

THE PROPERTY REVOLUTION GUIDE



HOW TO PROTECT YOURSELF

WHILE RENOVATING, BUILDING,
BUYING OR SELLING PROPERTY



h&k
RYAN & ASSOCIATES

PROPERTY &
CONSTRUCTION
CONSULTANTS


Housesafe Inspections
Training & Education

RRP \$19.95

CPD POINTS

14

Pre-Purchase Building Inspector's Course

In September 2009, the State Labour Government removed the licensing requirements for a Pre-Purchase building inspector

Also, under AS:4349 there is now no Australian Standard requirement for a pest and or building inspector to have PI Insurance in place ☹

Housesafe Training Academy can help your business become more competitive and accredited to conduct Pre-Purchase Building Inspections and reduce risk

We train you to become Accredited and earn 14 CPD points on completion

Your Trainer, Howard Ryan has the qualification to do so

Howard is a Licensed Builder and is experienced in all types of home Inspections

Howard has completed Cert IV in Training & Assessment with the Australian Institute of Industry & Training

To BOOK - call Howard
0412 233 977

Qualification Pre-Purchase Building Inspector Certificate of Accreditation upon completion

Duration 14 hours over 2 days

Hosted By Housesafe Training Academy

Delivered By Howard Ryan - Certificate IV (TAA40104) Training & Assessment

Course Overview This course will enable participants to develop the knowledge, skills, and attitudes required to competently perform Pre-Purchase Building Inspections. This course is suitable for people who have an understanding of residential construction, adequate comprehension of the English language, reasonable cause as to why they wish to become a Pre-Purchase Building Inspector. Assignments will be required to be completed and once completed and assessed, Housesafe will issue a "Completion Certificate"

Cost From \$1,995-00 inc gst per person. One on One specifics can also be designed to suit individuals Australia Wide

Course Content Communication, Marketing, Administration Management, Access & Conditions, Site Inspection, Report Writing, Fees, Building Codes & Standards, Insurances, Tools, Practical, Inspectors Agreement, Assessment (Multiple Choice) & Assignments

FOREWORD

The Australian Property Market
deserves to be looked after in a way
that has never been done before

Let me show you how!

Dedicated to my dad,
Leslie Daniel Ryan BEM,
for saying to me,
*“Always document your proven
findings and never, ever give up”*

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Section 1:

INTRODUCTION

Why this Property Guide was Produced

A strong need has been developing over the years for home buyers to become more aware of the Property and Construction Industries than ever before.

Stealth Destruction is looming. What is going on!

Australian families are buying property without the knowledge required to make well informed decisions before purchase.

Termites and their damage are missed, or the homebuyer is inappropriately advised.

Don't let your Lawyer or your Conveyancer advise you on whether to buy the home you are looking at. Concur with your Inspector/s only and acknowledge what you have received and read.

Never let the Real Estate Agent hurry you because someone else is looking to buy the home you want. This is not really the case!

Buying, building or renovating is a great way to get the home you want. Creative projects are both exciting and yet stressful, therefore it is imperative the process runs smoothly from the start to the finish.

Let H&K show you and guide you through this process.

When building or renovating you have the freedom to add quality craftsmanship and the design features that you and your family value.

BUT before you start, you need the right advice.

H&K can help you by guiding you through new construction and the pre-purchase inspection process.

With so much to think about, it's important to have the right people helping and guiding you into your new home.

A pre-purchase inspection carried out by an individual of integrity and reputation is what you must look for.

H&K offers various inspection packages:

Pre purchase inspections from only \$995-00.

New home inspection (2) package, being frame pre-plaster and final PCI from only \$795-00 each Inc GST, *or*:

Contract Admin package, being assessing contract docs and the 2 inspections from only \$3,300-00 Inc GST.

When purchasing a pre-loved existing home it is inevitable there will be issues within the home that have occurred over time.

A Pre-Purchase Inspection Report should be carried out by a qualified inspector indicating the issues at hand leaving you with adequate information to make a well-informed decision.

Not only will you need a Building Inspection you will also require a Pest Inspection.

These pre-purchase inspections must be carried out in compliance with the relevant Australian Standards, the AS:4349 series.

If these standards are not known by the inspector, then the reporting process will fail you, the purchaser miserably.

It is an industry known fact that a very high percentage of Building and Pest Inspectors are uninsured and or unqualified. If your Inspector is not qualified it means they are not accountable for their actions when it comes to writing your inspection report.

This is another reason why it is important you investigate your inspector and way up your real options.

You may not be aware that the deregulation of licensing of inspectors was introduced in 2009 by the State Government at that time. This has provided an open door for those who are keen to tout themselves as a pest or building inspector.

This is a scary thought as these operators have no training, no building experience, and even worse, no idea!

Do research on who to use and who to ask about inspections before engaging anybody.

H&K & Housesafe offer accreditation and training for individuals to become property inspectors, but only if everyone meets a certain criterion.

Housesafe can train you to do Pre-Purchase Building Inspections, Swimming Pool Safety Inspections, how to ID Asbestos and Mould and we run Practical courses to show you, what to look for.

Fool proof Inspection Templates, Check Sheets and Answer sheets are provided under License to Housesafe.

***Would you buy a home if it was inspected
by someone who has no experience
within the building industry?***

Section 2:

ABOUT US

H&K are committed to the responsibility, assessment, education and to maintain our inspection process.

