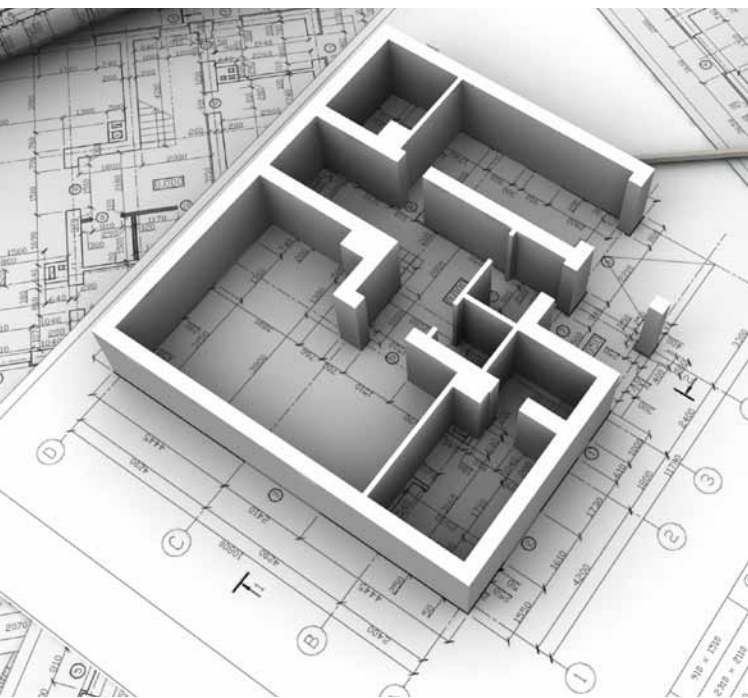




# ARE YOU BUILDING A NEW HOME OR BUYING OFF-THE-PLAN?



HAVING A NEW HOME BUILT IS THE SINGLE BIGGEST INVESTMENT YOU WILL EVER MAKE. YOU NEED TO ENSURE THAT YOU'RE GETTING THE QUALITY AND FINISH THAT YOU'RE PAYING FOR, AND THAT YOU AREN'T UNKNOWINGLY GETTING A POORLY BUILT HOME THAT DEVELOPS DEFECTS WITH THE POTENTIAL TO COST YOU THOUSANDS OF DOLLARS IN RECTIFICATIONS AND REPAIRS IN THE FUTURE. NOT TO MENTION THE EFFECT THEY COULD HAVE ON THE RESALE VALUE OF YOUR HOME.

To protect your investment and ensure your long-term satisfaction and peace of mind, you should enlist the services of New Home Inspections to be the final independent judge on the quality and finish being constructed into your new home. We specialise in the independent inspections of new homes whilst they're under construction, at their hand-over stage and during their contractual maintenance period.



## New Home Inspections

BUILDING CONSULTANTS AND QUALITY INSPECTORS



HAVING A NEW HOME BUILT IS AN EXCITING TIME, BUT WITH IT COMES THE STRESSES AND RISKS ASSOCIATED WITH THE UNFAMILIAR TERMINOLOGY AND UNKNOWN PROCESSES. NEW HOME INSPECTIONS ARE INDEPENDENT EXPERTS WHO WILL HELP MINIMISE YOUR STRESS AND RISK IN REGARD TO THE QUALITY AND FINISH OF YOUR NEW HOME, AS WE FULLY COMPREHEND ALL OF THE TERMINOLOGY AND PROCESSES INVOLVED, AND WILL ENSURE YOU GET THE QUALITY YOU'RE PAYING FOR.



## THE TRUTH ABOUT THE PROTECTION YOU'RE NOT GETTING

**FACT 1** – A builder must engage a building surveyor to issue a building permit, conduct the 3 mandatory stage inspections and issue a Certificate of Occupancy. BUT! Their inspections only check your foundations, framework and the completed works from a health & safety point of view. The Building Act states that a Certificate of Occupancy is not evidence that the building complies with the Building Act & Regulations, nor is it a statement that your new home has been completed in accordance with your contract and specification, or even that it is of an acceptable quality of workmanship!

