



Omega Church Consultants, Inc.

architectural • financial • consulting
construction management

Inspections and Billing Review

One of the many services provided by architects on church construction projects are site inspections and review of contractor billings. This is an optional service that may be of benefit to churches. The architect becomes a representative of the church during the construction process and attempts to insure that the church is not paying for work that has not been satisfactorily performed in accordance with the plans and specifications.

Most builders bill the church monthly for work completed during the previous 30 days. The architect reviews the billing from the builder and based upon his site inspection determines if the builder has, in fact, performed the work for which he is billing. The architect will either approve or modify the billing. If the billing is approved by the architect, the church pays the builder. The builder, in turn, pays the subcontractors and suppliers and receives receipts for the payments. If the billing is modified, then the church, the architect, and the builder must negotiate an agreeable payment for that month.

The architect is not in control of the construction of the project and therefore cannot be held liable for the failure of the builder to build the project with the proper materials and methods. Since the architect cannot be on the project at all times, he cannot be sure that the builder has complied with the plans and building codes. He also cannot be sure that all subcontractors and suppliers have been paid by the builder.

While the inspection and billing review services of the architect are not without their limitations, they may offer an additional level of security to the church during construction.

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