H&K Ryan & Associates has been protecting and guiding home buyers for over 50 years. (2020)

Howard Ryan is very passionate when it comes to consumers purchasing property or building a new home.

H&K Ryan has become a recognised name within the property and construction industries.

We are committed to our clients and their needs. We have the experience and qualification necessary to provide you with detailed and photographic property inspection reports whether you are buying, selling, building or simply just renovating.

My vision is to be known as an entity of reliability and a source of credible information.

I am passionate about providing a dependable and trustworthy service.

Howard Ryan is a Cert IV Accredited Trainer & Assessor in Property and Construction.

Housesafe Training & Education and courses are born.

I am a Published author.

Housesafe has developed a unique Pre-Purchase Building Inspector's course to reduce and mitigate their risk and possible failure in their reporting methodology. Other Inspection courses are available.



It's no wonder Howard is passionate about education and protecting consumers.

I myself continue to study, strive and protect consumers from bad practice by attending continuing professional development seminars and further education within the property and construction industries.

Howard believes that experience, communication, development, knowledge and education is the key to a smooth transition for all consumers concerned with residential properties.

H&K Ryan & Associates are fully licenced, experienced, accredited and yes, we are fully insured.

Howard Ryan is a proud member of:

PPI: Pre-Purchase Inspectors Registry (NSW)

BDPS: Building Dispute Practitioners Society (Victoria)

WING: Worldwide Inspectors Network Group (USA)

AAPI: Australian Affiliation of Property Inspectors (AUS)

The average price of a pre-purchase pest and or a building inspection starts from approx. \$1,000-00 Inc GST.

(2000) The Office of Fair Trading stated on their website the average cost is \$500-00 for each inspection.

Some inspectors are as low as \$200-00, so be aware, be very aware of Stealth Destruction! Never book an inspection on price, only on ability. You need to know what you are buying and not just what you want to hear!

On average we receive calls weekly from clients claiming to have only paid \$250-00 to \$450-00 for combined pest and building inspections. Unfortunately for them in approx. 3 months of moving in, find Termites and or structural issues costing \$100's of \$1,000's of dollars in legal claims and rectification works. Your home insurance does not cover this type of damage!

Hence, **Stealth Destruction**.

Watch out for cheaper alternatives.
Ensure they are fully insured and their reports are descriptive enough for you to make an informed decision, prior to the purchase of your new home.

Ask the inspector for a copy of their reporting, don't be scared!

Our Services

- Pre-Purchase Building Inspections
- Pre-Purchase Pest Inspections
- New Home Construction Inspections (frame, final PCI & 90 day Maintenance Inspections)
- Building Dispute Matters & we offer ADR Alternative Dispute Resolution solutions & Deeds of Agreement
- Special Purpose Property Inspections
- Residential new Construction Inspections for Defects
- Residential Building & Construction Consultants
- Owner Builder Guidance & Inspections
- Invasive Inspections and Rectification Works
- Swimming Pool Inspections
- Strata Unit Inspections
- Pre-Sale Inspections (Vendor Inspections)
- Expert Witness & Consultants for pending NCAT & other Court Jurisdiction matters
- Asbestos Identification Inspections
- Residential new Construction Inspections for Warranty
- Expert Reports & Scott Schedules Preparation
- Home Warranty Insurance Inspections
- Termite Damage Assessments & Costs of Rectification Works

- Assessment of Building Contracts & Residential Specifications
- Costing Analysis in Residential Construction
- Mould Identification Inspections
- Quotations Prepared for Defects & Damage
- Site Risk Assessments
- Volume Builder Defect Liability Inspections
- Property Condition Reports & Property Site Drainage Assessments
- Insurance Company Damage Reports
- Dilapidation Inspections and Reports



Your Guarantee 😊

H & K Ryan and Associates above services can be carried out in the Sydney Metro Area and also in the greater western Sydney area from Newcastle and the Central Coast, down to Wollongong and out to the Blue Mountains and beyond.

We are available anywhere in Australia. Additional travelling costs will apply.

OR, you can email Howard Ryan anytime on howard@hnkryan.com

H&K Ryan offer Swimming Pool Safety Certification.

Section 3:

BUYING A NEW HOME

STEP 1: CONVEYANCING

The first step when purchasing a new pre loved home is to obtain a Conveyancer.

The same process applies here when trying to find a reputable Conveyancer. Ask for testimonials.

Conveyancing is the legal process of transferring ownership of property.

The purpose is to ensure that the buyer gets the land together with all the rights that go with it, and knows about any restrictions in advance.

You can decide who will do the paperwork associated with the property purchase, it can be a solicitor, certified practising Conveyancer, or you can do it yourself.

It is strongly recommended for inexperienced buyers to seek professional advice on the Conveyancing process, as licensed Conveyancers are covered under the necessary professional indemnity insurances.

Always ensure the Conveyancer explains the process of buying a property to you and read everything before signing anything!

A Conveyancer is not a Builder or a Termite expert so make sure you read and understand your Pest & Building Inspection reports!

GLOSSARY OF CONVEYANCING TERMS: *(Excerpts from Step by Step)*

Apartment/Unit – An apartment (or flat) is a self-contained housing unit that occupies only part of a building.

Auction – A public sale of a property or real estate that is sold to the highest bidder and if you are the successful bidder you are required to sign Contracts at the time of the Auction and the Contract then becomes binding upon all parties immediately (there is no Cooling Off period).

