

Helpful information

Due to the time sensitive nature of housing contracts, please give us a call as soon as you are under contract (we don't mind being called on a weekend) and we will arrange a time to suit, so that you can join us for the inspection.

Please join us

When you join us on an inspection it will be our pleasure to answer any questions in relation to future renovations etc. The inspection will take at least one hour, for a small home, involving inspection in the ceiling and under the house, if applicable.

You may need an estimate of the replacement cost for insurance, with our up-to-date experience in the building industry, we can provide an assessment on the spot.

Contact us, supplying your agents details – and we will arrange the inspection from there. The cost is fixed and covers a comprehensive inspection and follow up report. Our inspections have saved many people thousands of dollars.

Do you also require a Pest Inspection?

Complimentary to our services, we also have access to several highly reputable termite inspection companies and can arrange to have a pest inspector on site with us for your total convenience.

The benefits of having "two heads – on the one job" at the same time is a major advantage and you don't need to search for your own pest inspector, and risk engaging a less than scrupulous operator.



How to arrange your inspection?



Shayne: 0413 138 013 or 3375 1893

Not just 'any' inspectors!

Shayne Donald

As a registered builder, Shayne's extensive technical and hands-on experience, coupled with his stringent professional attitude, ensures you get one of the highest quality inspections available in the industry today.

With a portfolio of inspected properties exceeding 9000 homes throughout the Brisbane and surrounding areas, you can be confident that you will be well informed prior to your purchase.

Contact AUSISPEC today!

Shayne

T: 07 3375 1893

M: 0413 138 013



Email: info@ausispec.com.au

Website: www.ausispec.com.au

Registered Address:

PO Box 1160 Oxley Qld 4075

Facsimile: 3375 1480

Building Services Authority License Number: 1113180

Member of Queensland Master Builders Association.

Building inspection?

Here's how to make your property buying decision with confidence!



 **AUSISPEC**
Building Inspectors ☎ 3375 1893
PRE PURCHASE & PRE SALE

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A professional pre-purchase house inspection protects you from making a bad buying decision.

Buying a house – particularly an older house can be risky business. More than likely your decision will be O.K.

But wouldn't you like to know for certain? There are all sorts of 'traps' that you should be aware of before you settle your contract.

There is some risk that the house may have structural problems not noticed by the untrained eye – problems that could cost you many thousands of dollars. Your new 'dream home' could have any number of un-approved alterations and additions.

So DO you need the protection of a professionally conducted inspection before you commit your hard earned dollars?

An inspection performed correctly should be more than just picking faults too!

You know when you have found a house that 'feels' right, chances are – you have chosen a sound investment. OUR task is simply to give you the information to make an INFORMED buying decision.

Importantly, that DOESN'T mean we focus only on the 'bad'. Unlike some building inspectors who try to out-do each other with how many faults they can get into a ten or fifteen page report, we advise you intelligently of the good as well as the bad.

For example, if the home you've chosen has a magnificent aspect that makes the rooms warm in winter and cool in summer, or has an unusually magnificent feature like solid timber doors or a valuable staircase – we'll tell you that too.

If the house lends itself to renovation or creative extensions, we'll give you freely of our extensive experience in restoration and renovation to advise you.

Buying a home should be seen from BOTH sides – not just picking faults for the sake of it. Otherwise you may miss out on what is a potentially wonderful property and well worthwhile investment.

What does the inspection involve?

We'll check your proposed purchase from top to bottom, inside, and out, including a visual inspection of wiring and plumbing. We may, if any doubt exists, recommend you have them checked by a licensed specialist... or we can arrange that for you.

Pest Inspection

Be aware of any inspector who claims to be both a building inspector and pest expert. Please ask us for advice.

Is it necessary for you to attend the inspection?

No. However we do encourage you to attend the inspection where we can give you a more personalised report and you can take advantage of our consultancy based commentary and we can comprehensively answer any of your construction or maintenance questions – remember, we are Registered Master Builders.

How can you help?

During your own inspections you may have noticed some areas of concern. Please note them down so we can pay them particular attention. Especially if you have future plans for the home, we will be delighted to give you advice and ideas from our experience as renovators and restorers.

What if a major fault or defect is detected?

Don't despair! Firstly it is very rare, and really – most faults can be fixed. Secondly, after an accurate assessment of the problem and the cost of rectification are established, you will be in a position to NEGOTIATE through the agent with the vendor. Sadly, some inspectors seem to be 'panic merchants' and don't take the time to give the intending buyer a calm rational explanation of the facts. Many a sale has fallen through unnecessarily and a real 'dream home' lost.

Minor Defects?

All houses, especially older homes have many minor faults and while these are noticed, we find it unproductive and unnecessary to list them. We'll happily give you advice on repair and any preventative measures required to protect your investment.

How soon will you have your results?

Instantly. If you join us on the inspection, we will give you a verbal report then and there. If you can't be there we will personally phone through the results as early as it suits you. Your typed (confidential) report will follow via email to you or your solicitor as you direct.

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IMPORTANT

Yes! We have Professional Indemnity Insurance. Please ask us or your solicitor what this means to you.