

Inspect Direct Pty Ltd



ACN 148 083 612

ABN 67 077 221 492

Building Inspections Specialists

E-Mail: info@inspectdirect.com.au

Web: www.inspectdirect.com.au

Phone: 1300 1333 63

Phone Mob: 0413-954-947



What do we inspect?

Inspection includes a moisture check of the building for water leakage, dampness and missing insulation. We look at all areas of the building including the exterior and interior of the building.

Site Conditions

- Site Gradient
- Soil erosion & sediment control
- Orientation
- Weather: Raining/After rain/Dry
- Surface drainage
- Subsidence

Site Improvements/Conditions

- Finished ground level adjacent to building
- Finished slab height
- Driveways/access/slope from crossover/grate drain
- Excavations and filling
- Paving
- Gates & Fencing generally
- Storm water pipes
- Spoon drains/aggie drain at excavations
- Sanitary drainage
- Termite control noted including type and location of barriers i.e. to drainage pipes.
- Retaining Walls / surface water drain & location
- Visually check site clear of building rubbish and materials appropriately stored

Facade comparison with Plan

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- Brick work
- Rendering
- Look.
- Height & Width

Pool Fencing

- Pool fencing height (1200mm)
- Gate location
- Gate self latching
- Gate self closing
- Gate swing outward
- Gate latch location
- Fence rails & verticals spacing
- Steps in fencing (1200mm)
- Clearance under fence (100mm)
- Compliance with quadrant (heights & distances of 1200mm)
- Ledges within 300mm
- Window opening protection grilles
- Window openings (105mm max)
- Balcony (above 2.4 m)
- Window sill heights (900mm)

Outbuildings

- Shed structural adequacy, materials, workmanship
- Pergola structural adequacy, materials, workmanship

External

- Piers/stumps
- Foundations

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- Walls
- Damp proofing
- Weatherproofing of single leaf masonry
- Tie-downs
- Doors - for correct clearances & function
- Door locks
- Windows & sills - for bows, sagging & twists
- Lintels
- Weep holes
- External paint finish
- Glazing for scratches & chips
- Safety switch
- Meter board
- Vermin proofing
- Hot water heater, drainage & platform
- Gas bottles - gas pipes no contact
- Garden taps / Recycle taps

Brickwork

- Control joints location & waterproofing
- Weep holes
- Control joints appropriately located & sealed
- Mortar strength & finish
- Chipped bricks
- Tanking of walls on below ground level
- Perimeter flashing 1st floor
- Weep holes above windows
- Weep holes above rebate

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- Articulation joints and mastic backing
- Brick in fills over windows/doors
- Walls straight, plumb & correctly bearing on slab
- Perpends & bed joints
- Window sills - correct clearances
- Half or full height piers
- Bagging to brickwork

Balcony

- structural adequacy
- materials
- workmanship

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Patio

- structural adequacy
- materials
- workmanship

Porch

- structural adequacy
- materials
- Brick work
- In fills over brick
- Rendering
- Floor slope
- workmanship

Verandah

- structural adequacy
- materials
- workmanship including: framing
- stirrups
- heights

Deck

- structural adequacy

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- materials
- workmanship

Carport

- structural adequacy
- materials workmanship
- External door
- Gutter on wall and flashing

Frame

- Subfloor frame clearance
- Masonry brick/block structural walls
- Floor bracing & tie downs
- Wall frame secure & straight at top & bottom plates
- Corners & walls plumb
- Roof frame member size & spacing
- Construction of window & door openings - heights, directions, plumb & level
- Ceiling Heights
- Aluminium Door Frame Brackets
- Position of external wall frame in relation to slab
- Check Dutch Gables
- Concrete structural walls

Roof Framing

- Roof trusses to wall frames
- Framing
- Sarking
- Insulation
- Electrical installation

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Roof Covering

- Covering
- Fixings
- Ridge
- Hips
- Valleys
- Gutters - straight, level & correctly installed
- Flashings
- Fascia, bargeboards - straight, level & correctly installed
- Downpipes straight & clips
- Gables, soffits - straight, level & correctly installed
- Roofing installed & complete to Standards & manufacture specifications
- Appropriate flashings to openings & penetrations checked for fitting & condition
- Roof Penetrations

Floor

- Piers/stumps
- Foundations
- Framing
- Flooring - nail, glue & seal
- Flooring - butt nogging
- Floor join sanding
- Sheeting
- Ventilation
- Ponding
- Concrete slab
- Damp proofing

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- Floors below ground level & flooding
- Subfloor level relative to finished ground level
- Suspended floors
- Ventilation including subfloor ventilation