Body Corporate – A company that forms part of a Strata Title, Community Title or Neighbourhood Title property made up of all the owners of the units in a complex.

Buyer's agent – A licensed person who signs an agreement with a buyer to become the buyer's representative.

Caveat – A warning on a Certificate Title that a third party might have some interest or right in the property.

Commercial property – Property used predominantly for commercial, retail or industrial purposes.

Construction Loan (Building Loan) – A loan for financing the cost of construction.

Contract of Sale (Contract) – A written agreement setting out the terms and conditions on which the seller and purchaser enter into for the sale and purchase of a property.

Cooling-off Period – The legal right of a buyer to withdraw from a contract for purchase of residential property by giving written notice within a certain number of business days (usually 5 business days in NSW) after exchange.

A cooling-off period does not apply if:

- The property is purchased at an auction or on the same day as an auction.
- The purchaser receives independent legal advice prior to the purchase of the property and waives its cooling off rights.
- Or it is a rural property or a property which is over 2.5 hectares

Covenant – A right or obligation affecting a property and noted on the title of that property for the benefit of some party eg a property might be affected by a covenant restricting the property owner from constructing a dwelling of more than one storey in height.

Easement – A right granted to a person to use the land belonging to another, e.g. a neighbour may have an easement to drain water across an adjoining property.

Deposit – A deposit is normally paid by the buyer at the time of exchanging contracts or on "fall of the hammer" at auction. It is normally 10% of the purchase price.

Deposit Bond – A written undertaking by a company to be answerable for payment of a deposit on the purchase of a property in the event of non-performance by the buyer.

Exchange – The Contract of Sale is prepared in duplicate, usually by the seller's solicitor or conveyancer. The original is signed by the seller and a copy is signed by the buyer. The signed contracts are then exchanged and the buyer and seller each receive a copy signed by the other.

First Home Buyers Grant – An incentive from the Federal Government giving \$7000.00 to first home buyers as a one off payment.

First Home Plus – An incentive from the NSW Government giving first home buyers a discount off stamp duty payable on transfers and loans. The benefit only applies the value of the property being purchased is less than \$600,000.00.

Freehold – A property where you own both the property and the land on which it is built.

Home Loan – The funds a buyer has to borrow (usually from a bank or other financial institution) to purchase a property, generally secured by a registered mortgage to the bank over the property being purchased.

Loan – The funds a buyer has to borrow (usually from a bank or other financial institution) to purchase a property, generally secured by a registered mortgage to the bank over the property being purchased.

Loan documents – the documents the lender requires a borrower to sign before the lender will advance loan monies to the borrower.

Mortgage – A security taken by a lender over the property of the person the lender is lending money to. The effect of a mortgage is that the borrower cannot sell the property without repaying the loan and if the borrower fails to repay the loan the lender (mortgagee) can sell the borrower's property.

Mortgage Broker – An individual or company that obtains loans for others by finding lending institutions to lend the money.

Mortgage documents – the documents the lender requires a borrower to sign before the lender will advance loan monies to the borrower.

Off the Plan – Buying a property, usually an apartment, from seeing plans, before it is even built.

Open house – A real estate practice of showing property which is for sale to the public during established hours.

Pest & Building Reports – These reports are usually obtained by buyers prior to exchange. A building report is a report by a licensed builder inspector detailing the condition of the building being purchased. A pest report is a report by a licensed pest inspector detailing whether building is adversely affected by pests such as termites and borers. The cost of these reports varies enormously depending on the ability of the actual inspector carrying out the work and can start from \$440-00. Be very aware of cheaper alternatives and the fact Licensing is no longer a requirement!

Pre-approval – An approval for a home loan credit issued by a lender before the borrower has selected a property. Usually issued for a stated maximum loan amount and conditional on a valuation being obtained for the property.

Pre purchase inspections – the qualified inspections undertaken by buyers of properties prior to exchange or during the cooling off period. Typical pre purchase inspections include pest reports, building reports and strata reports for strata title properties. Be aware of the unqualified entities.

Real estate agent – A person licensed to negotiate and sell property on behalf of the property owner.

Redraw – Accessing extra payments which may have been paid into a home loan.

Refinance – The process of paying off a loan with the proceeds from a new loan using the same property as security.

Reverse Mortgage (seniors loan) – A loan that provides seniors with funds from the equity in their homes. Generally, no payments are made until the borrower moves, the property is sold or the borrower dies.

Rural land – Land used for farming.

Settlement – The event at which the purchase of a property is finalised by the legal representatives of the vendor and the purchaser. Title documents are delivered to the purchaser's solicitor in exchange for the balance of the purchase monies. At the same time mortgage documents come into effect, costs are paid and the new owner takes possession of the property.

Sewer diagram – a diagram issued by the local water authority disclosing the location of the main sewer line in relation to a property.

Stamp Duty – A state tax on conveyance or transfer of real property calculated on the total value of the property.

Strata search – These reports are usually obtained by buyers prior to exchange when buying a strata title property. The report covers issues such as the history of the building, all recent repairs undertaken, any disputes or areas under investigation, monies in the bank to cover repairs and maintenance and the likelihood of any special levies, insurances and by-laws.

Statutory searches – the searches required by law to be contained in a contract for sale of residential property. The searches include title search, zoning certificate and sewer diagram.

