

Owner Builder Defects (137B) Reports

At The Home Inspection Hub, we understand that a Defects Report can be an unpleasant surprise. So let us explain why you need it and how we can help through the process.

Under Section 137B of the Building Act 1993, any renovation work that has been completed needs to be inspected by a suitably qualified person. The Owner Builder Defects Report forms part of your Section 32 documents. The purpose of the report is to protect both the purchaser and the owner so they know the condition of the renovated property before a transaction takes place.

The report highlights any faults or defects in the building work, any incomplete work and will identify if second-hand materials have been used. Some of the types of renovation work we check include:



CARPORTS



GARAGE / SHED



EXTENSIONS



KITCHEN



RETAINING WALLS



FENCES



DECKS



FULL HOUSE
RENOVATION



BATHROOM
RENOVATION



TILING



DRIVEWAY



OTHER SMALL
SITUATIONS

Why is an Owner Builder Defects Report with The Hub so important?

- ✓ An Owner Builder Defects Report can only be provided by a prescribed practitioner. At The Hub, we have a number of suitably qualified Inspectors who can inspect your renovation work and prepare the 137B Report.
- ✓ We can prepare the report on our custom-built iPad inspection app and then send the report straight to your conveyancer if need be.
- ✓ The 137B Report will enable the owner of the property to obtain Builders Warranty Insurance which is required for any domestic work with trade value over \$16,000.
- ✓ Under the Building Act, it is an offence to sell your property within the 6.5 year timeframe without a Defects Report and Builders Warranty Insurance. It's important to note that heavy penalties apply for non-compliance.
- ✓ In addition, if you fail to provide an Owner Builder Defects Report, the purchaser has the right to pull out of the sale agreement without incurring penalties.

