



SAURUS
CONSTRUCTIONS PTY LTD
BUILDING, POOL & PEST INSPECTIONS

P: 0428 823 667

E: bookings@saurusconstructions.com.au

w: saurusconstructions.com.au



SAURUS CONSTRUCTIONS

Office Hours:

Monday to Friday 9am – 1pm

Office Landline – 07 41210714

Saurus Constructions Mobile Phone: 0428 823 667

Email: bookings@saurusconstructions.com.au

Website: saurusconstructions.com.au

Inspection Times:

Monday to Friday, 6am – 6pm

Saurus Constructions Pty Ltd provides Building, Pool and Pest Inspections to the Fraser Coast, Sunshine Coast, and Wide Bay North Burnett Regions. Rebecca and Clinton are committed to providing the best professional service, using the latest technologies, and delivering comprehensive same-day reporting for their clients.

What we offer:

- **Building and Pest Inspections:** Remove the risk of purchasing a defective property and make your decision an informed one with a comprehensive pre-purchase inspection report, we use the latest thermal image technology, and all our building and pest inspections are done to comply with the Australian Standards.
- **Pool Inspections:** If you are leasing or selling a property with a pool you must have a valid pool safety certificate. **Residential pools and spa certificates** are valid for two years. **Commercial pool safety certificates** are required for any shared pool. Because the risk is higher, shared pools must be inspected every 12 months, so it is important to find an inspector you can trust.
- **Vendors Reports:** Identify any issues with your property that may affect the sale by getting a vendor's building and pest inspection completed before you list it for sale. This gives you the opportunity to address them before going to market. It also gives potential buyers confidence. Which can help you sell your property faster and at a better price.
- **Handover Reports:** Saurus Construction's **(pre-settlement) handover building inspection** is a service where Clinton Bargaquast, our experienced, independent and QBCC licensed builder, thoroughly inspects the property and provides you with an objective, detailed report — ensuring the building is up to an acceptable standard at settlement. We pride ourselves on same day reporting. Our report will include digital photos and detailed descriptions of the type and location of any defects identified, so they may be rectified by the builder. You can forward our **handover report** to your builder and formally request for the defects to be rectified. Unlike other handover inspection businesses, we are happy for you to arrange a time for you and the builder to be present at our inspection.

Clinton Bargaquast our inspector takes his time to carefully inspect the interior and exterior of the property, including the roof, building, sub-floor structure and more.

MEET THE TEAM

Clinton and Rebecca Bargaquast - Inspectors

We are Clinton and Rebecca Bargaquast, founders, and directors of Saurus Constructions Pty Ltd. We are a husband-and-wife team with three lovely sons and have been in the building business for over 30 years.

Saurus Constructions was established in 2007. We are immensely proud of our journey and the great reputation we acquired among our peers and community along the way. We love living in this part of the world and servicing the Fraser Coast, Sunshine Coast, South Burnett- Gayndah-Mt Perry and Mundubbera regions.



In our spare time, we enjoy being with family and friends, overhauling vintage cars, fishing, and camping. We take great joy in planning our next projects and adventures because life is short and we really like working hard on our goals. We have built nine house and land packages, renovated, and flipped 13 for ourselves (lost count for others) and we manage our own rental investment properties – Rebecca gets attached to some we are meant to buy and flip- so we rent them out!

Casey Massicks – Admin and Marketing

I am new to the building industry; I bring with me several years of administration and marketing experience in various government departments.

I moved to Australia with my family when I was 14 in 2004 from Auckland NZ and have fallen in love with Queensland, but come footy season, I'm the All-Blacks biggest fan. I also have two boys under the age of four who keep my husband and I extremely busy.



Since moving to Australia we've loved exploring the Fraser coast beaches, playing in the surf and enjoying BBQs (in the shade!). But I have to say, who doesn't love binge watching true crimes on Netflix, after you've put the kids to bed?

I am looking forward to using my digital marketing skills to promote Saurus Constructions make sure they stand out amongst the crowd.

Booking a Building and Pest Inspection:

Congratulations on the sale of the house! Now it's time to book a B/P. You can either get your client in touch with us via phone or the website. Otherwise, we can help you book it as well via the above-mentioned methods.

We have between 4 & 7 time slots available online Monday to Friday depending on location and inspection type the client is booking.

We service a large area and a variety of inspections to ensure the flow for the day we do not notify you your allocated time slot until the day has been fully booked and mapped out by Casey – We understand you require as much notice as possible, so we ensure you are sent your agent questionnaire ASAP

Booking Times Slots Look Like This:

- 6:00am to 8am
- 7.30am to 9.30am
- 9am to 11 am
- 10.30 to 12.30pm
- 12pm to 2pm
- 1.30pm to 3.30pm
- 3pm to 5pm

Why Time Frames Instead of Set Start Times

We know this is frustration beyond measure for some agents who like to attend inspections, we are also aware this can be inconvenient for the Homeowners/Tenants.