Strata title – A form of title used for units and townhouses. It gives the owner membership of an Owners' Corporation, and the ownership of a defined part of a building. Strata titles are registered under the Torrens Title system

Title deed (also known as a Certificate of Title) – A legal document registered at and issued by the Land & Property Information Office as proof of ownership of property.

Title documents – The set of legal documents (including a title deed) which evidence legal ownership of a property.

Title search – A title search details the names of the owners of a property and other information such as encumbrances, covenants and caveats.

Torrens Title – A system of recording property ownership where registration on the Certificate of Title guarantees ownership.

Townhouse – A housing unit, with two or more floors and attached to other similar units via common party walls.

Transfer (Transferring) – moving interests in a property between people. It may involve adding or removing one or more person's name from a property.

Vacant Land – Vacant land on which a dwelling has not been constructed.

Valuation – An assessment of the value of a property given in a written report by a registered valuer.

Valuer – a licenced person who determines the value of a property using established valuation methodology.

Vendor – The seller.

Zoning Certificate – a certificate issued by a local council disclosing the nature of the zoning of a property and any adverse affectations recorded in the Council's records with respect to the property.

(2010)

STEP 2: FINDING A QUALIFIED INSPECTOR

There are ways to ensure that you're Building and or Pest Inspector is right for you.

Here are some H&K tips:

1. Ask for a copy of the Inspectors PI insurance (*Certificate of Currency for Professional Indemnity.*) This way you know the inspector and YOU are covered in the event something major and or minor in their report is missed.
2. Did you know over 50% of property pre-purchase reports end up in a dispute! Don't let this be you.
3. Most Building Inspectors held a BC Licence although due to much disbelief, it is no longer a legal requirement to hold this licence when carrying out building inspection reports.
4. The license was abolished in 2009 by the State Government at that time.
5. Howard has been lobbying with State and Federal Governments for years to have the standard raised to a level, so all consumers are protected. It continues to be a long and tiresome task! 😞
6. A Pre Purchase Inspector does not need to hold a Builder's License. However a Building Inspector should!
7. Ask for a recent copy of the inspectors report. Some will say "they can't due to privacy" and they are correct. However, you will know if the report meets your needs and the needs required under the professional standard and the Australian Standards.
8. Be confident first in who you are hiring for the job.
9. Check the inspector's website for your own assessment on their experience. Look for any testimonials.

10. Google their name to see who is talking about them.
11. There is no standard fee for a building and or pest inspection so be aware, the cheaper the fee the less reporting carried out.
12. The cost of a standard Pre Purchase Building Inspection Report will depend on their ability. As a guide only the fee should be between \$500-00 up to \$1,000-00 depending on the inspector's experience and the size of the property being inspected.
13. Some inspectors may charge a .1% inspection fee of the contract sale price. This process is common in other Countries.
14. If you are quoted anything below the \$500-00 mark you might want to rethink this offer and investigate further by following our tips.
15. Over 70% of Australia's Pre-Purchase Inspectors are either uninsured and or are not appropriately qualified.
16. A car inspection will cost you \$250-00 for a \$10,000 car so what would you pay to inspect a \$500,000 home. *(Do the math!)*

If a building Inspector can't provide you with any of the above information then it would be wise not to hire this inspector and investigate further.

DO NOT HAVE AN INSPECTION CARRIED OUT ON PRICE ALONE!

Section 4:

BUILDING A NEW HOME & the HnK “COMPLIANCE GUARANTEE”



HnK OFFER a “Compliance Guarantee” for peace of mind when building a new home.

New (Construction) Building Inspection

If you are building a new home or doing a major extension and or a renovation to your existing home you need to make sure that all work has been done satisfactorily to the relevant requirements, codes and standards. This is where a New Home Building Inspection and or a Compliance Inspection Report are required.

Step 1: Finding a Builder:

How do I select a builder? From referrals, TV, Radio, friends or from whoever..... AHHH! 😞

Once you find one ask them for references, testimonials and details of past clients and contact the referees'

Step 2: What to Do & What to Ask:

Tell your builder you would like to have it independently inspected. He should say OK, if not, ask why! The builder cannot stop qualified and OH&S compliant inspectors onto your/their sites.

This new home inspection service is invaluable to the owner as the report will outline all of the defects and illegal or unacceptable building practices that are found today in the new property.

Most new home buyers do not know compliance and you may end up with a new home that really doesn't comply or is incomplete in certain areas of its construction.

Don't get confused with the difference between what is a defect and what is incomplete works.

Ask questions to the Site Supervisor to confirm the unknown.

Read you Building Contract & Specifications THOROUGHLY!

Know your rights under the Home Building Act:

(Excerpts of the) **HOME BUILDING ACT 1989 - SECT 18B**

Warranties as to residential building work

18B Warranties as to residential building work

The following warranties by the holder of a contractor license, or a person required to hold a contractor license before entering into a contract, are implied in every contract to do residential building work:

(a) A warranty that the work will be performed with due care and skill and in accordance with the plans and specifications set out in the contract,

(b) A warranty that all materials supplied by the holder or person will be good and suitable for the purpose for which they are used and that, unless otherwise stated in the contract, those materials will be new,

(c) A warranty that the work will be done in accordance with, and will comply with, this or any other law,

(d) A warranty that the work will be done with due diligence and within the time stipulated in the contract, or if no time is stipulated, within a reasonable time,

(e) A warranty that, if the work consists of the construction of a dwelling, the making of alterations or additions to a dwelling or the repairing, renovation, decoration or protective treatment of a dwelling, the work will result, to the extent of the work conducted, in a dwelling that is reasonably fit for occupation as a dwelling,

(f) A warranty that the work and any materials used in doing the work will be reasonably fit for the specified purpose or result, if the person for whom the work is done expressly makes known to the holder of the contractor licence or person required to hold a contractor licence, or another person with express or apparent authority to enter into or vary contractual arrangements on behalf of the holder or person, the particular purpose for which the work is required or the result that the owner desires the work to achieve, so as to show that the owner relies on the holder's or person's skill and judgment.

