



Frequently Asked Questions



What is practical completion?

The *Domestic Building Contracts Act 2000* (the DBC Act) defines this as the stage when the work has been completed in accordance with the contract and all relevant statutory requirements either without any omissions or defects, or with only minor omissions and / or minor defects and the home is **reasonably** suitable for habitation. Your contractor will usually advise you (roughly two to three weeks) in advance when the estimated hand over date will be.

What is a 'handover inspection?'

A handover inspection takes place prior to you taking possession of your new home; an independent building inspector will conduct the inspection. The inspector will provide a detail defects list for your Builder to complete as a part of their contractual obligations. The defects list requires the Builder to complete any items that are their responsibility to rectify within a timely manner.

Why do I need a handover inspection?

One of the most important aspects of building a new home is to make sure that the finished product meets the required industry standards and expectations. A detailed handover report ensures that you are protected from any substandard workmanship, incomplete work, work that were carried in untradesmen's like manner and also help to identify any defects which may cause major problems now and in the future.

Fixing items listed on the defects list

The contractor is required to correct any minor defects or minor omissions, which are discovered at handover or within six months after completion of the work. Any minor defects or minor omissions discovered after (but within six months of handover) should be referred to the contractor in writing to be rectified within a reasonable timeframe.

What is the cost associated with a handover inspection?

The cost is minimal; it is only a fraction of the investment. The inspection, report and advice from the inspector will give you peace of mind that your property is built to meet the Australian Standard and to ensure that the Builder rectifies any defects found.

What qualification does an inspector need to have to carry out a handover inspection?

To carry out handover inspections, a person will need to hold a 'Builders Licence'.

However, at K-Spec Building Consultants our inspectors holds a '**Completed Residential Building Inspection**' licence, as well as a Builders licence registered with BSA. K-Spec Building Consultants are members of the Institute of Building Consultants (IBC), QMBA and HIA.

What is the Handover Inspection process?

Two weeks prior to the practical completion date, the Builder will send you a letter advising of the date and time of your handover. In that letter, the Builder will advise you that you are entitled to attend the inspection and/or engage an independent building inspector to oversee the handover inspection on your behalf.

Once K-Spec is engaged to conduct your handover inspection, we will liaise with the Builder to confirm the date and time of the inspection. The inspector will meet with the building supervisor onsite.

1. The Inspector will thoroughly inspect the property and immediately provide the Supervisor with a Builders Defect list.
2. A full report with photographic evidence will be sent to you within 24 hours.

Our reports are thorough, easy to understand and will give you peace of mind when you are handed the keys to your dream home or investment property. A handover report done by K-Spec Building Consultants is of the highest quality and will be a great step in assuring you that your biggest and most valued asset have been completed with the quality and workmanship that the industry demands. Saving you heartache, disappointment and in some circumstances future financial strain.

Do I need a 2nd Inspection?

We recommend a 2nd Inspection to be done. A 2nd inspection is done to ensure that the items identified on the defects list has been rectified within the required timeframe.

Can I be present during the inspection?

Yes, we encourage you to be onsite during the inspection. Please be advised that the inspector will need to take his time to conduct his inspections.

Do I need to arrange access to the property with the Builder?

Once you have engaged K-Spec to be your inspector, we will liaise with the Builder/site supervisor on your behalf to organise access to the property.

The Builder generally calls the time and date of the handover inspections; however, we will work with the Builder to ensure that all parties are available for the handover inspections.

Can I speak to the inspectors?

Yes, of course. If you are onsite, our inspectors will explain his findings after his inspection. If you are unable to attend, he will call you to explain his findings.

