

A grayscale background image showing a pair of hands pointing at architectural blueprints. One hand is holding a pen, ready to write on the plans. The blueprints show various lines, circles, and text, typical of a construction drawing.

PROGRESS BUILDING INSPECTIONS FOR THE OWNER BUILDER

Home Integrity Building Inspections

Taking the problems out of property



THE NITTY GRITTY

1 / BUILDING CODE OF AUSTRALIA

You must comply with all building standards including the Building Code of Australia and safety regulations under the Occupational Safety and Health Act 1984.

2 / YOUR RESPONSIBILITY

By taking on a project as an owner-builder, you take on many of the responsibilities of a registered builder.

This includes;

- Obtaining permits, submitting notices and meeting other requirements of the Building Services Acts; and
- Managing and supervising the entire building project from start to finish.

3 / HOME INDEMNITY INSURANCE

If you decide to sell your home within 7 years of construction you must provide home Indemnity insurance to the purchaser. You may be responsible for rectifying any faults found by the purchaser after the sale.

REF: commerce.wa.gov.au/building-and-energy/owner-builders-responsibilities

WHAT IS A PROGRESS BUILDING INSPECTION?

An inspection held at the critical stages of your construction process.

Inspectors review your build and report back to you on any areas of concern. You can then address them with your trades before you move on to the next stage.

Inspection reports are in accordance with Australian Standard 4349.0.



BUILDING STAGES

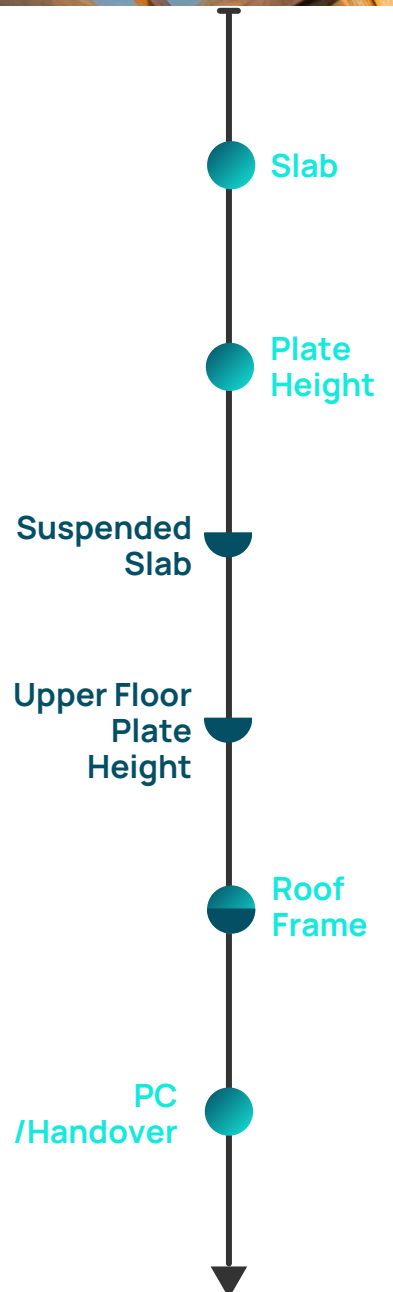
A traditional building project has 4 – 7 different stages.

For a single storey - concrete slab, plate height, roof frame and practical completion. With a second storey add suspended slab and an additional plate height and roof frame before practical completion (PC).

A good time to conduct a building inspection is at the completion of each of these stages. This is your chance to make sure any complications with your build are dealt with before construction moves any further and minor defects become major.

We understand owner builds are unique and may not follow the traditional building schedule. These stages can be customised and will be finalised on sighting of plans.

“
In this current building boom, with its material and trade shortages and builder uncertainty, savvy home builders would be well placed to conduct staged inspections.
”



SELECT THE RIGHT INSPECTOR

Home Integrity is WA's leading building inspection company.

We are award-winning Registered Builders, Structural Engineers, and Inspectors with 20+ years delivering quality services to Western Australia.

All our inspectors are registered builders with years of experience in the residential construction industry.

They know how to liaise with your trades, in a language they understand, which is critical when rectification works are required.

Our reports are clear, concise and uncomplicated.

Your inspector will run through the findings step by step and is on hand for any follow-up questions or concerns.

We are connected and actively involved with all important industry bodies. We have our finger on the pulse.



ELIAS OOSTVEEN

Owner, Managing Director & Registered Builder



GLEN WEBSTER

Owner, General Manager, Structural Engineer & Registered Builder



HOME INTEGRITY





OWNER BUILD INSPECTIONS

Our owner-build inspection services are designed to alleviate some pressures attached to the owner-build process. We offer a second set of qualified eyes, there to assess the work of your trades and report back on any areas of concern.