There are three stages to New Home Building Inspection Reporting:

Step 1: Frame Inspection Stage (“Lock-up stage”)

Here we look at the quality of workmanship completed by the trades during the major stages of construction. Basically we look at all aspects of the timber or steel framework construction from the floor, walls to the roof framing, the brickwork, the roof tiling, wall cladding, window and door installation and a general overview of site safety.

It is here we advise our clients about the need to obtain certain certification from your builder to ensure a smooth transition when they move in at handover stage.

I deal directly with your builder and their site supervisors so they are aware of this process. At times this process silently creates a better supervisor to which we acknowledge at the end of the job by issuing them with Commendation Award. To date only 19 from 16,000 inspections have been issued.



Step 2: Final/Handover Stage (PCI: “Practical Completion Inspection”)

A building PCI completion and or defect report is a report you obtain once your new home has been built and is complete, prior to handover. This inspection can also be utilised at practical completion. H&K can also be used on major additions or extensions to a property.

This is the last chance you will get to see if the workmanship to your new home and or additions is completed satisfactorily and is compliant. (Or is it!)

This is the most important stage in your contract as you, the homeowner hold the power to have the defects and incomplete works rectified before you pay the final payment and before you actually move in. I can't think of anything worse than moving in while the builders are still working!

Step 3: 90 Day Defect Liability (“Maintenance Inspection”)

You should obtain this report within 90 days of the completion of your new home. Give your list and our report to the builder so that they may begin rectifying further defects and or any incomplete issues.

After three months the standard builder's warranty liability period will expire, and they will no longer be responsible for non-structural issues other than the Statutory Warranty requirements under the Home Warranty Insurance requirements.

Your home is covered for 2 years minor structural, 6 years major structural.

Did you know this? Well now you do.

Section 5:

WHAT IS A PRE-PURCHASE BUILDING & PEST INSPECTION REPORT?

What should be inspected?

A Pre Purchase Building & Pest Inspection is to be carried out by accredited and qualified inspectors.

This is something that should be taken very seriously as this purchase is and can be your major investment in life.

You don't want to come across future major structural problems, causation of drainage issues and or Termite infestation.

A Pre-Purchase Report should cover all these areas of the property as per AS:4349:

- The exterior,
- Interior,
- Roof exterior (under 3.6meters off the ground level,)
- Roof void,
- Sub floor,
- The site and any outbuildings within 30meters of the main building,
- Boundaries,
- Safety items,
- Minor defects,
- Major defects,
- & any Cracking.

It should also include every room, their cupboards, robes and any storage areas.

Additional charges may apply for properties with Granny Flats or In-law accommodation whether they are attached or detached.

It would be more prudent for the Building and Pest Inspection reports to be accompanied with photographs illustrating any problems however this is not a requirement.

This gives the purchaser a clearer understanding of the problems at hand and at the time of the inspection. It is also a form of visual evidence for both the inspector and the client in any future negotiations they may be involved in.

The correct method of reporting can be used in the negotiation process between the Agent and the Purchaser to enforce why the sale price can and should be less!

All reports must comply with the current relevant Australian Standards.

Pre Purchase Building Inspections AS:4349.1-2007
Building Inspections AS:4349.0-2007
(As from 2007)

Pre Purchase Pest Inspections AS:4349.3-2010
(As from 2010)

A Pre-Purchase Building & Pest Inspection should provide adequate information for a purchaser to make a well informed decision, prior to its purchase.

THE EXTERIOR:

The external areas of the report must include all areas of the homes exterior. All homes are built differently therefore each report will vary.

As a purchaser you should make sure your inspector has covered all areas of your new home. Your inspector should be addressing areas such as brickwork, rendering finishes, driveways, gutters, downpipes, flashings, windows, window frames, flyscreens, doors and door locks, gates, pergolas, balconies, decking's, veranda's, pathways, paving, drainage, fencing, retaining walls, exterior paint works and structural works etc.

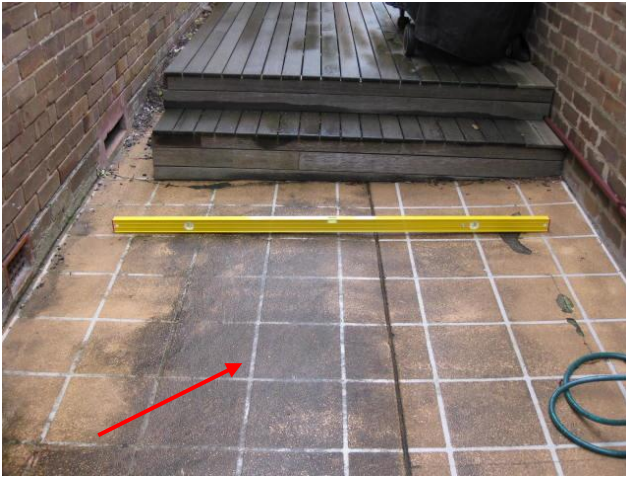
EXAMPLES OF SOME FINDINGS AT INSPECTED AUSTRALIAN PROPERTIES



Rusting gutters and excessive rain water flow causes overflowing which also causes major issues under.

