

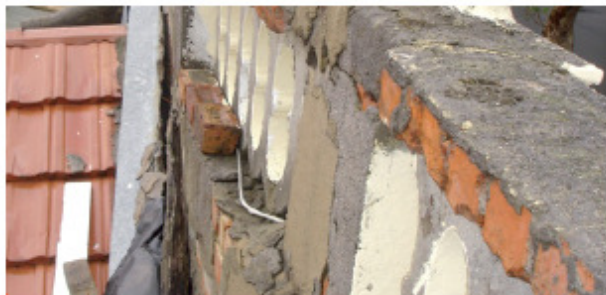


HOME BUYERS  
PROTECTION SERVICE



Take the stress out of  
purchasing property

**HIA** members   
the best in the business



## PROTECT YOUR INVESTMENT

Your proposed property purchase is a major financial decision. Before you commit yourself it is essential that you are aware of any defects or serious faults that are likely to influence your decision to buy. The identification of such faults before purchase may save you thousands of dollars and assist you in assessing the real value of the property when negotiating the purchase price.

## INSPECTION REPORTS

Home Buyers Protection Service conducts detailed property inspections to identify any defects or serious faults using an extensive checklist which contains separate sections on the exterior of the building, the interior, the roof, plumbing and drainage, wiring and foundations.

The report highlights repairs required at the time of occupation and also quantifies the estimated cost of any repairs that are likely to be needed in the next three years. Whilst the report is not an absolute guarantee it will provide you with a professional opinion on any visible property defects which may be overlooked by an inexperienced inspector or untrained eye.



## CONDITIONAL PURCHASE

We recommend that wherever possible your Contract of Sale should include a special condition that makes your purchase subject to receipt of a satisfactory inspection report from Home Buyers Protection Service within seven days of the date of contract.

Your position will then be protected as you will know the condition of the property you propose buying before you become legally committed to proceed with your purchase.

Vendors and Agents who object to the inclusion of such a special condition may have something to hide. The report may also assist you in negotiating a lower price for the property in the event that the inspection report is unsatisfactory.

## WHAT TO DO NEXT

To arrange for an inspection report simply call us on 0411 325 949 or after hours on 9563 7732 and we will organise to meet you at the property at a time convenient to you. Alternatively you can email us on [paul@hbps.com.au](mailto:paul@hbps.com.au)

You should of course advise the Real Estate agent managing the property that you wish to arrange for us to inspect it as the agent will have to give us access.

At the conclusion of the inspection we will give you a verbal report and outline any major defects or faults so as to assist you in deciding whether or not you wish to proceed with your purchase. A detailed written report will then be available within 48 hours if required.

## THE COST

The cost for the service provided is variable on the size of property, extent of inspection and whether you require a verbal and/or written report. A quotation would be provided on initial consultation in regards to your requirements.

Payment is preferred prior to the inspection of the property. Preliminary advice is free of charge.



## OTHER SERVICES

Due to the nature of our business we have access to a number of qualified professionals who can assist you in the purchase, repair or maintenance of your property.

These include:

- Solicitors who will assist you with the conveyancing process and explain your legal rights and obligations.
- Accountants who can provide you with taxation advice regarding the implications of your purchase, including negative gearing and capital gains tax.
- Tradesmen who will assist you with any necessary or suggested repairs. Please note that any assessment of repair cost contained in our report will be prepared independently of these sources.
- Lending institutions who can assist in finding the best possible loan to suit your specific requirements.
- A buyers advocate who can locate the house of your dreams as well as negotiating the best possible price on your behalf taking all the headaches of purchasing property away.



## CONTENTS OF THIS REPORT

Our inspection report is divided into several sections with primary focus on:

### FOUNDATIONS

Stable ground and signs of movement;

### STRUCTURE

Perimeter walls, framework, roof and sub-floor;

### DRAINAGE

Property slope and down pipes, guttering and drains;

### PLUMBING

Faulty works or fittings;

### ELECTRICAL

Testing of powerpoints and inspection of meterbox and switchboard together with accessible sections of wiring;

### DAMPNESS

Inspection for rising damp, poor ventilation and installation of damp-proof course;

### ALTERATIONS AND ADDITION

Assessment of the workmanship in any extension or of any alterations with a view to the detection of poor quality or illegal construction;

### TREES

Interference with foundations, fencing, adjoining properties etc;

## INSPECTIONS



Pre-Purchase Inspections



Pest Inspections



Combined Building & Pest Inspections



Pre-Sale Inspections



Hand Over Inspections



Dilapidation Reports

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