Our building inspection reports are written in plain English, and follow an easy to understand format while still being in accordance with Australian Standard 4349.0.

“

Faults that go unnoticed can cause knock-on effects to your build down the line, triggering costly delays and construction problems. Keep on top of quality control to keep your build moving along smoothly

”

On top of our traditional new build inspections, our owner-build service offers extra time with the inspector for consultation. We understand you might need a little extra guidance on how best to remedy a situation. We walk you through the areas of concern and provide advice on possible solutions.

We can also talk to your trades and explain what's needed to remedy the situation. Our qualified building inspectors are all registered builders with many years of industry experience. You can draw on this experience and knowledge of building standards and practices to communicate your stance.

PRICING

SLAB INSPECTION CARRIED OUT ONCE SLAB HAS BEEN LAID

From \$550*

- Slab dimensions
- Slab thickness
- Footing dimensions
- Plumbing and electrical pre-lay location on slab
- Cracking (acceptable)
- Step down to wet areas
- Parging
- Level
- Finish
- 30 min consultation

PLATE HEIGHT INSPECTION WALLS FULLY BUILT

From \$550*

- Window and door frames installed plumb and square
- Window and door frames are in the correct location within reason as per plans
- Flashings and weep holes installed
- Room dimensions and openings are of similar size to approved plans
- Wet area rooms are square
- If possible, check that lintels have a minimum bearing
- If possible, check that brick lintels have a minimum bearing
- Brick work bonding and sufficient mortar in place
- Workmanship facebrick
- Wall Heights
- Cavity dimensions and clean
- Wire tie spacing
- Window ties/straps
- Stiffening columns
- Site welding
- Insulation
- Walls are ready for next trade
- Holding down straps and tie down points installed
- Other timber/steel frame and/or composite wall system (Masterwall)
- 30 min consultation

ROOF FRAME INSPECTION BEFORE ROOF COVERING IS INSTALLED

From \$550*

- Holding down straps and tie down points fixed to roof frame
- Ceiling Joists
- Ceiling Joist Trimmers
- Hangers
- Counter beams
- Timber/Metal roof battens
- Ridge
- Rafters
- Under-purlins
- Struts
- Collar ties
- 30 min consultation

PRICING

PRACTICAL COMPLETION INSPECTION

From \$850*

- Roof Tiles: installation, fixing-centres
- Adequate use of pointing - hip and ridge tiles
- Roof Sheeting: fixing, including ridges and hips
- Penetrations
- Gutters joins clips
- Downpipes location, joins spacing and clips
- Windows
- Labelling and safety markings
- Windows: labelling safety markings, restricted opening two storey
- Location and number of Smoke Alarms and RCDs
- Fire Separation: Separating walls underside of roof covering
- Wet area and external balcony waterproofing: floor wall junctions, penetrations in shower, bath to wall, floor wastes
- Wall and floor tiling: Workmanship, corner joints, adhesion, falls to floor waste
- Hot and cold tap operation. Drains clearing as expected
- Operation of plumbing fixtures. i.e. toilet
- Shower screens and mirrors: Workmanship, fixings
- Light points. Power points
- Kitchen Appliances basic functions
- Air Conditioning: Cold and Hot operation
- Ventilation: exhaust fan and Rangehood ducted to outside air
- Stairs: riser and going dimensions
- Balustrade: structure and handrails. Height and spacing
- Insulation: Sarking and ceiling insulation
- Internal plaster: Set – hardness, curing and workmanship
- External render/acrylic: Ground level finish and workmanship
- Ceilings and wall plasterboard linings: Fixings, back blocking, workmanship and cornices
- Cabinets: Workmanship, Fixings, Install level and plumb. Penetration sealing Benchtop sealing. Rangehood distance from hotplate
- Fixing carpentry: Internal and external doors: gaps/alignment. Door furniture. Skirtings and architraves
- Paving: Concrete/brick – workmanship, edge restraint, steps and falls
- Patio/pergola – other exterior structures. Workmanship
- Fences and gates: Workmanship
- Garage door: Operation.
- Stormwater drainage: connection to downpipes
- Retaining walls
- Termite durable notice: Installation of notice
- 30 min consultation

SECOND STOREY EXTRAS

From \$1,500*

INCLUDES

- **ADDITIONAL SUSPENDED SLAB INSPECTION (FROM \$550*)**
- **SECOND STOREY PLATE HEIGHT INSPECTION (FROM \$550*)**
- **ADDITIONAL ROOF FRAME INSPECTED (FROM \$400*)**

*NB Additional fees may be applicable if non standard items / additional stages are required. Confirmed pricing is provided once building plans are sighted.

HOW TO BOOK?

Visit our website
homeintegrity.com.au
or call the office on
08 6184 5624.

PSST! Scan here to save this as a digital brochure and download your checklists.