**FACT 2** – A builder must provide warranty insurance on your new home, BUT! This insurance only covers structural items for six years, non-structural items for two years, and is a 'last resort policy' which means you can never make a claim on it while your builder is still trading, leaving you to slug it out with them through the legal system if they aren't willing to return to your home and properly rectify things!

**FACT 3** – Most banks and financial institutions will carry out inspections on your new home. BUT! These are only done to ensure that the house they are lending money against has actually been built – they are not done to make sure you are getting a good quality home!

**FACT 4** – Many builders are now claiming to have their own independent quality checks, BUT! How can these checks possibly be independent when the builder not only sets the criteria for each inspection but also pays the fees?

**FACT 5** – The reality of the domestic building industry is that it is full of poorly trained and overloaded supervisors who are under constant pressure from their bosses to meet production deadlines. To keep their jobs moving they often use untried and unskilled workers to the detriment of the building work on your new home. Mistakes are normally quickly covered over and forgotten about only to become your problem after handover.





## SO HOW CAN YOU PROTECT YOURSELF AGAINST ENDING UP WITH A DEFECTIVE HOME?

The only way to truly protect yourself and your investment is to employ the services of a completely independent quality inspector – one with an uncompromising eye for detail, who is fully versed in the Building Code, Australian Standards and all other industry acceptable standards and tolerances – to inspect your property and ensure your new home doesn't have any hidden surprises. Doing so will ensure that you're getting the quality and finish that you're expecting.

## WHY NEW HOME INSPECTIONS SHOULD BE YOUR FIRST AND ONLY CHOICE

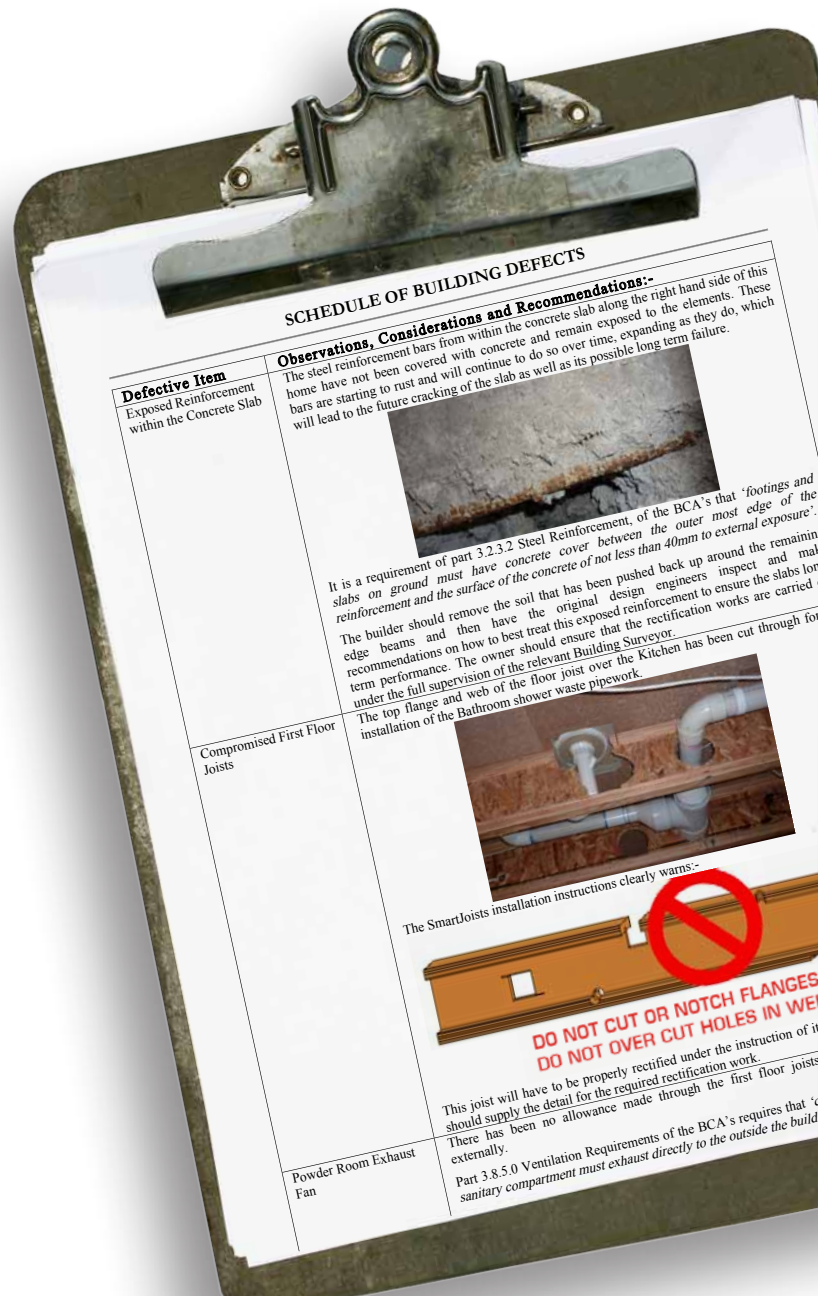
New Home Inspections is Melbourne's only truly independent inspection service that works exclusively for consumers. We do not work for builders or developers because we never compromise our ability to offer you an unbiased and accurate opinion. We work exclusively for YOU, the home owner, and are dedicated to giving you an honest, fully comprehensive report on the quality and finish in your new home. We do not do new home inspections as an add-on or sideline service – the inspection of new homes is our only business.