Gaps left to the tops of windows at their brick lintel levels in brick construction.





Pathways with inadequate fall and drainage. Ponding to low lying areas causing heaving to the dwellings foundation materials.

Downpipe base PVC connections pulling away. Insufficient drainage connections which can cause settlement & cracking to the dwellings brickwork and their slab floors.



Inadequate downpipe base connection points which flood. Cause cracking to the concrete pathways around a dwellings perimeter.

Internal flooding to garages where the external ground level is higher than the internal floor level. Mould growth on internal wall surfaces!



Failing boundary retaining walls causing side pathways to collapse which cause trip hazards. All retaining walls over 750mm high must be certified by a Structural Engineer. Inadequate fencing!

Make sure all leaking gutters and downpipes are appropriately sealed.





When concrete patios or slabs are placed around drainage pipes and the slab settles it can pull the pipe connection apart.

Does your home have these sorts of issues?

If so, call me for a full assessment of your investment.

THE INTERIOR:

Interior of the home includes: garages, floors, walls, architraves, ceilings, windows, living areas, dining, kitchen, family rooms, bedrooms, walk-in wardrobes, storage cupboards, bathrooms, Ensuite's, showers, WC's, vanities, toilets, laundry, taps and their operation.

EXAMPLES OF FINDINGS TO INTERIORS AS INSPECTED



Shower tap flanges are not sealed - Causing leaking inside the wall cavity areas and giving high moisture readings to opposite walls.

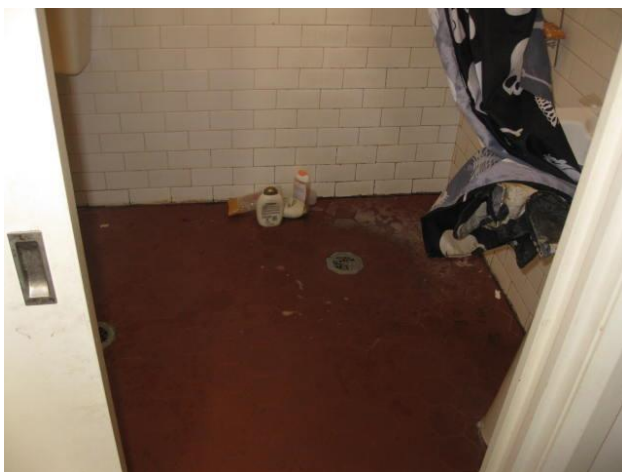
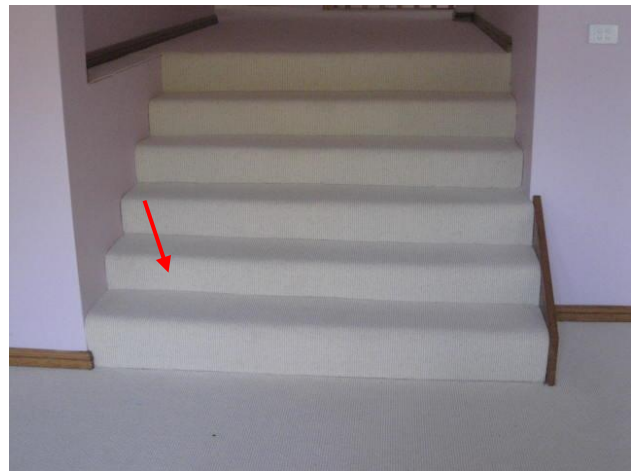
**Newly installed acrylic bath not installed as per the manufacturer's instructions.
Baths not being sealed as required.**





**The results of leaking showers.
Wood decay and deterioration to the bathroom door framing timbers.**

**Uneven internal stair risers.
This being a trip hazard.**



Non-Compliant showers in some properties.

Does your shower leak?

THE ROOF EXTERIOR:

EXAMPLES OF ROOF EXTERIORS AS INSPECTED

Rusted roof sheeting to additions - Poorly fitted roof flashings = leaking roofs.



Incomplete works - No bird proofing to the tops of valley gutters to either tile or iron roofs.

Overflowing house gutters due to poorly flashed pergola roofing. Poor flow of rain water in guttering systems!



ROOF VOIDS:

EXAMPLES OF ROOF VOIDS AS INSPECTED



Incomplete and inadequately installed ceiling insulation.

Blocked access into roof void areas.



Termite infestation.

If you don't look, you can't find!

