



Freecall 1800 17 88 22

www.ipi.net.au

Property Inspectors are Independent Business Operators

Licensee's of Independent Property Inspections are independent business operators and make their own business decisions. The mission of Independent Property Inspections is to provide Standards of Practice and a Code of Ethics for its licensee's, training and support for its licensee's in both inspection and operating a business, and education for the public about the inspection industry. Licensee's bear all responsible for establishing and running their own businesses.

Standards of Practice

The Standards of Practice are a set of minimum guidelines that define what an inspector is and isn't required to do when performing an inspection. This helps build confidence among home buyers and those with financial connections to the inspection industry, including home sellers, real estate agents, lending institutions and insurance companies. When an inspector adheres to a Standards of Practice, those who depend on the report know that it will contain basic, crucial information. The inspection reports of most inspectors exceed the Standards of Practice.

Code of Ethics

Independent Property Inspections is serious about enforcement of its Code of Ethics. Inspectors are not allowed to offer to repair any condition they find for a period of one year after the date of the inspection.

Another common concern is that inspectors will make secret agreements with real estate agents that include ignoring defective or safety conditions in return for

work referrals. Independent Property Inspections handles ethics complaints through a review committee that makes a determination after hearing from both the inspector and the person filing the ethics charge, and examining all available evidence.

Inspection Training

A major part of Independent Property Inspections mission is providing inspection training. Independent Property Inspections on site, one on one training includes a full spectrum of inspections with text and photos, and video that cover all aspects of property inspections.

Providing training has a number of advantages:

- Licensee's can learn from experienced and highly trained inspectors.
- Licensee's can take all courses from a single location.
- Licensee's have to pay for travel and accommodations in addition to the cost of the training.
- Because no classrooms or additional instructors are required, we can offer quality training at a much lower price.
- Live inspections allow us to take the inspector places that would be difficult to take a class, such as onto a roof or into a roof space, and other areas that might not normally allow public access.

Operating a Business

Independent Property Inspections and its licensee's are separate business entities, so Independent Property Inspections bears no responsibility for business decisions made by its licensee's. Our interests are in promoting the inspection industry and in training and supporting our licensee's.

Although we provide a number of free marketing services, courses and advice to our licensee's, aside from requiring compliance with our Standards and Code of Ethics, Independent Property Inspections makes no effort to control how licensee's operate.

In order to help support our licensee's in developing their inspection businesses, our materials may include:

- legal advice on what business form to use;
- advice on developing leads;
- free logo and brochure design;
- expert advice on website content, including what works best, where to get it, and how to organize it;
- a library of inspection- and consumer-related articles for use by our licensee's on their websites, marketing efforts and newsletters;
- access to the IPI specialized inspection software and reporting forms;

Setting Inspection Fees

Each individual inspector sets his or her own inspection fees according to the method that each thinks is best. The fee for inspecting a home is usually based on the amount of time the inspector estimates it will take to complete the General Home Inspection. The inspector might expect to spend up to three hours on the inspection and up to two hours on the report.

The following criteria are usually factored into the fee:

- Home size is usually the primary basis for determining inspection fees.

- If a home is exceptionally old, it may require more time or special skills to inspect.
- The quality of the home is often taken into account. Poor-quality homes may contain more defects.
- Very expensive homes carry higher liability. So, you would take plenty of time with this type of home and would charge accordingly.
- The complexity of the home systems can affect the time it takes to inspect.
- Homes in exceptionally poor condition often take longer to inspect and fees need to reflect this.
- In addition to the Standard Home Inspection, other types of inspections may be requested. Some common types of ancillary inspections for which inspectors might charge extra include private water well/bore equipment, yield and water quality, septic systems, wood-destroying insects, security systems, etc. Home inspectors with the proper qualifications can perform some of these. Inspectors who are not qualified will sometimes charge a fee for arranging for the services of a qualified contractor.

Payment is due at the inspection before the report is supplied. Clients who are unhappy with what the report has to say about the home may refuse to pay. "No payment, no report supplied" is the universal practice.

To find out more and get your home inspected call your local independent property inspector on **1800 17 88 22** or email info@ipi.net.au

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