Sample of some of the defects

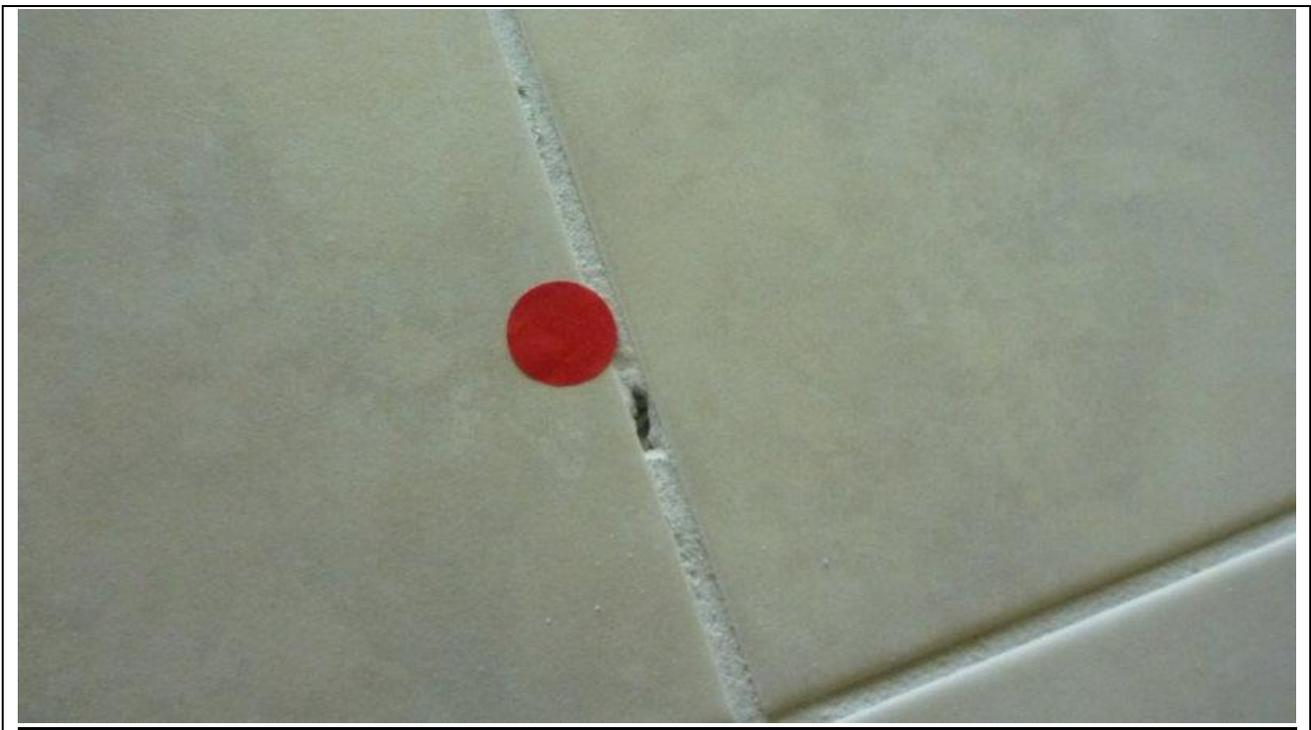
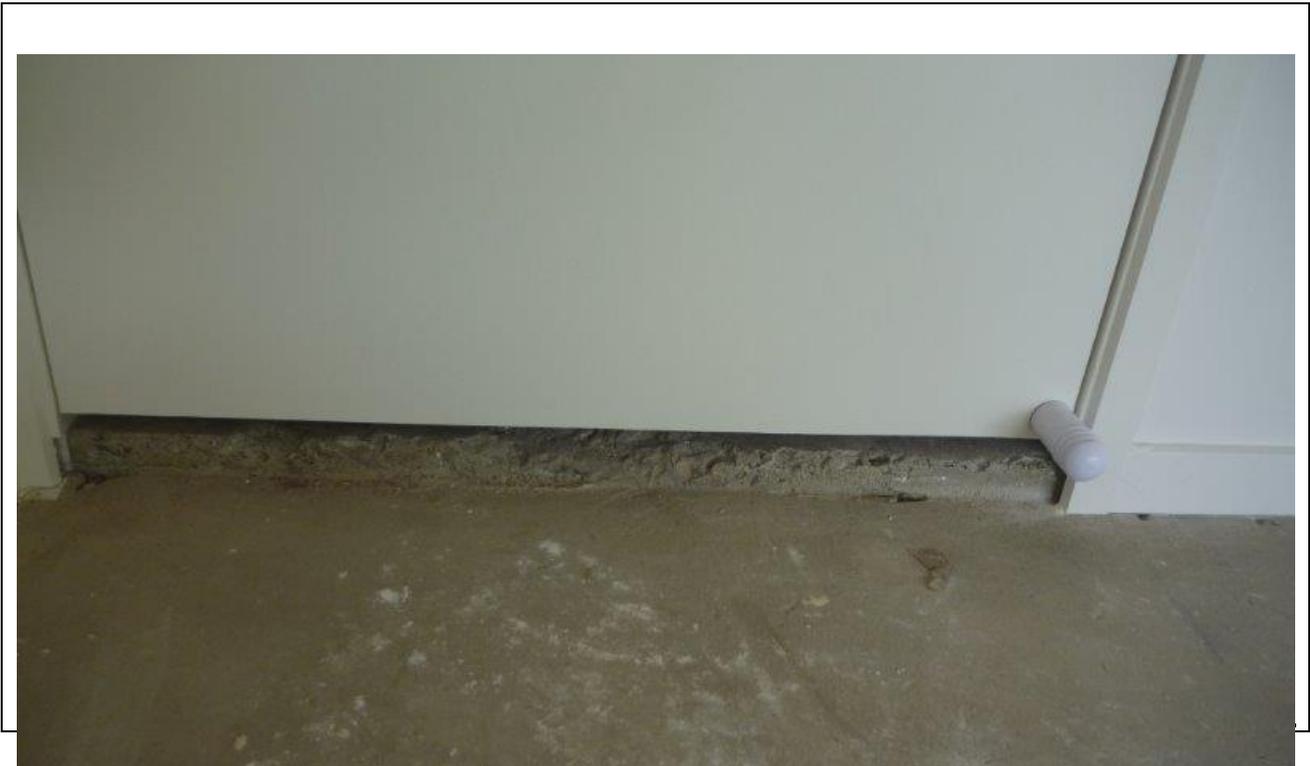


