

ZRB Consulting

Building Inspectors

Building Consulting Services

Pre purchase inspections

WHY HAVE A BUILDING & TIMBER PEST INSPECTION?

Whether you are buying or selling a residential or commercial property make a building inspection or timber pest inspection part of investment and plan.

If you are buying a property, whether it is an investment or a family home to live in you need to ensure you get what you pay for. When selling you want to capitalise on profit as much as possible. A building inspection gives peace of mind to both buyer and vendor. It adds value to a property and is crucial when it comes to assessing the integrity, working order, quality and safety of a building.

A pre-purchase or pre-auction inspection helps you know what you are buying.

A pre-purchase or pre-auction inspection is one of the smartest investments you can make when it comes to buying a new home. Save yourself potential thousands of dollars and valuable time by arranging a residential or commercial building inspection. Much better to find out that your dream home or office has structural problems or devastating termite damage before you part with any money. In fact, a full timber pest inspection and report is also a significant and essential part of smart property purchasing.

During a Building Inspection we look for common and major building defects such as:

- Leaking roofs or damaged roof plumbing
- Structural cracks or timber framing inadequacies
- Leaking showers or baths / wet areas
- Damp issues such as rising damp or penetrating damp
- Issues with footings of the building
- Poor external drainage or storm-water concerns
- Water hammer or poor water pressure
- Potential safety hazards such as collapsing balconies
- Potential Fire Hazards
- Age of water heaters – (implications for damage caused upon failure, and replacement timeframe) in a Building Inspection we check:
 - The Roof Exterior
 - The Roof Interior
 - The Building Exterior

- The Building Interior
- The Subfloor (if accessible)

Pre-Sale Inspection & Appraisals

As well as pre-purchase property inspections, we also carry out and recommend Pre-Sale property inspections for vendors across Sydney. Pre-Sale Inspection reports (or Vendor reports) are a very important report for vendors selling their homes by auction and private treaty.

Arranging an inspection of your property prior to sale can be helpful in a several ways:

- This allows you to rectify any major issues (if any) prior to other inspections or reports which may be arranged on the property or give you prior knowledge to negotiate due to any issues.
- No last minute reductions on the buyer's offer.
- Saves you time arranging access for various companies inspecting your property during the pre-auction or pre-sale period.

Defect Inspection

If you have just has a home built by a residential home builder in the contract there is a defect liability period, either 3,6 or 12 months.

It is extremely important to carry out a defect report with in that period and hand it to the builder to rectify and carry out any repairs necessary to your new home as per the contract. Many home owners leave it to long to provide details and by then it is too late. ZRB Consulting knows all the Australian Standards and building codes in Australia and knows what to look for.

Home warranty inspections

We carry out home warranty inspections / Owner Builder Inspections for bathroom renovations, kitchen renovations, additions, extensions, alterations, new homes, subdivisions, duplexes, dual occupancies, units and villa developments.

Once the inspection has been carried out, we compile a Home Warranty inspection report or Owner Builder Warranty Report for you to submit to your insurer and or Builder.

You can visit the Department of Fair Trading NSW website for more information around the Owner Builder Home warranty Insurance requirements.

Dilapidation Reports

What is a Dilapidation Report?

Dilapidation Reports are carried out to record the condition of a property located adjacent to proposed building or infrastructure works. The report is comprised of observations, photographs, and sometimes diagrams all of which create a snapshot of the condition of buildings and/or infrastructure at a point in time.

Who does it?

Senior Building Consultants are normally engaged to conduct Dilapidation Reports. A Building Consultants experience and extensive knowledge of construction types enable them to pinpoint the parts of buildings most vulnerable to likely movement or other damage.

When should a Dilapidation Report prepared?

Dilapidation inspections are usually conducted immediately prior to the commencement of proposed building work and always before major excavation or construction work involving heavy machinery. Many Authorities require Dilapidation Reports to be carried out on properties adjoining, near, over or under proposed building or infrastructure works, or as part of the DA conditions of approval.