SUB FLOORS:

EXAMPLES OF SUB FLOORS AS INSPECTED

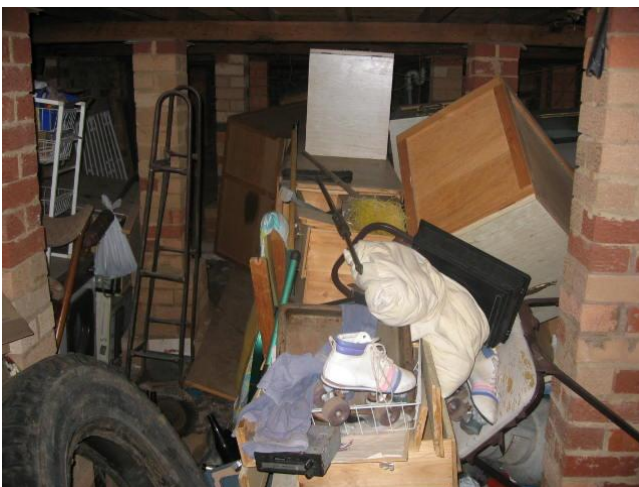


Shower leak damage to the floor framing timbers. Dampness affected electrical cables under leaking showers.

Excessive floor movement due to collapsing isolated piers. Left over timbers in sub floor areas must be removed to prevent possible termite attack.



Stored goods placed in a sub floor area hinder an inspection and may be harbouring a possible termite or vermin infestation.



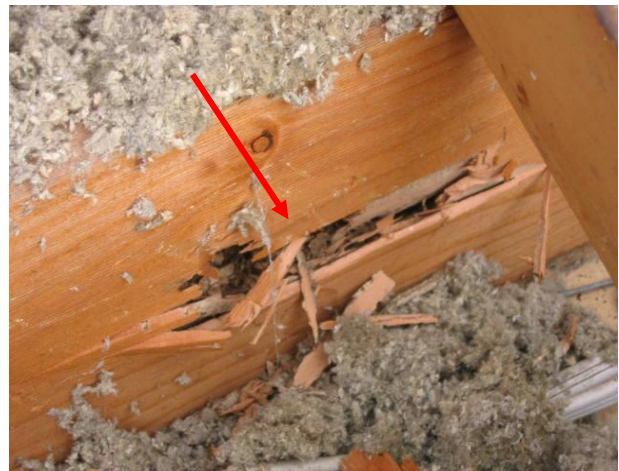
TERMITE FINDINGS:

A Pest Inspection can save you thousands of dollars.

Termites have been around since the dinosaur ages. They are a whitish soft-bodied ant-like social insect that feeds on wood. Termites resemble ants in their appearance, manner of living, and social organization, but are not closely related. Termites can be very destructive to wooden buildings and structures causing up to 2 billion dollars a year.

EXAMPLES OF PROPERTIES INSPECTED

Termite damage found in roof void areas to the ceiling frame timbers.



The result of termite infestation to plaster wall areas causing the plasterboard to bulge and break out.

Termite nesting found in outbuildings.



Termite nesting found in roof void framing timbers.

Does your home have Termites?

How would you know?

Insurance Companies DO NOT Insure your home against Termite damage or infestation!

SWIMMING POOLS:

Swimming Pool Inspections Can Save Children's Lives!



Protect Your Family



When purchasing a home with a swimming pool in the state of NSW it is highly recommended that a Swimming Pool Inspection is carried out by a swimming pool builder or a prudent and competent building inspector.

Although it is not a requirement for home buyers in NSW to obtain this inspection H&K believes it is imperative, especially for those families with young children.

State laws vary when it comes to swimming pool inspections and NSW laws are very vague.

H&K's advice for those purchasing property with a swimming pool in NSW is to obtain a professional Inspector who has extensive experience and the expertise to comment on defects when providing such a report.

H&K offers this Swimming Pool Inspection service from \$595-00 inc gst.

Why Every State in Australia Should Introduce Queensland's Pool Safety Inspection System!

Once upon a time there was no legal obligation for home owners in Qld to place a fence around their pool. Since then the rules and regulations have changed for the better and it's about time.

In the 16 years from 1991 to 2007, 93 children drowned in residential in-ground and above-ground swimming pools in Queensland. That equates to an average of around five drowning's each year. It's no wonder new rules and regulations have been introduced for our Queenslanders.

From the 1st December 2010, pool barrier certificates are required when selling or leasing a property with a pool. Home owners and property purchasers must obtain a pool safety certificate from a pool safety inspector.

All certificates approved are valid for 1 year for a shared pool and two years for a non-shared pool.

Inspectors must hold appropriate professional indemnity insurance.

It's about time one of Australia's State Governments introduced a law that protects families when purchasing property. Let's Hope all other State Governments follow Queensland's lead in help to protect our precious children from potential drowning.

Pool Fences

All private swimming pools or spas that can hold a depth of 300mm or more must have safety barriers around them. This law applies to pools and spas on private residential properties in all Australian states and territories.

All pool safety fences must meet Australian Standard 1926 (AS:1926) safety requirements (check your local council for details).

SAMPLE: A SWIMMING POOL FENCING SAFETY CERTIFICATE

SAFETY CERTIFICATION

***THE POOL FENCING TO THIS
PROPERTY AT:***

***No: 000 PERSON DRIVE
PERSONVILLE NSW 0000***

Dated: 01-January-0000



Swimming Pool Inspections and Pool Fencing Safety Certification

**COMPLIES WITH THE RELEVANT
GUIDES AND STANDARDS
CURRENTLY IN PLACE**



HnK Certificate NO: HJR/00015

Mob: 0412 233977
Howard Ryan

EXAMPLES OF SWIMMING POOLS INSPECTED



Swimming pool as inspected.

NO CPR chart visible!

This is a Safety hazard!

