

A GUIDE TO NHQC PRE-COMPLETION INSPECTIONS

WHAT IS AN NHQC PRE-COMPLETION INSPECTION?

In compliance with the New Homes Quality Code (NHQC), prior to the completion of your new home and, usually, after you have exchanged contracts, you will be offered the opportunity to engage a suitably qualified party to visit your new home and carry out an inspection on your behalf.

If you intend to engage a suitably qualified party to carry out an inspection, please let your sales consultant know as soon as possible.

WHAT DOES 'SUITABLY QUALIFIED PARTY' MEAN?

The only parties permitted to undertake an NHQC pre-completion inspection are those who are members of a recognised professional association undertaking surveying services in the residential housing sector – for example the Royal Institution of Chartered Surveyors (RICS) or the Residential Property Surveyors Association (RSPA).

They must also hold Professional Indemnity Insurance and only work within their competency.

If you choose to appoint a party to carry out the NHQC pre-completion inspection, we will require proof of their Professional Indemnity Insurance and confirmation of their professional association membership.

Additionally, the inspection must only be carried out using the pre-completion inspection checklist supplied by the NHQC. Inspections supplied in any other format will not be accepted.

When appointing an inspector, it is important that you check they will be using the NHQC checklist and that they are asked to carry out an NHQC compliant pre-completion inspection.

WHERE CAN I GET A COPY OF THE NHQC CHECKLIST?

Many companies carrying out these inspections will already hold a copy of the correct checklist or the latest copy can be downloaded from the New Homes Quality Board website www.nhqb.org.uk

CAN I CARRY OUT THE NHQC PRE-COMPLETION INSPECTION MYSELF OR ASK A FRIEND/FAMILY MEMBER TO DO SO?

No, unless you or your friend/family member meet the criteria for a suitably qualified party as previously described.

WHO PAYS FOR THE NHQC PRE-COMPLETION INSPECTION?

You will be responsible for all costs relating to an NHQC pre-completion inspection.

HOW WILL I KNOW WHEN TO BOOK MY NHQC PRE-COMPLETION INSPECTION?

At the appropriate time, your sales consultant will contact you to invite you book your NHQC pre-completion inspection. You will then need to contact your appointed company and ask them to make an appointment to visit your new home. Once the appointment is booked, we will confirm the details to you.

DO I HAVE TO HAVE AN NHQC PRE-COMPLETION INSPECTION?

No. It is entirely your decision as to whether you wish to appoint a suitably qualified party to undertake an NHQC pre-completion

inspection. Post-completion you will still be entitled to carry out a snagging exercise however acceptance of items at this stage will be dependent on compliance with your warranty provider standards.

HOW CAN I FIND A PARTY TO UNDERTAKE THE NHQC PRE-COMPLETION INSPECTION?

There are many companies that carry out an NHQC pre-completion inspection and you can find these through a simple internet search. You can also use a directory such as Snagging Directory www.snagginginspectors.co.uk who hold a list of companies qualified to carry out NHQC pre-completion inspections.

WHEN I HAVE FOUND A SUITABLY QUALIFIED PARTY TO UNDERTAKE THE NHQC PRE-COMPLETION INSPECTION WHAT SHOULD I DO NEXT?

1. Ensure that they are aware that you require an NHQC pre-completion inspection and not a snagging report.
2. Check they are a member of a recognised professional association.
3. Check they have Professional Indemnity Insurance.
4. Check that they will be using the NHQC approved checklist. We cannot accept pre-completion reports in any other format.
5. Provide them with the sales consultant's contact details and the plot number for your new home.