Please understand having set times, we had a lot of wasted wait time on the side of the road which made for an unproductive & extremely unnecessary long day for Rebecca & Clinton. With this new system and Casey in the office we can accommodate for last minute cancellations, squeeze in that emergency appointment, extra travel time or no travel time required, unexpected wait time e.g., roadworks or an accident.

Since we started our industry has changed dramatically – by introducing the use of lockboxes & no longer meeting with buyers, our onsite time has reduced. With Clinton and Rebecca working together, residential Building and Pest inspections can take 40mins onsite, and 40mins offsite to write the report and have it emailed to our client before starting our next inspection.

In one day, it's not uncommon for us to inspect a variety of jobs including commercial buildings, residential homes, & pool inspections. None of the inspection onsite time are the same, time frames give us the flexibility we require to service all our clients and not leave anyone disappointed.

How we believe we can help is with **ETA** on the day of inspection. We can call Agents one hour prior to notify of them our arrival time so nobody is standing around waiting for us to arrive

Our business prides itself on communication, we also extend this service to homeowners and tenants. If agents can supply contact details when confirming the booking, we can contact the tenant/owner when we are on our way.

**We understand the privacy laws and that this is not always possible.

Area's we Service:

- Wide Bay (Including Childers and Biggenden) Monday – Thursday

- Bundaberg (Including Gin Gin & Bargara) Thursday fortnightly
- Gayndah (Including Mundubbera, Eidsvold, Mt Perry & Monto) Friday Fortnightly
- Sunshine Coast – by appointment only

What Information is Needed:

All the information is prompted for you to fill out on the booking form, if you are doing it via phone we will need to know

- Name of Client
- Contact number and email
- How soon it is needed to be completed
- Address of the property
- If it is tenanted, owner occupied, or vacant

What happens if the House is tenanted?

If the house we are going to inspect is tenanted, we now **need a copy of the Form 9 Entry notice**. This is due to a number of incidents where tenants have denied access or made access difficult. By having a copy of this form on hand, it eliminates any disputes with tenants

If you are making the booking via phone, please ensure all this information is ready to go so we can capture what we need.

Alternatively, booking through the website is preferred.

The image displays three screenshots from the SAURUS website. The leftmost screenshot shows the main navigation menu with categories: SERVICES, OUR TEAM, LOCATIONS, FAQs, BLOG, and CONTACT, and a prominent 'BOOK ONLINE' button. The middle screenshot shows a 'Location' dropdown menu with options: Wide Bay (checked), Gayndah, Bundaberg, and Sunshine Coast. Below the locations is a calendar for July, with the 30th and 31st highlighted in red. A red text prompt says 'Choose a date above to see available times'. The rightmost screenshot shows a booking summary page with a 'CHECK AVAILABILITY' button and a list of services: Building & Pest Inspection (+\$475.00), Inspection Booking (\$0.00), Service - Building & Pest Inspection (\$475.00), Subtotal (\$475.00), and a list of other services like Vendors Report, Pest Inspection, and Building Inspection.

Making the Booking:

Our website is very user friendly; it allows bookings to not only be made on the computer but on your phone or tablet as well.

1. Go to sauruscontructions.com.au, and select the BOOK ONLINE (photo 1) option
2. Select the area you are booking for (photo 2)
3. Select the date (photo 2)
4. Select the Inspection you require

*** Please note:

Price displayed on this screen is subject to change if travel is required, or if there are addition building charges required

Online Booking Colour:



Red – This Means our day is fully Booked out



White – We are unavailable this day



Green – Book away

This is what the online booking page looks like



BOOK ONLINE



Billing details

Clients First Name *

Clients Last Name *

Phone *

Email address *

Apartment, suite, unit, etc.

Inspection Street Address

Suburb *

State *

Postcode *

Country / Region *Australia

Sale Options *

Agents/ Owners Name *

Agent/ Owners Number *

Is the property high or low set? *

Occupied or Vacant *

Type of Inspection *

Is the Property Rented *

Are you booking a 6am appointment? (Note this property needs to be vacant and approved by agent) *

Beds *

Baths *

Car Spaces *

Sheds *

Pool *



Saurus Constructions Customize 0 + New Edit Page Howdy, Beck Saurus Admin

SAURUS SERVICES OUR TEAM LOCATIONS FAQs BLOG CONTACT [BOOK ONLINE](#)

Additional information

Order Notes (optional)

Notes about your order, e.g. special notes for delivery.

How did you hear about us? *

Social Media x

I acknowledge price is subject to change after staff have verified location & details of property *

Your order

| Product | Subtotal |
|--|-----------------|
| Inspection Booking x 1 Service (\$460.00): Building & Pest Inspection Booking Date: April 4, 2022 Booking Time: 6:00 am Location: Wide Bay | \$460.00 |
| Subtotal | \$460.00 |

Location: Wide Bay

| | |
|-----------------|-----------------|
| Subtotal | \$460.00 |
| Total | \$460.00 |

Check booking availability

[REQUEST INSPECTION](#)

SAURUS

Saurus Constructions Pty Ltd are committed to providing the best professional service, using the latest technologies and delivering comprehensive same-day reporting for their clients.