Why do a Dilapidation Report?

The purpose of Dilapidation Reports is to avoid costly litigation at the completion of building works by establishing a record of the condition of a buildings and/or infrastructure prior to constructions.

Why should I have a Dilapidation Report prepared?

Dilapidation Reports provide an accurate record of the condition of the building prior to any construction work taking place. Parties, with an interest in the condition of a particular property at the end of a building project, sign the Report with a view to it being a safeguard should a dispute arise over alleged damage caused during the works.

What is recorded?

Generally all accessible areas interior, exterior and roof exterior areas are viewed and photographed from ground level or balconies.

Which types of properties are inspected?

Mainly domestic dwellings and sometimes commercial buildings, municipal infrastructure and landscaped areas. The extent of the dilapidation largely depends on the size of the project. Large infrastructure projects, like main roads, tunnels and pipelines sometimes mean that Dilapidation Reports are carried out on thousands of properties.

Construction & Project Management

We provide a full project management service for the construction industry. To ensure that each site has and complies with the Project Management Plan.

Our goals are to complete projects on or before time and under budget without compromise to the Quality of the project and the safety of the site.

We are contracted to complete projects from start to finish or to give that final push to complete the project.

We are also engaged to be the client's representative to liaise with architects and Builders. We are also engaged by Developers and Owner Builders as a trouble shooter to complete projects with disputes with other Builders, Consultants, Unions, Work Cover and sub-contractors.

What we do in our project management and consultancy service

- Define and establish the Client's objectives, communication and reporting requirements.
- Arrange on behalf of the Client all consultants' commissions including the ongoing administration.
- Assist in securing advice on town planning matters relating to the project.
- Prepare and monitor a programme for design and documentation.
- Arrange, call and analyse tenders and report to the Client for consideration.
- Carry out the functions and duties and exercise the powers of the Superintendent under the building contract.
- Monitor progress on site in conjunction with the Consultants.
- Assist the Client in obtaining all the necessary certificates on the completion of the works.
- Instigate all pre-commissioning checks and the drawing up of defects lists.
- Assist in obtaining all necessary test certificates together with warranties.
- Manage the production of all necessary operating manuals and as-built drawings.
- Manage the remedy of defective works carried out by the Contractor/Construction Manager during the defects liability period is co-ordinated with the Client to minimise disruption.
- On expiry of the defects liability period and on satisfactory completion of all defects issue the Final Certificate.

ZRB Consulting has passion to ensure and satisfaction within the construction industry. We are advocates of partnering with our clients to ensure their vision is the completed project. The more unique and challenging the project the happier we are.

ZRB Consulting's back ground is in Construction and Project Management, each project is managed as such, using a variety of construction management software packages, and these programs are interlinked for seamless construction progress, what this all means is that we know exactly when and who to have onsite at any particular stage.

ZRB Consulting can provide a range of flexible and diverse contractual agreements, including but not limited to:

- Construction / Project Management on a fixed fee or percentage
- Cost Plus Construction
- Fixed Price / Lump Sum Construction

Estimating

ZRB Consulting offers a full estimating service and a full Bill of quantities for your project. Whether you are a home owner and want to get an idea of what your dream home will cost.

Builders we can provide a service with a full estimate with a full bill of quantity for the project you are tendering on.

Trades we can help you quote on that job you don't have time to price, we have provided quotes for Concreters, Bricklayers, carpenters, tilers and painters.

We provide full details using Buildsoft estimating programme.

Building Consultancy

We offer a full service to assist a home owner and owner builder go through the entire process from choosing a draftsman or architect, lodging a Development application, getting a Basix certificate, engaging engineers and obtaining the final occupation certificate.

Our service also helps owner builders seek quotes from qualified tradesman to ensure they get the best value for money, we also check the work from the tradesman to ensure all work is completed as quoted and quality complies with the building code and relevant Australian standard.