



Commercial and Residential Property Inspections

MELBOURNE'S LEADING INDEPENDENT SPECIALISTS IN PROPERTY INSPECTIONS

SPI Property Inspections is an independent building inspection company, covering Greater Melbourne and Central Victoria.

We pride ourselves on providing our clients with a quality service that focusses on attention to detail and providing a professional service.

SPI Property Inspections is a member of the Master Builders' Association Victoria and the Housing Industry Association, Australia's largest and most respected housing industry organisation.



LOCATIONS

Our central office is located in Boronia. We service clients for building inspections across Melbourne metro, North and North-East Victoria, Mornington Peninsula, Geelong and Central Victoria. As our Inspectors are based in locations across Victoria, we are generally able to carry out individual inspections or larger project work wherever the client requires us. Our Inspectors are all mobile and are happy to travel if required.



CONTACT US

Address: [PO Box 277, Boronia VIC 3155](#)

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Email Address: info@spipropertyinspections.com.au

Website: www.spipropertyinspections.com.au

Operating since: 2002

2002-2009: branded as Superior House Inspections

2009-today: rebranded as SPI Property Inspections

RANGE OF COMMERCIAL SERVICES

Commercial Inspections: building condition reports on all non-residential properties, including structural and building services

Dilapidation Reports / Property Condition Surveys: condition reports on adjacent properties prior to building construction work

Street Asset Surveys: records the condition of community assets such as road surfaces, kerb and channelling, footpaths, nature strips, crossovers, services, pit lids and signs

Special Purpose Inspections: reports on a specific defect or issue within a property, with recommendations for moving forward. This report can also be used for mediation proceedings.

Roof Inspections: reports on the condition of roofs and gutters, to identify any defects and maintenance issues i.e. water ingress

Defect Inspection: reports on defects to be rectified within the builder's warranty period

Essential Safety Measures: we partner with fire services auditors and technicians to provide monitoring services to ensure you meet ESM compliance requirements

Leak detection: investigates the source of the leak and advises on the best course of action to rectify the situation

Structural Engineering Survey: we can engage structural, soil and geotechnical engineers



RANGE OF RESIDENTIAL SERVICES

New Home Construction Inspections: six stages through the construction process: contract review, base, frame, lock-up/pre-plaster, fixing and final inspection, plus a follow-up maintenance inspection post-completion as required

Final Inspections (PCI): checks that fixtures and fittings are installed correctly. This inspection ensures that the building works are complete in accordance with contract documents

Owner Builder Defects Reports: (also known as 137b Reports) mandatory reports for owner-builder vendors to fulfill Section 32 requirements

Pre-Purchase / Vendor Reports: for existing homes and investment properties

VCAT / Expert Witness: preparing VCAT compliant reports and attending VCAT hearings to provide an expert opinion

Pest Inspection: we can offer our clients with a comprehensive pest inspection, delivered by a specialist pest inspector

Swimming Pool and Spa Safety Fence & Barrier Inspection: having your safety barrier inspected by a VBA-registered inspector to make sure it meets Australian safety standards or rectify any issues or defects identified

Tax Depreciation Schedules: assisting property owners and investors to determine tax deductions available to them

EVIDENCE OF OUR EXPERIENCE

North East Link Project - North East Link North Alliance

SPI was engaged to carry out Pre and Post Construction Surveys on residential and commercial properties located in sections of Watsonia and Greensborough. SPI has also carried out video and walking street asset surveys on community assets for this project.

TLC Homestead, Wallington - TLC Aged Care

We carried out PCI/Defects inspections of the newly constructed aged care facility in Wallington. Our inspection included 9 wings of the property and external courtyards, prior to final handover. We also assisted the client and builder by monitoring the rectification works. This included updating their internal defects software (defectID) on a regular basis.

Dilapidation Surveys – Ramvek Pty Ltd

Ramvek has engaged SPI on many occasions to prepare dilapidation survey reports associated with their construction projects. This has included the externals of an inner-city hotel in Swanston Street including the entrance laneway, hotel and surrounding residential properties in Footscray and a restaurant in Federation Square. We also undertook a commercial building condition report of a 4- level restaurant/bar in the CBD for Ramvek.

Ambulance Victoria—Regional Sites, Stage 1 and 2 — Solutions Three

For this project, SPI was appointed to provide property condition surveys of 25 regional Ambulance Victoria stations, including reliever's residences. We also assisted with structural engineering inspections which required an additional in-depth assessment of the property.



EVIDENCE OF OUR EXPERIENCE CONT...

B.E Apartments Project - Element Five

We carried out property condition surveys on all residential and commercial properties adjacent to project works. This project involved approximately 60 properties.

Goodstart Early Learning Centres - Greencap

SPI was engaged by Greencap to carry out building condition reports at four childcare centres across Melbourne. The sites included Narre Warren, Mount Helen, Carnegie and Mooroolbark.

Defects Inspection - Your Owners Corporation

SPI was engaged by Your Owners Corporation to carry out a defects inspection at a 23-unit block, including the common areas and roofing.

Defects Inspections - Pentagon Group Australia

We have assisted Pentagon Group Australia on numerous projects, completing defects inspections of townhouses at their development sites in Greensborough and Airport West.

Caulfield Hospital - Ducon

We carried out a special purpose inspection to assess the water damage in one specific area of the hospital.

Roof Inspection at an apartment block in Ascot Vale - Prestige Strata SPS

We carried out a roof and roof drainage inspection at a 58-unit apartment block complex in Ascot Vale to inspect and assess water ingress and provide rectification solutions.

WHAT OUR CLIENTS ARE SAYING ABOUT US

Joshua Wrigley - Your Owners Corporation

"Working with SPI has always been a pleasant and professional experience. We highly recommend SPI to all our clients."

Peter Cornelisz - Sinjen Group

"We have worked with SPI over a few years now and have found them incredibly reliable and thorough in their reports. They are flexible and manage to adapt to the time pressures that construction projects undoubtedly inherit. I can honestly say they have become the staple of all our projects."

Carly Russell - MHD Melbourne Homes of Distinction

"We engaged SPI to complete our dilapidation reports and found them to be professional, reliable and competitively price. Their reports are clear, precise and easy to understand and we would not hesitate to recommend them for anyone looking for these services."

Cielito M - Pre-Purchase Inspection Client

"I am very happy with the quick turnaround and the prompt response to my query and the report is comprehensive, professional, well-presented and easy to understand. I would highly recommend SPI Property Inspections."

Tess F - Topline Industries

"I am very impressed with the service you have provided us, very prompt and professional and will definitely recommend your company."



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WHAT OUR CLIENTS ARE SAYING ABOUT US CONT...

Kelvin - New Home Construction Inspection Client

"Very happy with my decision of choosing SPI. I had 4 stages' inspections for my new home construction and it was always easy to communicate with the office, make bookings or have follow-up enquiries. My inspector has been very responsive, punctual and thorough during the inspections. He is very experienced and always patient in answering client's queries."

Danielle K

"From start to finish, SPI were great. I had a highly qualified former architect inspect my property. He was quick to provide a preliminary opinion. Working towards a tight deadline, it was refreshing to have a building inspector that was able to work quickly, was able to communicate clearly and cost effective."

Leanne Gretgrix - Building Condition Report

"High recommend SPI Property Inspections. Great reports, well priced with prompt and professional service. We organised everything from interstate and they couldn't be more helpful, keeping us updated at all stages."

Teresa Wing - Final Inspection (PCI) Client

"It was a great experience to choose SPI. They can arrange an inspection within a short period of time. Their sales coordinator was also very prompt to reply to any questions. Great service!"