EXPLORE

- Building & Pest Report
- Vendor Inspections
- Handover Report
- Pool Inspections
- Online Booking
- Contact

CONTACT

0428 823 667

Reception Hours
Monday - Friday
9am till 1pm

27 Georgia Way, Oakhurst QLD
4650.

LICENCES

Saurus Constructions PTY LTD
QBCC 15082743

Clinton Bargaquast
QBCC 719470

Pool Safety Inspector
PSI 102204

- Complete the required information on the next screen. This helps us capture all the information we need to know about the property
- Client/Agent must tick the box regarding the price before they can proceed with the booking. This price is due to change depending on travel and or additional building charges
- You must hit the Request Inspection button to book the inspection

Confirming a Booking:

Once the run for the day has been organised, we will now send you a SMS message or your office an email with link to our questionnaire which will allow us to capture all the information required for us to gain access to the property

This questionnaire is returned to us as an email, and we can add the information to the client file – this is a fantastic system one I hope you find helpful, productive and stress free

We know not all bookings are going to be suitable and we now are able to be more flexible so please contact Casey to move you time frame or date

We know your time is valuable so reaching out to us has never been so easy

Saurus Construction Mobile Phone 0428 823 667
6am to 7pm Monday to Friday please leave a SMS or voice message A/H

Saurus Construction Landline 07 41210714
9am to 1pm Monday to Friday please leave a voice message A/H

Office email bookings@saurusconstructions.com
Monday to Friday 9am to 1pm office staff will respond to emails

Contact us through our website www.saurusconstructions.com.au

Not shown in Shared with You

Hi Rebecca

We have a Building and Pest
Inspection booked for 00
Month 2022

At: ****Enter Address Here****

Entry Time:
07:30am - 9:30am

If this time and date is suitable
please complete the below
questionnaire.

we look forward to working
with you.

Saurus Constructions

[saurusconstructions.com.au/
questionnaire](https://saurusconstructions.com.au/questionnaire)

Not shown in Shared with You



You need to click this Link to open
the questionnaire

Please hit the link at the bottom of the text.

This is one of the text messages that will be sent out to you once the day has been set. The link at the bottom is a clickable link that will take you to the questionnaire to complete.

AGENT QUESTIONNAIRE

Agents Name

Inspection Address

Is this property?

Owner/Occupied



✓ Owner/Occupied

Tenants – Please Email
Saurus Constructions a
copy - Form 9 Entry
Report

Vacant

Please complete your name in the top box and the Address we are Inspecting. The next option is a drop down menu. Please select the relevant option. Please be sure to send a copy of the Form 9 Entry notice to us.

How do we gain entry to the property?

Clinton and Rebecca will be onsite for the inspection for a

1 ✓ Owners

Tenants

Agent

Saurus Constructions staff pick up keys from your office

Lockbox at property

Keys in meter box

A door left open

Drop down box options here will show us how we can gain access to the property.

How do we gain entry to the property?

Clinton and Rebecca will be onsite for the inspection for a total of one hour.

Owners



Any notes for our team such as lockbox codes

This blank section is available for you to add any notes that you think is important for us
Examples may be

- Back Door Open
- Keys under Mat
- Key in door around the back
- Lockbox codes

Our lockboxes are a great option as they are completely safe for leaving keys in on the property. The code is private between Saurus Constructions and the Real Estate.

When opting to use the lockbox be sure to add intended lockbox location and code when filling out the agent questionnaire – also add how you would like the keys returned

The good thing about these boxes as they can be used again and again, and for other companies as well.

If you do not have a lockbox and would like one, please call the office on 07 41210714 between 9am and 1pm and Casey can organise to get one sent to you.

Options to return keys

- Leave on site for yourself or another tradesman to collect
- We can return keys and lockbox to your office or agreed location

Anybody meeting Saurus Construction Team onsite

Yes



✓ Yes

No

Please indicate here if you or a representee from the agency will be meeting us

Who will be onsite at time of inspection?

The Owner



✓ The Owner

The Tenant

An Agent

Do not expect anybody to
meet with you

Please indicate who will be onsite at the time of inspection

Who will be onsite at time of inspection?

The Owner



Contacts Name

Contacts Phone

Any animals at the property?
Any Instructions for the
Saurus Construction team

SEND REQUEST



Providing us with the contact details for the current residents allows us to make direct contact with them if there is an issue, to let them know we are on the way, or if we are running late. We understand this can be a privacy issue in some cases – where possible please provide a contact name and number.

The final box is a great method of letting us know of any pets on the property, and if they are indoor or outdoor animals. We want to make sure that we don't let any animals out by mistake.