Fig 1 Shows missing grout on floor tiles in dining room

Would you have found this? Our inspector did...



Looks obvious, but if you didn't know to look for this you may have missed it. Our Inspectors didn't!



Fig 3 Shows top of front door is not sealed as per manufacturers specifications
A common defect ... we know what to look for!

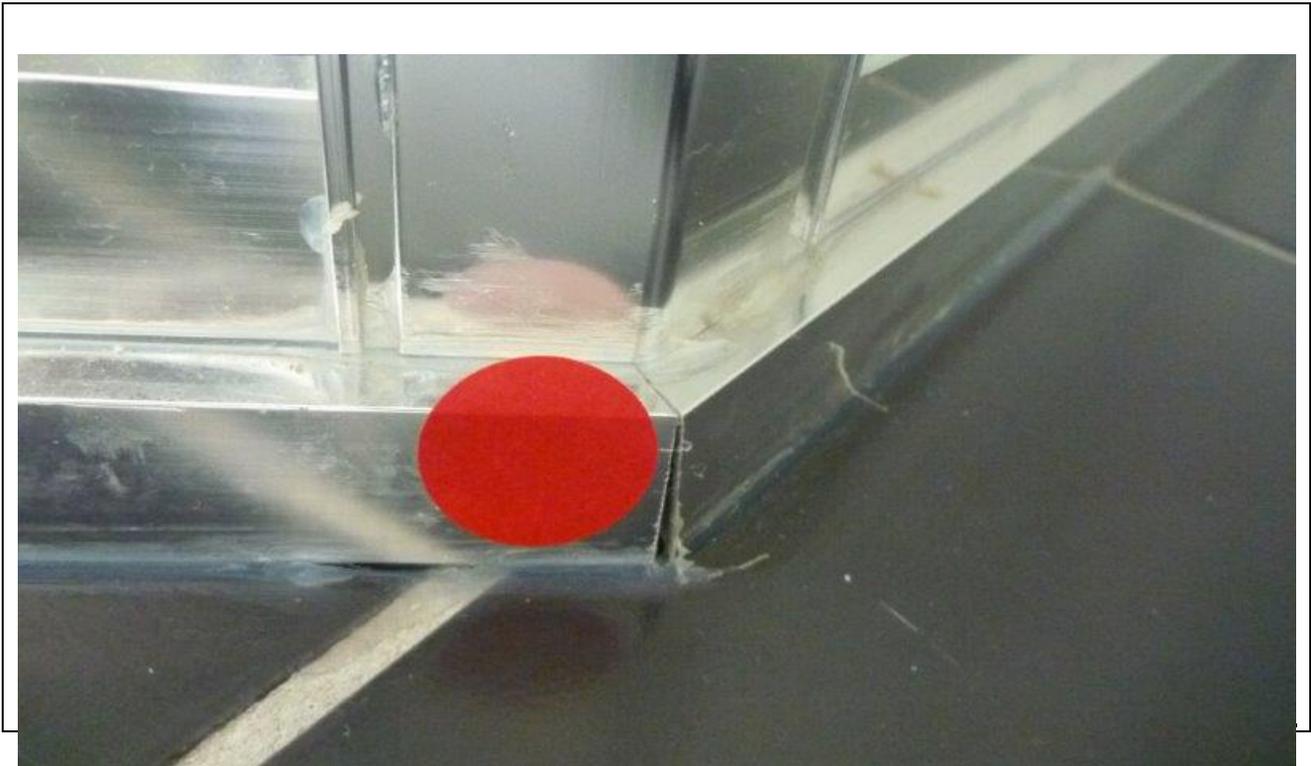


Fig 5 Broken roof tile



Fig 6 Shows hole from pipes under telstra box

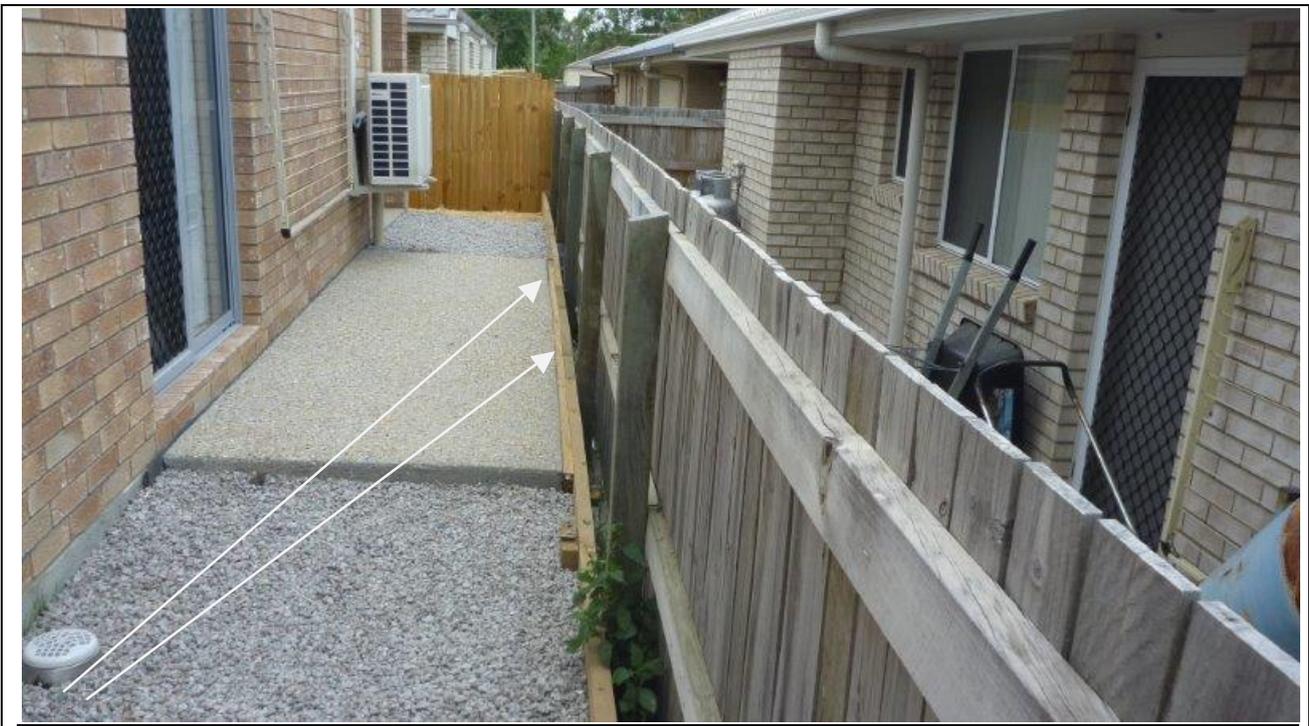


Fig 7 Shows no support installed to retaining wall LHS of Unit B. Relying on fence posts to hold all the fill.