Joinery

- Landings
- Balustrading
- Step heights
- Stairs
- Ramps

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Each Internal Room

- Doors fitted to acceptable standards & function using appropriate blocks & fixings to maintain the frame straight & true - door margins.
- Windows fitted to acceptable standards & function using appropriate blocks & fixings to maintain the frame straight & true.
- Window treatments & cover boards
- Window glasses, single or double glazed
- Handles & Privacy locks
- Locks
- Screens
- Ceilings, wall linings & cornice fitted to acceptable standards with comment on the quality of finish & any obvious defects.
- Ceiling heights
- Skirting fitted to acceptable standards & function
- Architraves fitted to acceptable standards & function - architrave quirk margins
- Walls - plaster straight edges & square setting, joints for tool marks & sanding ridges
- Light fittings
- Floor
- Floor coverings
- Tiling & grouting for level straight & finish; junctions & joins for caulk sealing
- Cabinets aligned & correctly installed
- Cabinets finish - for scratches
- Carpentry internal fix woodwork
- Power points

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- Internal paint finish - for coverage, blemishes, paint runs, over painting & nail holes checked for proper filling
- Smoke alarms

Specifically for Kitchen/Meals

- Benchtops
- Bench cupboards
- Wall cupboards
- Rangehood , ducted/non ducted
- Drawers
- Pantry
- Sink and types provided
- Taps - all cut-outs around taps for correct sizing
- Splashback

Specifically for each Bedroom

- Wardrobes
- Drawers
- Shelves

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Specifically for each Bathroom

- Window openings to shower areas appropriately sealed
- Waterproof membrane to showers & wet areas
- Bath tub supporting underneath
- Bath installation & proper support
- Basin
- Vanity
- Mirror
- Shower & hob installation
- Screens
- Wastes
- Towel rails
- Taps
- Toilets
- Tiles - wall
- Tiles – floor
- Exhaust fans – ducted/non ducted

Specifically for each Toilet

- Toilet door open out or removable
- Waste
- Flange
- Cistern

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- Exhaust fans – ducted/non ducted
- Tiles - wall
- Tiles - floor

Specifically for Laundry

- Tub
- Cabinet
- Wall cupboard
- Bench top
- Linen press
- Taps
- Waste
- Tiles - wall
- Tiles - floor

Specifically for Garage/Carport/Storeroom

- Garage doors, gaps etc
- Remotes- Availability & presence

General

- Insulation above ceiling
- Insulation along the sides
- Ducted heating unit operation, rating etc
- Energy meters if installed
- Ceiling fans –workmanship, timber nogging etc
- Electrical wiring

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QUALITY CONTROL INSPECTION FOR NEW HOUSE UNDER CONSTRUCTION:

New Home Stage Inspections are designed to monitor vital stages of construction and to identify any defects before they become covered up.

We will ensure your builder is building in accordance with the approved plans, current Building Regulations, Australian Standards and Building Code of Australia (BCA).

Typically we recommend four inspections:

CONTRACT CHECKING

We highly recommend contract checking before signing to ensure the your interests are protected.

The consultation will include a review of your contract, approved plans and specifications just to ensure that what you want is included, to ensure the contract is not unfairly loaded and to check on provisional sums, PC items and site costs that typically can blow out.

You will also get to become familiar with the building process and know what to expect and how to proceed with confidence. It may also lead to renegotiation of some items before you sign the contract or the inclusion of special conditions, for your benefit.

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BASE INSPECTION (CONCRETE SLAB OR TIMBER FLOOR FRAME)

A Pre Slab Inspection is an overview of the building preparation works to discover defects, omissions or poor building practices.

Typically we will carry out visual checks of the slab in relation to boundaries, levels, completeness of reinforcing, installation of termite protection, site drainage during construction, site security and safety and location of plumbing penetrations.

Once the slab is poured defects may become covered up or poor drainage may cause subsequent foundation problems.

We check stumps / brick piers for workmanship, alignment & correct heights.

FRAME STAGE INSPECTION

This inspection is carried out after the frame has been approved by the private Building Surveyor who was appointed by your builder. It is a more detailed inspection than the one carried out by the builders surveyor (who would normally only take 10-20 minutes and may have several hundred jobs on for your builder at any one time!!), and includes-

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- The checking of the as-poured concrete slab for any exposed steel around its perimeter; any blow-out along its edges that will potentially block the cavity width; as well as for any bottom plate overhang which if not rectified will allow rotation of the walls bottom plates.
- The finish of the concrete is also checked for excessive cracking and/or dusting.
- Floor levelness is also checked across each storey (whenever clear and where possible).
- The checking of the constructed wall frames for their compliance with the Building Code, their plumbness and the correct installation of their bracing.
- The checking of the roof truss installation and bracing.
- We also systematically go through the approved engineering design to ensure that the as-built structure is compliant whenever these have been supplied to us.

LOCK UP STAGE: PRE PLASTER INSPECTION

This inspection is carried out just prior to the plastering of the walls and ceilings. After the plumbers, electricians, heating, cooling and other contractors are finished with the installation of their pipe work and cabling, and after the carpenters have finished straightening the walls, hanging the external doors and fitting the shower bases and baths.

This inspection will pick up the changes and modifications that have been made to the framework of your new home, since the Frame was originally inspected. This is very important because most of the above mentioned trades will either cut, check into, or drill through any framing members that they need to, to get their service in, regardless of its importance. The carpenters will plane back the edges of the studs to straighten the walls, often reducing them to below the minimum design size required. It is not uncommon for some of the diagonal bracing to be removed to allow for the installation of baths and/or other fixtures.