Once you have completed all the information be sure to press the Send Request button. All the information provided will then be emailed to us for our records.

Form 9:

When sending the Form 9 to tenants, please ensure that you cc us in on that email so we have a copy for our reference.

Accessing the Property:

We have a few different options when gaining access to a property

- Owners or Tenants letting us in
- Real-estate Agent Meeting us on site
- Picking up Keys from the office
- Keys being left in the mailbox or lock box supplied by us

Our lockboxes are a great option as they are completely safe for leaving keys in on the property. The code is private between Saurus Constructions and the Real Estate. Just text through the code and the location of the box the night before the Inspection. The good thing about these boxes as they can be used again and again, and for other companies as well.

Office Hours/Staff:

What's great about our office, is we now have a dedicated office staff who are available Monday – Friday 9am to 1pm, to help with all your questions and concerns.

Casey oversees bookings and the day to day running of the office. She sets our jobs for the day and the order to run in.

It is now best to contact her on

Saurus Construction Mobile Phone 0428 823 667
Monday to Friday please leave a SMS or voice message A/H

Saurus Construction Landline 07 41210714
9am to 1pm Monday to Friday please leave a voice message A/H

Office email bookings@saurusconstructions.com
Monday to Friday 9am to 1pm office staff will respond to emails

Contact us through our website www.saurusconstructions.com.au

Casey will get back to you and help to find a solution.

**ONCE A CLIENT HAS MADE AN ONLINE BOOKING
THIS IS AN AUTO EMAIL SENT TO THEM**

Thank you for your booking

Casey in reception will be in contact to escalate the booking process.

Reception is open 9am to 1pm Monday to Friday 07 41210714

What Happens Next

- **Entry**
Casey will contact the real estate agent / homeowner to book a start time frame for your allocated day and organise entry to the property - you do not need to do this for us
- **T&C's**
Casey will send you a document to fill out online - agreeing to our terms and conditions Please fill out ASAP - this is a legal document and also sets the template for your report - we can not conduct your inspection without this returned document- Please check you junk folder for this as it has a high security attached
- **INVOICE**
Casey will send you an invoice - full payment is due 3 days prior to inspection

For all booking enquires or questions regarding your booking please contact Casey in our office on 07 41210714 Monday to Friday 9am to 1pm

****** Please Note ******

*****Saurus Constructions does not meet clients at time of inspection *****

We have lots of helpful information on our website including trade lists - tips - blogs - meet the team - Q & A

www.saurusconstructions.com.au

We look forward to working for you
Kind regards

Clinton and Rebecca Directors of Saurus Constructions PTY LTD

EXPLORE

- [Building & Pest Report](#)
- [Vendor Inspections](#)
- [Handover Report](#)
- [Pool Inspections](#)
- [Online Booking](#)
- [Contact](#)

CONTACT

0428 823 667

Reception Hours

Monday – Friday

9am till 1pm

27 Georgia Way, Oakhurst QLD 4650.

When looking at the website all the links that you see are clickable and also PDF printable! We have redesigned our website to hold a lot of information that may be needed about our inspections.

You will also see that we have a new office number. Please distribute that to all clients and potential customers. That will get the directly in contact with Reception

Saurus Constructions PTY LTD

do not on-sell reports

The underwriting in our reports do not support this – over the years we have seen many reasons as to why – un-tradesman like work being conducted after our inspection and privacy being our 2 big deciders

Saurus Constructions supports the information supplied in the report at time of inspection and we are happy to be in ongoing verbal contact to the persons who ordered the report

Without permission from the purchase of the report – **Please note we cannot forward report to a 3rd party

FOR YOUR INFORMATION – THIS IS THE WORDING ATTACHED TO OUR EMAIL WHAN WE SEND OUR REOPRTS

Please find attached the Inspection Report

Please feel free to contact Clinton on 0417 768 689 if you have any questions. Alternatively, Clinton will contact you after 5pm.

** Please Note: Reports can be distributed at your discretion. However, reports are not to be on sold for a financial gain to a third party. Third parties have not agreed to the required Terms and Conditions.

Information found in this report is current as of the date of Inspection. Any modifications, and alterations made to the property after this are at the liability of the owner. Saurus Constructions and the Client (You) cannot be held accountable for these changes.

Saurus Constructions has made the decision to not on sell the reports as a company, to protect your privacy and the integrity of the business.

Thank you for choosing Saurus Constructions.

Rebecca and Clinton Bargaenquast

We would love your feedback. Leave us a review.

<https://app.adonreview.com.au/review/saurus-constructions>

Once the report has been sent to the client you will then receive a text messaging containing a photo like the one below. Clinton will be available if there are any questions regarding the report.



