

Welcome to your *FREE* Report...

7 Things You Must Know to avoid Hiring The Wrong Home Inspector, and How to Avoid It...

Inside your exclusive FREE report you will discover...

- ✓ Why YOU should avoid hiring a part time inspector.
- ✓ **The questions you should ask the inspector before you hire him**
- ✓ What a good full time professional inspector will deliver.
- ✓ **Why you are at risk of losing thousands and being condemned to a life time of debt and how to avoid this from occurring... and much more!**
- ✓ What you should receive from a good inspector, and what many so called “inspectors” can’t or don’t deliver

Warning: Failure to consider the information revealed in this report could potentially cause you to lose thousands of dollars when you buy your most valuable asset! Your new home!

7 Things You Must Know to avoid Hiring The Wrong Home Inspector, and How to Avoid It...

#1. Get a Home Inspection From A Full Time Inspector:

Nobody works harder for you the client than an inspector who does this for a living, his reputation as an inspector and the reputation of his business is on the line every time he does an inspection. The success of his business depends on exceeding your expectations for quality and professionalism each and every time and you just don't get that level of service from say a builder who does inspections part time to fill in his week or to find work for his building business. So be sure to get an inspection from a full time professional inspector because he has a vested interest in insuring your total satisfaction.

Also, only a full time inspector with experience can develop the eyes, ears and nose for searching out and identifying problems. Part time inspectors simply don't have the time in the field to develop that radar. Be sure to ask how many inspections he has done. A quality full time inspector conducts between 400 to 800 inspections annually – blind inspectors doing it part time only conduct up to 200 annually. Conducting 500 inspections each year requires extensive referrals, by prior clients, lenders, real estate agents and others – so there is a much greater chance of hiring the right inspector.

#2. Education & Training:

Being a part time inspector is very different from being a Professional Home Inspector. Home inspectors are responsible for evaluating all the structural components, the thousands of other components that make up the home including everything that opens and closes in the home – not just one aspect like the bricks or framing. To be able to provide a competent evaluation of all these elements takes formal education and training in building construction methods and ongoing training to keep up with the new building techniques of the modern homes, the professional full time inspector will also have a detailed knowledge and understanding of all the various types of house construction throughout the ages.

You should also confirm your inspector has had formal training in building and not just a trade like painting for example. Or did the inspector learn on the job at the Buyers expense? If the inspector is a one-man part time operation, then who is checking the quality of the inspector's work? Engineering and technology in today's home is becoming more sophisticated all the time. Comprehensive continuing education and training is a must!

If your full time professional inspector is a member of an industry body and a franchise group you can be safe in the knowledge that his standard of work and reports delivered will be considerably higher than the others.

#3 *Certifications:*

While certifications are certainly important, It's the combination of Experience, Education and Training that make the difference in the competency of your next home inspector. Certifications let the world know that the inspector can pass a test not that he can inspect a home properly. We all know people who are certified for one thing or another that we wouldn't hire under any circumstances. There is simply no substitute for experience and proper training.

Home inspectors in the southern states are unlicensed and unregulated, and the quality of their inspection and reports vary greatly. We think no licensing and no regulation of home inspectors is a bad thing, and we regularly hear horror stories about the poor work and reports delivered by the part time home inspectors.

We also want you to know there are some good inspectors out there as well. The good home inspectors are generating quality reports you can rely on, they're providing true peace of mind for their clients.

#4. *The Inspection Report*

The top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide a combination checklist/narrative report that is consistent with the Australian Standard AS4349.1-2007. Technology has evolved where you should expect to receive a full-colour report the same day, with digital photographs of the issues discovered during the course of the inspection. The report should provide "Summary Pages" with specific categories like Minor and Major Defects, Safety Issues and Items for further investigations.

Good Inspectors will be able to offer you a range of reports from a Basic Structural Report, Standard full written report, and a Premium Report that includes the Photo Protection Package. If your inspector doesn't, then choose someone else.

The report should not contain repair costs or action plans for repairs. Professional home inspectors inspect — they don't repair! An inspector that also does repairs should always be avoided due to the conflict of interest inherent in that situation. Is there really a defect there or is he just looking to fill next weeks work schedule?

Ask for a sample of an inspection report so you'll know what you can expect for your time and money. After all, you are the client!

The Best Inspections you can get also provide the new 5 Star Condition Rating on the home. However there are only a limited number of inspectors in Australia authorised to deliver the 5 Star Rating.