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Items checked during this Inspection-

- The wall frames for their compliance with the Building Code. their plumb and straightness and the correct installation of their bracing.
- The window frames for correct installation.
- The guttering, fascia and eaves for their level, straightness and correct installation.
- The roofline and tile installation.
- All shower bases are checked for correct installation in accordance with their manufacture's guidelines.
- All baths are checked for proper support.
- Ducting for WC exhaust fans having been properly installed.
- Timber door sills are properly flashed.

If the brickwork has been installed at this stage it is also checked for-

- Level, plumbness, straightness and to make sure that it is in alignment.
- The proper placement of articulation joints, flashings and weepholes.
- The correct clearances between the windows and the brick sills.
- The correct bearing of the brick walls onto the concrete slab.
- The cavities are checked to ensure no build up of excessive mortar.
- A simple strength scratch test is carried out on the mortar. Further testing may be recommended.

If installed, the insulation is also checked for its correct fitting along with any other 5 Star Energy compliance requirements.

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FIXING/PAINT STAGE INSPECTIONS

This inspection is an in between so clients like to have it done as it expedites the Pre Handover inspection and all of the plaster and cornice lines are checked for straight and levelness, along with any plaster columns or recess that are checked for squareness.

PRE HANDOVER INSPECTIONS

Most supervisors will rush you through the Handover process, preying on your eagerness to move into your new home and your ignorance of what's acceptable or not. You should remember that a supervisor goes through this process 1 or 2 times a week, while most home owners would only do it 1 or 2 times in their life, so who do you think is the more skillful at it? That's why this inspection is a must for all new home owners.

This inspection covers more than 500 aspects of your new home, including but not limited to:

Externally

- The brickwork for level, plumbness, straightness and to make sure that it is in line.
- The proper placement of articulation joints, flashings and weepholes.
- The correct clearances between the windows and their brick sills.
- The correct bearing of the brick walls onto the concrete slab.
- A simple strength scratch test is carried out on the mortar. Further testing may be recommended.

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- The properly cleaning off of mortar from across the faces of the bricks.
- Chipped bricks and/or holes and other imperfections in the mortar finish.
- If your home has been constructed using other external claddings such as Hebel panels or weatherboards obviously these would be thoroughly checked with the same diligence.
- The guttering, fascia and eaves for their level, straightness and correct installation.
- Colorbond gutters, fascias and flashings for damage to their pre finished paintwork.
- The roofline and tile installation.
- All glazing for scratches and chips.
- All infills, cover boards and linings are checked for correct installation.

Internally

- All doors for correct clearances and function, as well as the door furniture for its operation.
- All windows reveals are checked for bows, sagging or twists that may indicate improper fitting.
- All plaster joints for tool marks, scratches and sanding ridges.
- All ceilings for correct installation and for visible joints.
- All cornice lines for level and straightness.
- All walls and the skirting boards for their straightness.
- All external corners for their straightness and to ensure that they are in line.
- All kitchen cupboards and vanities and the bench tops for scratches and correct installation.
- All tiling & grouting for level, straightness and finish.
- All cut-outs around taps for correct sizing.
- All tile junctions and joints that should be caulk sealed.
- All painted surfaces for coverage, blemishes and paint runs. As well as the surrounding areas for over painting and paint where it shouldn't be. Nail holes are also checked for proper filling.
- All baths are checked for proper support.
- All other plumbing fixture and fittings for correct installation.

Roof Cavity

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- Insulation to ensure it reaches all the way out to the side wall plates and is fitted snugly into the ceiling framing members, each other and is of the correct depth.
- The heating platform for correct installment and size along with its walkway and light fitting.
- The correct installation of the roof sarking if it is fitted.

• **MAINTENANCE INSPECTIONS**

- This inspection is carried out towards the end of, but prior to, the expiry of your Maintenance Period. While most problems can be detected during the building process, some actually need the house to be lived in before they become evident, with the heating or cooling units on, the water running, doors and windows opening and shutting and others items that may be affected by the suns drying effect on them.
- This inspection covers all of the items in the Pre-Handover Inspection, except for the ones that are no longer applicable because the house has been lived in, i.e. paint finishes, scratches in the window glazing and chipped bricks to name just a few.

EXTENSION, RENOVATION & ADDITION INSPECTIONS

If you are Extending, Renovating and/or Adding-on we can also help with the inspection and quality control of these projects. The processes, regulations, standards, codes and acceptable tolerances are all the same regardless of whether the works being carried out are new or a modification or addition to an existing structure. Our inspection procedures at each stage are similar to those detailed above for new homes, however we take into account all of the other works required when blending new in with existing.

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Depending on the size of your project you may wish to do a number of stage inspections or only a final.

Give us a call and we'll help you work out what would be best for your project and also confirm our rates for you.

We can also provide our Pre Contract Review service on Building Agreements/Contracts for these types of projects as well.

RE-INSPECTIONS

These can be arranged if you are not comfortable with checking through your builders rectification work yourself, or are not happy with what your builder has done in rectifying a problem. These can be arranged with your builder and yourself to work through a rectification schedule and/or procedure if required.