PRICES

| | |
|------------------------------|-------|
| Building Inspection | \$310 |
| Pest Inspection | \$220 |
| Building and Pest Inspection | \$475 |
| Pool Inspection | \$250 |
| Vendors Report | \$475 |
| Pool Sign | \$45 |

TRAVEL FEES

**Starting from our office at 27 Georgia Way Oakhurst QLD 4650

| | |
|----------------------|--------|
| 0kms- 20kms | Free |
| 20kms- 40kms | \$10 |
| 41kms- 60Kms | \$40 |
| 61kms- 80kms | \$60 |
| 81kms- 110kms | \$80 |
| 111kms-300kms | Quoted |
| Fraser Island | Quoted |
| Commercial Buildings | Quoted |

Travel Fees - Allocated day in your Area only

GAYNDAH DAY

| | |
|-------------|--------|
| Gayndah | \$100 |
| Mundubbera | \$110 |
| Eidsvold | \$120 |
| Mount Perry | \$120 |
| Monto | Quoted |

BUNDABERG DAY

| | |
|-----------|-------|
| Bundaberg | \$100 |
| Gin Gin | \$110 |
| Bargara | \$120 |

OFFICE HOURS

Monday to Friday 9am to 1pm

0428 823 667 07 4121 0714

As we launch our business to have a strong online presents, We are always going to be keeping a friendly staff member available for that good old fashion service

To offer our clients the best possible service I encourage you to direct those who are not comfortable with online booking to call Casey on our office landline or mobile number between

9am and 1pm Monday to Friday

We would like to take this opportunity to thank you for your time and support



07 4121 0714

BUILDING INSPECTIONS

A pre-purchase building inspection by Saurus Constructions along with Clinton's professional advice and detailed knowledge, will provide you with a thorough report on a building's condition. Our report gives you peace of mind and helps you to confidently make your next purchase decision.

We will examine all the accessible areas of the building including:

- The interior
- The subfloor
- The roof voids
- The roof exterior
- The exterior
- The site.

Clinton will list all major and minor defects, potential problems and safety hazards. This is your opportunity to get an unbiased, objective appraisal of the true condition of your property.



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07 4121 0714
Monday – Friday
9am to 1pm

27 Georgia Way, Oakhurst QLD 4650.

After Hours
0428 823 667
Monday – Friday
6am to 7pm



07 4121 0714

HANDOVER REPORTS

Congratulations on your new home!

We celebrate your achievement and understand this is a big investment. Saurus Construction's (pre-settlement) handover building inspection is a service where Clinton Bargaquast, our experienced, independent and QBCC licensed builder, thoroughly inspects the property and provides you with an objective, detailed report -- ensuring the building is up to an acceptable standard at settlement.

We pride ourselves on same day reporting. Our report will include digital photos and detailed descriptions of the type and location of any defects identified, so they may be rectified by the builder.

You can forward our handover report to your builder and formally request for the defects to be rectified. Unlike other handover inspection businesses, we are happy for you to arrange a time for you and the builder to be present at of our inspection.

*** Conditions apply



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07 4121 0714

PEST INSPECTIONS

Our inspector, Clinton, will identify whether the property has any past, current or potential pest issues. Pests such as termites, wood borers, mould and fungus' can cause thousands of dollars of damage to your property and put the sale of your house at risk. Clinton will offer advice on rectification and prevention.

Termites can cause serious damage to homes and cost homeowners thousands of dollars in repairs, resulting in the loss of re-sale value to homes that have a history of past damage. We highly recommend a pest inspection when purchasing a property in and around Queensland and the Fraser Coast region.

What happens during a pest inspection? Most commonly Clinton looks for signs of moisture, which attracts wood-destroying insects like termites. He also looks for visual pest activity, like droppings, discarded wings, tunnelling and mudding.

At Saurus Constructions we use tools to help Clinton carry out his through Pest inspection such as:

Probe/tapping device

The probe is used to tap the architraves, skirtings, window reveals and frames, door jambs and other timbers for termite damage.

Moisture meter

Termites live in a high moisture environment so a moisture meter can pick up termite activity.

Thermal image camera

A thermal camera is used to scan the walls for "hot" or "cold" spots during the pest inspection. The camera measures the surface temperature of materials and displays the temperature on the screen.

Beau Brown

Beau Brown is our termite detection Dog (in training)

Beau is currently involved in a correspondence program with handler Rebecca Bargaquist.

We will keep you up to date when he officially joins the staff!

Please call Saurus Constructions for more information or to book your pest inspection.



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BUILDING & PEST REPORTS

Remove the risk of purchasing a defective property and make your decision an informed one with a comprehensive pre-purchase inspection report, we use the latest thermal image technology and all our building and pest inspections are done to comply with the Australian Standards.

Saurus Constructions will provide you with an accurate and informative building and pest inspection report, emailed to you on the same day the inspection is conducted. This helps to make the right decision about buying a property, without having to wait for days. Our comprehensive property inspection reports contain digital colour images and outline any issues with the property.

Please call Saurus Constructions for more information or to book your pest inspection.