## PROVEN RESULTS

New Home Inspections has been ensuring new home buyers get the quality they've paid for, for over a decade. In fact, we've inspected over 8000 properties for our customers in that time, so you can be secure in the knowledge that when you use New Home Inspections you're working with the best in the business.

### Sample Report

We'll provide unbiased, fully comprehensive reports on the finish and quality of your new home, with every item clearly referenced back to the particular Building Code, Standard or Guideline it breaches.





## HOW WE ARE DIFFERENT

NEW HOME INSPECTIONS VS COMPETITORS	OTHERS	NHI
Inspectors are qualified tradesman & have been registered builders in their own right with over 30 years industry experience	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have the technical, practical & contractual knowledge of all facets of the building industry	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have carried out 8,000+ quality inspections on new homes over the past decade	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are 100% independent and work exclusively for you the home owner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Specialists in inspecting new homes as their only business – not as a sideline to the ones they carry out for builders, developers and on older existing homes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have an intimate knowledge of the Building Code, Australian Standards, Building Acts and Regulations as well as all other industry acceptable standards and tolerances	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dedicated to quality follow up after Inspection Reports are delivered	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The quality inspection service that builders recommend to their family and friends – but not to their clients!	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

## LIST OF SERVICES

New Home Inspections offers a full range of services that will protect you right through the building process of your new home:

- Pre Contract Reviews and Advice
- Frame Stage Inspections
- Pre Plaster Stage Inspections
- Fixing Stage Inspections
- Pre Handover Inspections
- Maintenance Stage Inspection
- Pre Settlement Inspections
- Specific Problem Inspections
- VCAT Reports and Costings

## DON'T BECOME A BUILDING HORROR STORY

At New Home Inspections we wish you luck for the exciting but all too often stressful times ahead. Please, for your long-term peace of mind and to protect your new investment, contact us and we'll ensure that you get the quality you're paying for.

**ENQUIRIES & BOOKINGS LINE:**

**9708 2500**

**EMAIL**

[info@newhomeinspections.com.au](mailto:info@newhomeinspections.com.au)

**WEBSITE**

[www.newhomeinspections.com.au](http://www.newhomeinspections.com.au)



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Servicing All of Melbourne and its Surrounding Suburbs



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