#5 How Long Has The Inspection Company Been In Business;

Is the inspection company locally owned and operated or are they some far away faceless corporation where no one is monitoring and evaluating the quality of their work? If you are dealing with a multi-inspector firm, how long has the inspection company been in business? Does the inspection company have dedicated employees serving as customer service representatives to schedule appointments and provide any needed follow up assistance? Do they have a dedicated website or are they just a one man show, part timer or fly by night operation with no insurance.

#6 Ask To See What Other Buyer Have Said About The Inspector:

Quality Professional Home Inspectors ask their client's to complete comment cards upon completion of the inspection.

Professional Inspectors want to know what they are doing right, as well as what might need improvement. If the inspector can't or won't provide client referrals, he might be blind in more ways than one!

#7 Ask The Hard Questions

If the inspector can't or wont answer these questions — **choose someone else** — we don't want you to be relying on poor quality advice from the wrong home inspector.

- Is home inspecting your only business?
- Do you have professional indemnity insurance, if so can you send me your Certificate Of Currency?

- Can I attend the inspection with you?
- Can you show me a sample report?
- How will I receive the report?
- Will the report be completed the same day?
- Do you include the photo protection package?
- What equipment do you use? (minimum standard would be a powerful torch, ladder, moisture meter, spirit level, and digital camera)
- Do you supply the new 5 Star Condition Rating
- Do you offer Free building consultancy after the inspection
- Can you recommend reliable contractors to complete any repairs
- Can you include a Free Home Safety Report?

If the inspector can't or won't answer all these questions – **choose someone else** – we don't want you to be relying on poor quality advice from the wrong home inspector.

HELLO, I'm Leon Cupit and founder of Independent Property Inspections.

As a property owner and investor I understand the frustrations of finding the right people to trust when buying or selling your home.

Using Independent Property Inspections you're not getting just another inspector. And with all the complexities involved you need the peace of mind in knowing you have a trusted professional working with you and looking after your interests.

I'd like to introduce you to some of the benefits you will receive when using Independent Property Inspections, please note these are the things many of our competitors can't or don't deliver.

- ✓ Through our unique reporting software we deliver a very detailed report written in plain English, we don't use industry jargon and our reports include not only the defects but all the items that are ok
- ✓ We guarantee your report will be completed the same day or it's FREE. – ensuring you get the report on time every time. Unlike others we don't keep you waiting.
- ✓ Your report will include the new **5 Star Condition Rating** that everybody is talking about so you will know exactly how your home rates. And this is also included FREE
- ✓ Our team of inspectors also offer you **FREE building consultancy** on the report findings until the settlement.
- ✓ We can also give you a verbal report immediately the inspection is completed, so you are not left wondering what's happening
- ✓ You should also ask about our **Photo Protection Package** – Another innovation not offered by our competitors. We designed this to protect you and save you hundreds possibly thousands. The photo protection package can also be extended to include our famous walkthrough DVD of the whole property. This is proving Invaluable for investors

We offer many other services designed to help you and save your money like.

- Our inspectors can provide **Structural Reports** that confirm the structural integrity of the home this can be a Verbal report and we also send you written confirmation.
- **Tax Depreciation schedules** that are ATO compliant, so you can maximise all your tax savings. Another must do for all investors out there

- We can arrange your **timber pest inspection**, electrical or plumbing inspections to be done at the same time, again saving your valuable time.
- **Handover or pre-settlement inspections** to confirm everything is ok before you hand over your hard earned cash and before it's too late.
- We can do an **Asbestos audit** on your home so you can be sure your home is not slowly killing you
- We provide **Condition and Inventory reports** to the rental property market, another very popular service for our investor clients
- We also provide the **Essential Safety & Maintenance reports** for all non-residential properties so you can comply with the new laws and avoid those massive fines.

We wish you the best of luck with the purchase of your home and please come back and visit us often, as we continually add great new content to our website to help you.

If you need a trusted professional who will do his best for you, and take care of your inspection and all the arrangements it only takes one phone call to get true peace of mind.

Simply call your local Independent Property Inspector on **1800 17 88 22**.

I've included just a sample of the comment we regularly receive from our clients.

I shopped around everywhere and you are the cheapest, now I've used your services I know you're the best value too, nobody else does the 5 Star Condition Rating which I found was fantastic and it gave me the peace of mind I needed. Nobody else offers the photo protection package either. just this saved me \$2,717 alone and I got all the repairs finished before settlement using the tradesman you recommended. Thank you for taking care of me it's great to have someone you can trust

Cheryl Thomas, St Kilda Victoria.

Hi, I just received my building inspection report, Thank you. I can't believe how detailed and comprehensive it is yet easy to understand. Your inspector was great to deal with and his advice helped save me thousands. Thank you.