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POOL INSPECTIONS

The safety of children in and around pools and spas is our priority. As a family business we take pride in providing pool safety inspections. We have no hidden costs, and don't charge extra for certificates, advice, minor repairs or return visits, should the pool not comply. Just one payment of \$250 and we stay with you until your pool is compliant and we issue your certificate

If you are leasing or selling a property with a pool you must have a valid pool safety certificate. Residential pools and spa certificates are valid for two years.

Commercial pool safety certificates are required for any shared pool. Because the risk is higher, shared pools must be inspected every 12 months, so it is important to find an inspector you can trust. Please do not hesitate to contact Saurus Constructions.

Make a booking or call us now.



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07 4141 0714

Q&A

What happens BEFORE inspection day?

Please book an inspection online or call Saurus Constructions. We will help assign a time for your job and confirm via email and text.]

1. Please book an inspection online or call Saurus Constructions.
2. Our receptionist will contact the agent or private sale representative with a request to arrange entry
3. Our receptionist will send you T&C's to read and return ASAP
4. Each bookings requires confirmation by one of our staff members – Once confirmed you will receive a confirmation email with a payment link, full Payment is required 3 days prior to Inspection.

Please note prices may vary upon location of inspection & inspection size. You will be contacted by one of our staff members to confirm your date, time & inspection price.

What happens ON inspection day?

- Saurus Constructions will have assigned a time for your job, however we do ask for some flexibility. We try to operate as efficiently as possible and may be a little early... except on that occasion... when we might be a little late.
- We pride ourselves on our great communications and will always stay in touch with everyone involved such as the agent, buyer, seller or tenant.
- Clinton and Rebecca (also husband and wife) operate as a team, working together onsite. Clinton is your inspector and Rebecca takes photos and notes. They'll be at the inspection site for approximately one hour.
- If someone is home Rebecca will meet the homeowner or tenant at the door and is happy to answer any questions. Also, you are welcome to stay (it's your home!), please feel free to go about as normal.
- If nobody is at home Rebecca and Clinton are happy to follow any instructions you leave for us and we will leave our business card on your kitchen table, to indicate we have been to your property and the inspection is complete.
- Saurus Constructions is required to take photos of all the floors, walls and ceilings. Clinton is a qualified inspector and by law, must be able to prove what he's assessed. Requests could occur days, weeks, even years after the inspection has been completed. Be assured, Rebecca is very aware of the laws relating to taking photos in your home and within the community. Some homeowners and tenants appreciate being aware we do take photos, prior to our inspection
- Please be aware Clinton is required to look in cupboards (although he will not be assessing your organisational skills!)

We understand an inspection can feel like quite an invasive process and we take this opportunity to thank you for your time and patience.



Saurus Constructions Pty Ltd are committed to providing the best professional service, using the latest technologies and delivering comprehensive same-day reporting for their clients.

CONTACT

Office Hours
07 4121 0714
Monday – Friday
9am to 1pm

After Hours
0428 823 667
Monday – Friday
6am to 7pm

27 Georgia Way, Oakhurst QLD 4650.



07 4141 0714

Q&A

What happens BEFORE inspection day?

Please book an inspection online or call Saurus Constructions. We will help assign a time for your job and confirm via email and text.]

1. Please book an inspection online or call Saurus Constructions.
2. Our receptionist will contact the agent or private sale representative with a request to arrange entry
3. Our receptionist will send you T&C's to read and return ASAP
4. Each bookings requires confirmation by one of our staff members – Once confirmed you will receive a confirmation email with a payment link, full Payment is required 3 days prior to Inspection.

Please note prices may vary upon location of inspection & inspection size. You will be contacted by one of our staff members to confirm your date, time & inspection price.

What happens ON inspection day?

- Saurus Constructions will have assigned a time for your job, however we do ask for some flexibility. We try to operate as efficiently as possible and may be a little early... except on that occasion... when we might be a little late.
- We pride ourselves on our great communications and will always stay in touch with everyone involved such as the agent, buyer, seller or tenant.
- Clinton and Rebecca (also husband and wife) operate as a team, working together onsite. Clinton is your inspector and Rebecca takes photos and notes. They'll be at the inspection site for approximately one hour.
- If someone is home Rebecca will meet the homeowner or tenant at the door and is happy to answer any questions. Also, you are welcome to stay (it's your home!), please feel free to go about as normal.
- If nobody is at home Rebecca and Clinton are happy to follow any instructions you leave for us and we will leave our business card on your kitchen table, to indicate we have been to your property and the inspection is complete.
- Saurus Constructions is required to take photos of all the floors, walls and ceilings. Clinton is a qualified inspector and by law, must be able to prove what he's assessed. Requests could occur days, weeks, even years after the inspection has been completed. Be assured, Rebecca is very aware of the laws relating to taking photos in your home and within the community. Some homeowners and tenants appreciate being aware we do take photos, prior to our inspection
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FOR AGENTS

BOOKING AN INSPECTION

Bookings can be made via our online booking system, or by ringing reception on 0428 823 667. Bookings will only be processed Monday - Friday 9am - 1pm. Our online booking system is available 24/7. Please note, this can be utilised by agents when booking on behalf of clients.

