensions at party walls, etc.

Our experienced inspectors are registered builders and know exactly what to look for to identify potential risks to you. We inspect at-risk properties expertly and efficiently.

What we do

Our site surveys of existing property conditions include but are not limited to:

- ✓ General description of the property and construction materials, approximate year built, general condition.
- ✓ Any internal hairline cracks to walls, cornices, ceilings, skirting boards, architraves, etc.
- ✓ Existing damage or cracks to flooring: timber, tiles, ceramics.
- ✓ Evidence of property movement or subsidence: Gaps at cabinetry, bench tops, windows, doors, etc.
- ✓ External cracks in walls; masonry, render, sheeting.
- ✓ Any structural movement, subsidence or defects.
- ✓ Cracks, gaps, uneven panels to concrete driveways, paving, pool areas, retaining walls.
- ✓ Fencing: Cracks, movement, marks or damage.

Project Coordination to help you meet your deadlines

For large projects, Houspect can coordinate project support and communications to ensure timely provision of dilapidation services to all property owners, with quick completion via a team of inspectors. We also offer a door-knocking service to assist you in meeting project deadlines.

Benefits of using Houspect

Expert reports from qualified registered builders using the latest tablet computer software.

With **1000's of dilapidation reports** completed, Houspect is expert in this field.

Insurance

Houspect is fully insured for Professional Indemnity and Public Liability.

Houspect delivers!

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