Michelle Longman, Hobart Tas

**They All Told Me How Good You Were...
and They Were Right!**

You were first recommended to me by the agent, then my bank manager gave me your business card, then I was talking to the tea lady at the office and she told me you did a report for her son last week. Now after seeing what you do first hand I have to agree with them all. Excellent service, the best building report I've ever seen, the verbal report was also great but it was the report detail and the advice you gave me that really saved me thousands and the 5 Star Rating really confirmed it in my own mind. I know we have got a great deal.

Thank you very much and sorry for all the phone calls to get your advice

Bill & Sonya McGregor, Deer Park. Victoria

Hello Leon, Thank you for our report, the 5 Star Rating gave me the confirmation and peace of mind I needed, I'm pleased to say we are progressing well, our contract is unconditional now and I hope to be moving in at the end of the month. Also I wanted to thank you for your referral to the contractors to make the repairs we needed, they will have the work completed before settlement. What a fantastic service you provide.

John B. Walsh, Kingston.

Hi Leon,

I'm so glad I took your advice, the building report proved to be the most powerful negotiating tool I had, even though it only cost me \$350 I was able to highlight the defects you found and I was able to negotiate for the owners to fix some of them and they agreed to reduce the price by \$7,500 to allow for me to get the site drainage system installed and have the new vents installed. And thank you for your referral to the drainer he was very prompt with his quote too, without your advice and detailed report I would have been left paying full price and then paying for all the repairs on top. I now know how valuable your service really is you have saved me a small fortune thank you so much.

Satisfied Buyer Jill Hamilton-Smith. Moonah

Hi Leon, again!

Thank you for doing our inspection at such short notice, I know you went out of your way to make it happen for us and both Rob and I are really grateful. You'll be pleased to know we got the house at the Auction and paid much less than we were prepared to pay. However we would not have even put a bid in unless we had your report first. We got caught badly the last time by not having an inspection done and it cost us over twenty thousand in repairs. Anyway I just wanted to thank you we are both fans of Independent Property Inspections and we will be recommending your services when ever we can.

Forever grateful, Rob & Joan Rawlins. Churchill Ave. Sandy Bay.

Hi Pete,

Well what a disaster. Just goes to show I'm no judge when it comes to picking a house. If you hadn't found the problem under the house before it was too late. That would have cost me an absolute fortune, I know the bank would not have given me any more money to have it all fixed. The engineers quoted over \$45,000 to underpin the foundations and replace the damaged sections of brickwork. I owe you big time Pete, you just saved me from financial ruin. I'll be getting you to inspect the next one I find even before I make the offer. I still can't believe how thorough your inspection and report is. I'll be in touch soon.

Regards,

Geoff Longman, East Kew Victoria.

Dear Dayle,

I had to thank you for your advice. Using the report you did on Tuesday I used it to renegotiate the contract price by \$13,300. Although I tried for \$15,000 I still think I got a good deal. I will take you up on the half price pre-settlement inspection offer, I'll let you know when.

Thanks again for attention to detail and the promptness. I was amazed to get the full report with the photo protection package on Tuesday afternoon, I reckon you blokes have got the inspection business sown up. I will be telling every one I know about you.

Cheers,

Robert Johnston. Brighton Tasmania.

Hi Leon,

Just a note to say thank you for a great effort, both Liz and I really appreciated your detailed explanations at the property, but we are overwhelmed by the detail in the report and you were right, the photo protection package was well worth it. We managed to renegotiate \$5,800 off the price to allow for us to make the repairs you highlighted in the report. Thank you again and good luck with your business, you offer a great service.

Don & Liz Fox, Hobart.

Leon,

I must say the inspection was a real eye opener for me, I'm really glad I took your advice and come with you on the inspection, I had no idea it would be so thorough and I learnt so much about the house. I know I would never go into all the places we did ever again. You know the best part was knowing a lot more about the house is was able to explain all the problems we found and get them to fix them all before we move in. I would have had to get contractors in to do the repairs and we all know how expensive and unreliable they are. I wanted to thank you and tell you I will be recommending you to everybody I know.

Sam Taskounis, Brent St. Glenorchy.

I'm Seriously Impressed...

Hi James, RE; Old Monbulk Rd, Belgrave

Thank you again for your work. The report is great!! I'm seriously impressed with the speed in which you took to complete the report – including the design and layout of the document. The report – I feel – is also very thorough and we thank you for that. It's been great to work with you and I trust the job has been completed more than satisfactorily

Thanks, Tamara Desiatov & Rodney W Cheuk

WOW – What a Fantastic Service... and I Saved \$8,000

Dear IPI, WOW, what a fantastic service, I only rang to order the inspection yesterday and not only have you done the job but I've already got the completed report. I've just watched the DVD and it really does everything, I've inspected the unit three times but the DVD showed me stuff I hadn't noticed before. We managed to get them to agree on getting the new roof put on before settlement so that saved us about \$8,000 and we don't have anything else to worry about. Rob was fantastic to talk to and made it easy for us to understand everything. I still can't get over how quick you made it happen. I only made one phone call. I have to say it again, WOW what a great service.