MEETING REQUESTS

We are now no longer sending meeting requests. Due to a number of difficulties regarding the meeting requests we have been sending, we have switched to a SMS system which now includes a questionnaire for you to complete. This is very user friendly and captures all the information needed for the Inspection.

LOCK BOXES

How It works:

Once we have dropped the lock box off to you, there are instructions on how to change the code inside of the box. The day before the Inspection place the lock box on the property (Eg attached to the fence, or screen door). Send through a picture with the location and the code for the box to Rebecca on 0402 777 889. Lock Box will be returned to the office once the inspection is completed.

KEY PICK UP

If an inspection requires us to pick up keys, we will do this the day before. Our reception staff will arrange for the keys to be collected. Keys will be returned to the office once the inspection has been complete.

COVID

Due to the constantly changing Government Mandates in regards to the COVID - 19 situation, Effective Immediately we will NOT be allowing clients to attend the inspections. This is for the safety of our staff, Clients, and the residents of the homes we are inspecting. We apologise for any inconvenience this may cause, but safety and wellbeing are the number one priority.

PETS ON-SITE

The team at Saurus Constructions are a pet loving family. While we understand it's not always possible to relocate family pets while we are there, we do ask if the following can be completed prior to our arrival:
All exotic animals (Snakes, birds, rats, and other reptiles) all be locked in their enclosures
House Cats secured in a room with a note on the door to let us know. That way we can inspect that room last and let the cat out if required.

Please ensure any dogs are secured in the back yard if possible. Please notify the agent of any behaviour issues that might affect our entry

Please provide this information in the additional information section of the questionnaire you receive



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FOR BUYERS

How long does it take?

Saurus Constructions allocate a 3-hour time slot for an inspection and guarantee a 3-hour turnaround for residential jobs and a 24-hour turnaround for our commercial clients. Clinton and Rebecca will be onsite for the inspection for a total of one hour.

What if I'm buying a home and attending at the same time as Saurus Constructions? [Please note this is only for special conditions]

If you are unaccompanied by your real estate agent, please wait for us in the comfort of your car or beside our Saurus Construction van. We will come and collect you when we are ready. At Saurus Constructions, our onsite policy for buyers includes:

- Please do not take any photos, you will be provided with plenty in the report
- Do not touch any personal belongings if we take you inside
- Leave all doors and drawers closed, we will open for you, if needed
- Do not damage the property in any way
- Please notify us immediately if an accident occurs

PLEASE NOTE: If you are after an in-depth viewing to obtain information you need (such as: measuring spaces, looking around the gardens or showing a family member or friend), this must be arranged with your real estate agent, because our timeframe, entry notice and insurances do not allow for it.

We also ask you to remember that this is someone's home, and everyone's circumstances are different, and we are not privy regarding why the house is on the market. As always, the message is to be kind -- not everyone is selling for an upgrade and moving to a better place.

Can Clinton quote or provide advice on a building job while he's there?

No. Clinton cannot quote (as a builder) on work we have inspected. For your convenience, we have a trade list we recommend



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FOR HOMEOWNERS

I have pets at the property, what should I do with them to keep them and the Saurus Construction team safe? The Saurus Constructions team are a pet loving family. We understand it is not always possible to relocate family pets while we are there, however we do ask if the following pet safety measures be completed prior to our arrival:

- All exotic animals (snakes, birds, rats, and other reptiles) should be locked in their enclosures]
- House cats are to be secured in a room with a note on the door to let us know. That way we can inspect that room last...and let the cat out of the room (should you wish)
- Please ensure any dogs are secured in the backyard if possible, and notify the agent of any behaviour issues that might effect our entry.
- Please also let us know details regarding your pets when we confirm our visit.

What are some of your top building inspection tips?

- Storing packing boxes in the centre of the room – inspectors like to tap all the architraves and inspect the walls. If there are rooms where we can't access the walls, the inspection reports may be incomplete, due to clutter.
- Unlocking the doors – If you are going to be home at time of your inspection, it's a great idea to have all the doors unlocked, especially to sheds. This saves time as we need to come and find you, you need to find keys, and this will take time. If you aren't home, we will aim to leave everything the way we found it and lock up behind us.
- Accessing the subfloor– The subfloor contains a lot of useful information we require for a report and access can be tricky at the best of times. It helps to know your entry points and whether they are screwed closed, as we cannot tamper with them. It's a great idea to have them unscrewed and ready for entry.
- Accessing the ceiling (manhole) – on the day of inspection and if possible, please have the area directly under the ceiling entry point, free of clutter for our ladder
- Cleaning the gutters – this is a hot little tip for a better report. Most of our reports identify "Debris in gutters that can lead to water ingress." This is an easy fix and looks great if this doesn't appear in your report.
- Maintaining the lawn– this gives us a great visual inspection whether there is water ponding
- Keeping gardens away from house – this gives us a great visual barrier inspection– this information also looks better in your report
- Keeping subfloor free from stored timbers – this is a great practice for future reference
- Checking for leaks or water damage – before our inspection check for plumbing leaks or downpipe damage – termites love damp areas

If you have any other questions, feel free to contact us.



