



YOUR HOME INSPECTED & PROTECTED

Our Build Quality Guarantee



SJDhomes





PEACE OF MIND

Built in

Building a new home is one of life's biggest investments, and we take that responsibility seriously. At SJD Homes, quality isn't an optional extra or an added service. It's simply how we build.

Every SJD home goes through a series of rigorous internal and independent inspections that exceed industry requirements, all at no additional cost to you. While some builders rely on the bare minimum, we go above and beyond to make sure your home is built right the first time.

Quality Checks You Can Trust

Independent Inspections by a Building Surveyor

To ensure complete quality, every SJD home is independently inspected by a building surveyor. Should you not nominate a building surveyor, Watershed Building Consultants will be assigned. Watershed is one of Victoria's most respected and long-standing building inspection firms.

Your Building Surveyor (e.g Watershed) completes up to 10 independent inspections throughout construction, from site start to completion. Of these, eight are legally required by the BPC, and two are additional 'Added Confidence' stages of inspection, provided by SJD Homes at no cost to you. All inspections are completely independent, and SJD Homes cannot influence their outcome.

Independently Audited by iCIRT

SJD Homes holds a 4-Star iCIRT Rating under the Independent Construction Industry Rating Tool (iCIRT). This independent assessment evaluates builders across capability, character, financial stability, regulatory compliance and transparency.

Achieving a 4-Star rating, the only builder in Victoria to do so, reflects our strong performance across all areas and provides clients with an added layer of confidence that SJD Homes operates to a proven, industry-recognised standard of quality and trust.

Internal Quality Assurance

In addition to your Building Surveyor's independent reports (e.g Watershed Building Consultants), every stage of construction must pass our own internal Quality Assurance process. Each inspection is completed and reviewed by your Site Supervisor and a secondary Supervisor or Construction Manager, and no work can progress until quality is confirmed.

Random BPC Inspections

Every registered builder in Victoria is subject to random inspections by the Building & Plumbing Commission. These ensure that all builders, including SJD Homes, continue to meet the highest standards across every project. According to the BPC's 2023-2024 report, less than one per cent of inspections found critical issues, highlighting that serious defects are rare across reputable builders.

Complete Transparency

Every Internal QA report, Independent Building Surveyor report, and completion certificate from trades, such as plumbing and electrical, is available to you through your MyHome Portal. You will always have full visibility of your home's progress and quality.



CONSIDERING A PRIVATE INSPECTOR?




Every client has the right to engage their own private inspector. However, it's important to understand that your SJD home already undergoes more checks than are legally required, by both independent and internal experts. If you do choose to hire a private inspector, please be aware of:

















- Licensing & Experience**
 Some private inspectors operate without proper registration or building qualifications. Watershed Building Surveyors are fully licensed and follow the National Construction Code of Australia. SJD Homes will verify the qualifications of your nominated inspector to ensure they hold the necessary qualifications and comply with relevant industry standards.
- Insurance**
 Unregistered inspectors may not carry professional indemnity insurance, leaving you without recourse if issues arise. SJD Homes only permits inspectors with appropriate insurance to access site. Watershed Building Consultants, for example, are fully insured.
- Costs, Delays & Duplication**
 Some inspectors may recommend multiple visits or withhold full reports, leading to additional hidden fees and slower progress. Most external reports repeat items already identified by Watershed or our internal team, which can add unnecessary time to the build process. In some cases, responding to duplicate reports and coordinating additional inspections may delay progress on site by weeks.

SJD Homes charge an administration fee per inspection stage when a private inspector is brought on site. This covers the additional coordination, report reviews, and supervision time required. If you intend to appoint a private inspector, please ensure this is communicated to SJD Homes before site start.



Inspection Timeline

-  SJD Mandatory Internal QA Inspection
-  Mandatory Independent Inspection by Watershed Building Surveyor
-  Added Confidence Independent Inspection by Watershed Building Surveyor

STAGE 1 Earthworks and Footings	Pre-Site	
	Retaining Wall Holes	
	Concrete Piers	
	Pre-Slab	
STAGE 2 Slab Preparation	Slab	 
	Slab Reinforcement	
	Strip Footing	
STAGE 3 Framing	Frame	 
STAGE 4 Completion	Pre-Plaster	
	Waterproofing	
	Lock-Up	
	Fix	
	Final	 

Note: Watershed Building Consultants is used here as an example. If you nominate a different building surveyor, they will conduct the independent inspections in line with SJD Homes' schedule.

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AUSTRALIA'S No.1
HOME BUILDER 2025

