

11 ESSENTIAL THINGS

YOU MUST ASK WHEN SELECTING YOUR BUILDING INSPECTOR



BEYOND BUILT
INSPECTIONS

THANK YOU FOR YOUR BUILDING INSPECTION ENQUIRY

Beyond Built Inspections are Adelaide's Leading Building Inspectors, with a wealth of local experience and knowledge, Ensuring Quality and Peace of Mind.

Buying or Building your dream home can be an overwhelming experience so at Beyond Built Inspections we will help you through the process to ensure your experience is as stress free as possible.



CHECK THE REPUTATION OF THE BUILDING INSPECTOR

There are many building inspectors out there, but not all are created equal. Do a little research to find out which building inspection companies have the best reputation.

Find out whether a building inspector is respected for providing quality work, as well as being punctual. You need to be satisfied that they have the experience and expertise to inspect homes.

Ask for testimonials or references for homes they have inspected.

Find out if they were satisfied with the service i.e. was the inspection report delivered on time?

QUESTIONS TO ASK THE BUILDING INSPECTOR

1. Are you licenced?

Any business can have a contractors work licence, but are they licensed builders that know how to build houses or buildings they are inspecting?

To provide adequate protection for consumers and reflect the level of professionalism required, the minimum requirements for such a licence should be: the holding of an appropriate Current Building Work Contractors Licence and Building work Supervisor Registration with a minimum Five years appropriate building experience as attested by referees.

DID YOU KNOW that it is not a requirement for building inspectors in Adelaide to be licensed?

It's crazy right...

It's like getting a medical examination from someone that is not a registered Doctor. You wouldn't do it, would you?

We believe in doing things the right way every time.

Your home is the biggest investment in most people's lives and this is why Beyond Built Inspectors are fully licensed, insured, understand building inside out and police checked inspectors that you can rely on."

Our builders licence is BLD 267305

HERE IS HOW TO CHECK if a building inspection business is licensed.

You can check that a company or person has a building work supervisor licensed online by checking the public licensing register by copy and pasting the following URL in your search browser.

<https://secure.cbs.sa.gov.au/OccLicPubReg/LicenceSearch.php>

Once you're on the site enter the following

Verify that you're not a Robot

Licence type: "Builders"

Licene number: "licence number"

2. What insurances do you have in place?

To provide adequate protection for consumers and reflect the level of professionalism required, building inspectors must have evidence of current Professional Indemnity and Public liability insurance. It is recommended that there be at least \$2million for Professional Indemnity and \$10million minimum for Public liability cover.

3. Do your inspectors have police clearance checks?

It is not a requirement for building inspectors to be police checked.

Businesses choose to conduct screening and police checks of their employees as part of their risk management policy and recruitment processes. A screening check provides an assessment of a person's criminal conviction history and their suitability for a particular position with the organisation.

Wouldn't you want your building inspector police checked if they are in your home?

4. How long have you been in the industry?

To provide adequate protection for consumers and reflect the level of professionalism required, a minimum of Five years appropriate building experience as attested by referees.

Beyond Built Inspectors are reputable fully licensed Builders with over 27 years of building experience, created and built beautiful homes for clients, resulting in numerous awards through the Housing Industry Association for many of the highest accolades in building excellence. Home of the year, kitchen of the year, outdoor project of the year, custom built home of the year, display home category and bathroom category to name a few.

5. Are you on the referral list of the Master Builders Association?

Not all building inspectors are members of the Master Builders Association.

Beyond built inspections are one of the few building inspectors on the MBA referral list. Businesses with current licences and insurances are on this referral list.

6. Are your Building inspections conducted to Australian Standards 4349.1?

All building inspections are to be conducted to Australian Standards 4349.1 -2007 for the visual inspection of residential buildings, including pre-purchase inspections.

7. Do your inspectors conduct their own Timber Pest inspections?

Not all building inspectors are certified to conduct their own timber pest inspections.

Beyond Built Pest inspections are carried out by our very own fully certified inspectors for existing and new homes and will provide a service to identify Pest Activity of the building and its immediate surrounds.

As we are not in the business of treating for white ants and or pests we do not have an ulterior motive to sell you a product or service you may not need, however if your home or the one you are buying is in need of treatment we will refer you to the best businesses in Adelaide relevant to your home's needs.

8. Are your Timber Pest Inspections conducted to Australian Standards 4349.3- 2010 Inspection of building Part 3: Timber pest inspections. Plus AS 3660 for Timber pest?

Beyond Built Inspections very own building inspectors conduct Timber Pest Inspections to these Australian Standards.

The repercussions of pest infestation can be very expensive, with our trained eye, and bundled with a building report makes a lot of sense and gives you an added insurance of peace of mind and confidence in your purchase.

9. How long will a building inspection report take?

Beyond Built Inspections take any -where from an hour to two hours on site. Time Taken really depends on the size and the condition of the building.

10. Does your building inspector get into the roof space?

Beyond built inspectors will enter the roof space if there is safe access.

11. Does your building inspector use the latest "Thermal Imaging Camera technology?

Beyond built inspectors will uncover any hidden threats using various methods and tools to detect timber pest activity including our thermal imaging camera technology.

Rest assured in our knowledge to see what you and others can't see. With a full array of test equipment like moisture meters, stethoscopes, thermal imaging camera we will be sure to find any activity present.

These are items that need both investigation and research. Once you have done this you will be better informed on the choices you can make and be more confident in choosing the right building inspector.

To learn more about the work we do, give us a call on 0467 667 785 or send me an email on maria@beyondbuilt.com.au and experience the Beyond Built Inspections approach. I would love to hear from you to discuss how we can help you.

Best Regards

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