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INSPECTION TIPS

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GAYNDAH TRADE LIST

Air Conditioning Services

DF Electrical Services:(07)41612684 or 0438612684

Builders/Design

LD Baker: 0438079313

JohnProvan Building: (07)41625922

NC Webber Building Services: 0439751880

Brads New and Improved Homes: 0429173340

Blueprint Drafting Services Kingaroy: (07)56708899

Building Certification

Certcorp DGL PTY LTD: (07)41501500

AAA Certifications: 1300932777

Brick Layers

Absolute Bricklaying and Concrete Services: 0428232280

Pest Control

North Burnett Property Maintenance and Pest Control: 0458654829

Cabinet Makers/Carpenters

Murgon Cabinet Makers: (07)41682600

Hatchett's Joinery Murgon: (07)41681178

Cleaners

South Burnett Superior Clean: (07)41690753

Gin Gin and Surrounds Cleaning Service: 0412659733

Concreting

Boodles Concrete: 1300291130

Earthmoving

Trevor Taylor Earthmoving: 0428159437

Burnett Mini Excavation: 0429030143

Electricians

Gayndah Sparky Services: 0416455964

Finance/Brokers

Rams Home Loans: 137267



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SUNSHINE COAST TRADE LIST

Air Conditioning Services

Sunshine Coast Airconditioning Services: (07)54770766

Gealy's Airconditioning & refrigeration, Tewantin: (07)54740993

Cool Air Airconditioning Pty Ltd: (07)54433994

Builders/Design

Coast to Coast Building Contractors: 0428616209

BTC Building: 0412570882

Perro Construction Sunshine Coast: 0408011187

A. Roller and Sons: (07)54996811

Tony Moyes Designs: 0404833236

DCM Building Design & Drafting: 0412277163

Building Certification

Core Building Certification: 0401928821

Suncoast Building Approvals: (07)54437288

Fluid Builing Approvals Building Certifiers: (07)52319806

Brick Layers

Bricklayer Sunshine Coast: (07)56463672

Sunshine Coast Bricklayers: (07)56463651

Brick Blue, Gympie: 0488488571

Pest Control

Zero Termite and Pest Sunshine Coast: 0412668845

Safeguard Pest Control Sunshine Coast: (07)54776675

Aussie Professional Pest Control: (07)54433035

Cabinet Makers/Carpenters

G&M Craftsman Cabinets: (07)54438322

Ackerman Barkle Cabinet Makers: (07)54771111

Bare Joinery: 0413399290

Cleaners

Sunshine Coast Bond Cleaning: 0437200713

Sunshine Coast Cleaner: 0449624222

Concreting

All In Concreting Group: 0488056059

Class 1 Concreting: 0421556152

OCD Concreting & Earthmoving: 0488544533



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Air Conditioning Services

Climate Control Systems: 07 41248 933
Purify Air Wide Bay: 0409 356 985

Builders/Design

Scott Thomsen Construction: 0421 778 241
DB Building Design & Drafting: 0421 447 150
Michael Russell Building design: 0741 233 654
Houston Construction Group (James): 0475 517 505

Building Certification

GMA Building Certification: 0741 236 069

Brick Layers

Craig: 0404 199 732
K & D Grimstone(Kev) 0407 940 087

Cabinet Makers/Carpenters

CWCabinets (Corey) 0439 666 515
Adam Farrell Carpentry: 0423 042 756
Maryborough Kitchens and Joinery: 0741 236677
Ben Riley Carpenter: 0422 819 334

Cleaners:

Bond Boyz (all cleaning jobs): 0413 619 611
Chilye Cleaning & Home Services: 0439 921 438
Miss Sparkles (External House Cleaning) : 0413 907 089
Fraser Coast Cleaning Services: 0478 037 916

Concreting

KJ'S Sawing and Concrete Cutting: 0417 216 296
Reece Argus Concreting: 0400 745 516
Daniel Kennedy Concreting PTY LTD: 0427 646 241

Earthmoving

Mark Wanless Earthmoving: 0402 861 492
Hose Landscaping, earthmoving, restumping and Asbestos: 07 41216644
Oakhurst Excavation: 0418 787 237
Hard fast excavation: (Bluey): 0439 010 647
Byrne Bros: 0741 234 599

Electricians

CD & DC Electrics (Calvin) 0418 763 069
Jade Fluerty Electrical: 0417 223 684 After Hours: 074122 3682
Eternal Electrical: 0420 793 939
Ian Parke Electrician: 0429 051 311
Mr Voltage(John): 0474 967 33
JR Appliance & Electrical repairs (James): 0467 751 875



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