



# CLEAR VIEW

PROPERTY INSPECTIONS



What property purchases do not know about there potential property inspector!

Building a new home?

Know the pitfalls and how to prevent them!



**PROTECT YOURSELF**

Clear View

## **FOREWORD**

The NSW property inspection industry is in shatters and the ones who suffer are the consumers.

Its time to let consumers know the truth!

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**Section 1:** *Spilling the Beans*

It's sad when we receive the phone call from a home owner who recently bought a home and after a few weeks of living in their new property they discover they bought a lemon!

They ask *“what can we do, our inspector told us everything was fine”* *The report didn't identify the issues we are having?*

Now let's be real- we have all bought a car in some point in our lives that was a lemon. We spent 10 thousand, maybe 20. But as we wise up, we start to do some research before we make that purchase. We ask for expert opinion or arrange a mechanic to check the car over or even better we get warranty with our purchase!

When buying a home, Property purchasers don't seem to do their due diligence or maybe sometimes are just too gullible to nice looking websites from Building inspection companys in Sydney or perhaps listen to the real-estate for advice! Remember the real-estate just wants the sale for commission, they could not care less if the property falls apart the day after you purchase.

We spend millions on the home purchase but only spend \$500 to inspect the property.

Who is inspecting your property?

A poor selection of the building inspection Business in Sydney that you select for the property you are purchasing can cost you Tens and Hundreds of thousands of dollars in repairs.

We at Clear View are tired of seeing home owners suffer! Our aim is to give you the best advice to make informed decisions on selecting your inspector and property!

*Section 2: Current Legislation*

Pre-Purchase property Inspections.

So, you would automatically assume that when you google pre- purchase property inspections or Building inspections in Sydney to find an inspector for the new home you are looking to purchase is qualified.

When you take you car to a mechanic he is licensed and qualified why would pre-purchase property inspections / Building inspections be different.

Well Well Well... It's quite likely your inspector is not a qualified Builder. Could be a hair dresser for all you know. Hopefully a tradesman at least!

Unfortunately, in 2009 department of Fair Trading NSW removed the need for Building consultants (of which pre-purchase inspectors are categorised) to be licensed or to hold professional indemnity or Public liability insurance.

What's this mean for the consumer? This means that without the correct due diligence you could have anyone completing an inspection of your potential new home. Imagine a mechanic inspecting your home or truck driver even an electrician.

Since 2009 there has been an influx of inspectors causing prices to tumble in the pre-purchase market.

Great you're thinking. No not great. Inspectors are completing inspection and reports within 2 hours doing high volume of inspections daily to achieve the profits.

This can only mean cutting corners, rushing and missing major defects that can cause you \$\$\$\$ in repairs.

Unfortunately, even the Good inspectors have caved to the competition. To be competitive they have had to cut prices and be like everyone else which means completing 3, 4 5 even 6 inspections per day. Quick in and out pre-purchase Building inspections on your future property!

I love the saying

**“Pay peanuts and get Monkeys”**

Why? Because its true. Quality and Cheap do not mix

**SECTION 3: *How to ensure your inspector is qualified?***

Now you know the law is not on your side! Nor are the insurance companies.

It is critical that you ask the correct questions prior to selecting your inspector.

Questions to ask:

Builders license number please and do check on fair trading website.

Pest control license number and do check on EPA website.

Ensure they are the details of the person attending the property not the owner of the business.

Experience- CV would be beneficial

Insurance details

References can also be beneficial.

If you have found a builder for you building inspection that is great but buyer beware its quite common to have builders doing the timber pest inspection (Termite inspection). Builders are not pest controllers! This is not their expertise.



So if the builder issues you with a certificate that he has completed units 8 and 10 of the pest management course. Does this make him experienced and qualified? No, all he has done is the minimum requirement that allows him to do pre-purchase timber pest inspections (termite Inspections).

Funny this! By law he can inspect a property worth millions of dollars for a potential purchaser but he is legally not allowed or qualified to do an annual termite inspection for existing home owners? He can not provide preventative advice and implement a termite management plan and he is not allowed to apply for his pest managers license.

Please use a licensed pest controller for your timber pest inspection/Termite Inspections in sydney and only a licensed builder with relevant experience for the pre-purchase building inspection.

Neither trade should be doing each other's work even though the law allows this.

Do your due diligence- Do not be a statistic.

*I know what you're thinking.*

If the inspector has insurance, then it doesn't really matter if they are qualified because the insurance will cover repairs.

**WRONG.** Unfortunately, it's sad to say that in most cases the insurance policy is not worth the paper it is written on.

In Pre-purchase Building inspection insurance companies supply the format and forms that must be used. This includes the agreement and the report itself. The insurance ensures they have many clauses and recommendations in these reports that covers them from being liable for damages.

Yes, we recommend to have an inspector that has insurance but do not think this as your guarantee that they will do a thorough inspection.

We at Clear View Property inspections only have a licensed Builder for Building inspections in Sydney and

licensed Pest management technician for all our  
Termite and Timber pest inspections.

This is for your peace of mind and ours as well.

*SECTION 4 This is not the time to be cheap.*

I understand we all want a bargain. But at what cost?

Is there such thing as a bargain? In my experience anything cheap comes at a sacrifice.

Let's use a lawyer for example. I found an experienced lawyer he charges \$500 an hour. Sounds expensive.

How can he charge so much? You are paying for his years of study in university, his many years of experience in his field.

Overall, he may be initially expensive but his experience and knowledge will more than likely save you money and stresses in the long run with his correct recommendations and processes.

Alternatively, you find a cheap lawyer. \$100 an hour.

Hmmm this gets interesting. Would you trust this lawyer in a potential lawsuit or perhaps in a wrongly accused charge??? Probably not!!

So why is it when it comes to a Building inspection of a home worth millions consumers shop for the cheapest price!

I think this is because consumers are not aware of the risks with a poorly inspected home.

All Business have similar expenses and overheads such as:

Vehicle's purchase and maintenance

Tolls

Petrol

Vehicle Insurance

Equipment

Clothing

Advertising

Website

Continual education

License renewals

Wages

Workers comp

Offices

Computers

I-T services

OHS consultants

Ipads

Mobiles

Software

The above is just small number of overheads involved in a Building inspection Business or any business for that matter.

So, when a business does not charge the appropriate fee for a professional service and to still make a profit, well then something has to give!

99 percent of the time its time that is the factor that suffers!

Allow less time for the job to fit in more Building inspection jobs in a day allowing smaller margins on profit on each job.

The only person that wins in this scenario is the business not the consumer.

In turn the consumer receives rushed service by poor quality Building inspector.

I say poor quality inspector because its rare that a quality inspector will last in his employment when insufficient time is allowed during inspections.

Generally, they will leave the business!

Remember the saying I mentioned earlier.

“Pay Peanuts, Get Monkeys”

“You get what you pay for”

Do you due diligence for perhaps the biggest investment of your life.

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