

INSPECTION!

AIA A 201 THE ARCHITECT 4.2 Administration of the Contract

This is the standard regarding the Architect's visits to the site:

4.2.2. The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, **to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents.** However, **the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work.**"

And that is that, except at the time of Substantial Completion.

We should be very careful with the following:

- Never allow "inspection" as one of the Architect's responsibilities or duties in our contracts, except at Substantial Completion.
- Never allow "inspection" as one of the Architect's tasks in our documents, specifications or drawings, or in our communications with the owner, contractor, consultants, etc., except at Substantial Completion.
- Never allow "inspection by the Architect" in our conversations, except at Substantial Completion.

Question of the week

Does the Architect inspect"?

QUICK ANSWER: Only to determine Substantial Completion.

How come? Have a read: it's the standard.

WHAT IS SUBSTANTIAL COMPLETION?

Again, from the AIA A201:

9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is **sufficiently complete** in accordance with the Contract Documents **so that the Owner can occupy or utilize the Work for its intended use.**

8.8.3 Upon the receipt of the Contractor's list (*Punch List*) **the Architect will make an inspection** to determine whether the Work or designated portion thereof is substantially complete.

- *If, in the opinion of the Architect the Work is not sufficiently complete at the time of the first inspection, then another inspection to determine Substantial Completion is scheduled.*