Jimmy Stephens, Huonville Tasmania

Hello Martyn, I am writing to thank you for your recent inspection of the property, Kellie and I intend on purchasing in Hoppers Crossing. Your professional approach and thorough inspection with informative discussion on the good aspects along with problems and potential problems of the property, helped give us the confidence and peace of mind to commit to purchasing our first house.

Your Summary and detailed report will be a great aid to addressing issues of concern with the property, your tips on fixing areas of concern showed your experience in building and where most welcome.

I would be happy to recommend your Independent Property Inspections to any potential house buyer/renovator and again thank you for your service and advice.

Sincerely, Scott Emanulesson.

RE: Building and pest inspection requested - 24 Kingsley Street, Camberwell

Martyn,

Thank you for assisting me with a number of building and pest inspections over the last few months. Your responsiveness under tight timeframes and thoroughness of your reports is much appreciated. Also, the extra time and effort you take to explain issues in simple, non-technical language has been very helpful.

*Thanks again,
Jeremy*

Hi Martyn, Re: Menzies Avenue, Point Cook

Thank you for the report. It is very detailed and complete. Much appreciated.

"Buying a property is possibly one of the most expensive investments for any Australian. Hence getting everything right by having the best and most knowledgeable people assisting you during this exciting yet daunting time is extremely important. I found Martyn Owen provided me with a very professional, friendly and unbiased service. His extensive knowledge of the building and structural industry was very reassuring and I was confident that I was in the best of hands. I would recommend anyone embarking on the purchase of any property to first seek the service and recommendations of Martyn Owen who will no doubt provide you with the same excellent service that he provided myself."

Miles Tran

Hi Peter, I just wanted to send you this email to say thank you for all your help.

When I rang and asked your about a building inspection, I wasn't sure what to expect, as this was my first property purchase. Your explanation about the process, and what to expect and when was really helpful. Your Verbal report covered all the relevant aspects of the house, enabling me to make a fast informed decision prior to submitting my bid. The speed from initial phone call to report was also faster than I expected, which was great. The written report was clear and easy to understand, giving me helpful advice on things I might like to get done, and reassuring me that the structure itself was basically sound. I wanted to say thank you for your help in making my first house purchase easier.

Mrs P.S. (Ringwood)

Hi Peter, thankyou for your comprehensive Building Report. The new format is fantastic. I feel special to be the first to receive it, thanks. I will be recommending all my friends to contact you should they need a building inspection. You deliver a great service. Thanks again,

Cheers Sharon Causon.

Thanks for that Pete. We have recommended you to our friends. Thanks for a great service

Kylie and Graeme

Great response at such short notice. Dayle handled the job very professionally and delivered a seamless hassle free service, I first called at 8:45 am, I attended the inspection at 3:00 pm and received the report at 5:23 pm. Dayles explanations going through the inspection proved to be invaluable and enabled me to negotiate to have the repairs completed before I move in. That alone saved me \$6,247. I will be using your services again.

Thanks again, Andrew Poke. Goodwood Tas.

Your detailed report is fantastic, I'm not technically minded but I could easily understand everything, you left nothing out and the Photo Protection Package was just the icing on the cake, my dad used to work in real estate and he said it was the best report he had ever seen. We will both be recommending you to our friends.

Doug & Jan Crossen. Bendigo Victoria

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- We also provide the **Essential Safety & Maintenance** reports for all non-residential properties so you can comply with the new laws and avoid those massive fines.

With Independent Property Inspections uncompromising high standards and knowing you have a trusted professional working with you.

I'd like to quickly summarize your benefits.

- 1.The most comprehensive plain English report on the market.
- 2.Reports are completed the same day or its FREE,
- 3.the new 5 star condition rating is included FREE,
- 4.You will also receive FREE Building consultancy until settlement
- 5.Professional full time inspectors ready to help you buy the home of your dreams.

It seems incredible that you can get all this with only one phone call.

So please FREE Call 1800 17 88 22 before you buy. Our team of inspectors are waiting to help save you hundreds, possibly even thousands and ensure you don't buy a lemon.

We don't want your story to become another chapter in our growing book of horror stories.

Please call us today 1800 17 88 22 and we'll take care of the rest for you. That number again **1800 17 88 22**