CPR charts must be clearly visible within the pool area.

resuscitation
In an emergency call **triple zero (000)** for an ambulance
St John

D DANGER
Ensure the area is safe for yourself, others and the patient

R RESPONSE
Check for response—ask name—squeeze shoulders
No response Response
Make comfortable Monitor response

S SEND for help
Call triple zero (000) for an ambulance or ask another person to make the call

A AIRWAY
Open mouth—if foreign material present
Place in recovery position Clear airway with fingers

B BREATHING
Check for breathing—look, listen, feel
Not normal breathing Normal breathing
Start CPR Place in recovery position Monitor breathing

C CPR
Start CPR—30 chest compressions : 2 breaths
Continue CPR until help arrives or patient recovers

D DEFIBRILLATION
Apply defibrillator if available and follow voice prompts

Learn First Aid | 1300 360 455 | www.stjohn.org.au

Incomplete fence works. Does NOT comply with the relevant Australian Standards for swimming pool safety & local Council pool fencing regulations. This is also a Safety hazard!



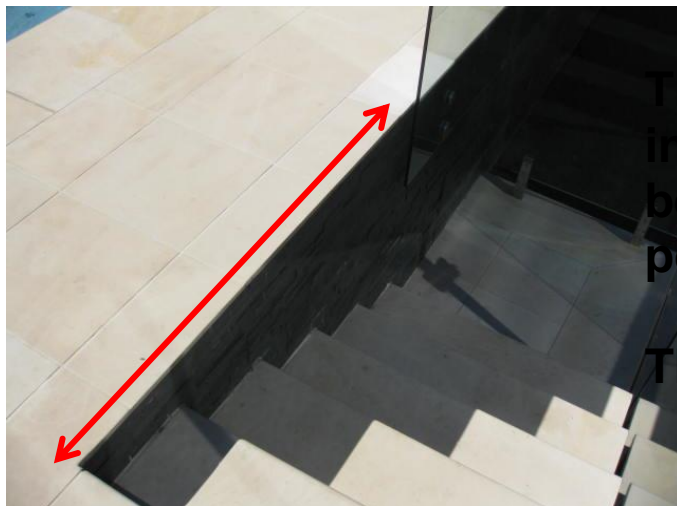


Pools filter systems.

A well maintained system and easy to access.

Correctly built in an acoustic cover to protect the neighbour's privacy.

Testing the pool filters backwash pipe system.



The glass pool fence is incomplete and should have been continued to this end point.

This is a safety hazard!



FAILED!

Pool fence gates MUST be self-closing. This newly installed gate did not!

The cause being rusting base hinge fittings.



DON'T LET A SUN & FUN FILLED LIFE END IN TRAGEDY!

For further information on pool safety, go to a website associated with the rules of your Local Government.

Are your Children SAFE?

WHAT IS YOUR RESPONSIBILITY UNDER THE SWIMMING POOLS ACT?

The Act and Regulation apply to all swimming pools (both indoor and outdoor) on premises where there is a residential building, a movable dwelling (eg caravan), a hotel or a motel.

If you are the owner of premises on which a swimming pool is situated you must ensure that the pool is at all times surrounded by a child-resistant barrier consisting of fencing of a height no less than 1.2 meters (1.8 meters if a boundary fence) and/or your house wall. You must always keep your barrier, gates and doors in good working condition. Doors and gates providing access to the pool area must be kept securely closed at all times when not in actual use.

Safety Certification is essential to be obtained annually.

The requirements for child-resistant barriers on premises where there is a residential building vary according to when the pool was constructed and where the pool is located:

Pools built **before** 1 August 1990, the pool must either be surrounded by a child-resistant barrier or the means of access from the building to the pool must be restricted at all times. The standard for restriction, for example, by use of complying windows and doors, is set out in the Swimming Pools Regulation applicable at the time the pool was built.

Pools built **after** 1 August 1990 but **before** 1 September 2008, the pool must be surrounded by a child-resistant barrier that separates the pool from any residential building situated on the premises and from any place adjoining the premises. The child-resistant barrier must be designed, constructed, installed and maintained in accordance with Australian Standard 1926-1986 *Fences and Gates for Private Swimming Pools*.

Pools built **after** 1 September 2008, the appropriate standard is Australian Standard 1926.1-2007 *Swimming Pool Safety, Part 1: Safety barriers for swimming pools*.

Pool owners can decide the exact location of the barrier, which need not closely surround the pool, provided it meets the requirements of the Act, Regulation and appropriate standard.

Remember - the general requirement for child-resistant barriers on residential properties is for the pool to be separated by a complying barrier from the house, adjoining properties and public spaces at all times. Direct access from the house to the pool area is not permitted unless an exemption applies.

Under the Act and Regulation special requirements and/or certain exemptions may apply to indoor pools, spa pools, pools situated on premises that have moveable dwellings, hotels or motels, as well as pools on very small properties (of less than 230 square meters), large properties (of 2 hectares or more) and premises having frontage to any large body of water for which construction or installation has commenced **before** 1 July 2010. Special requirements also apply to a house wall that is used as part of the child resistant barrier.

Local councils may grant exemptions from barrier requirements that are impracticable or unreasonable in particular cases, for example, to provide access for people with disabilities.

For information about these special requirements and exemptions contact your local council.

All pool owners must display prominently the prescribed warning sign in the immediate vicinity of the swimming pool. The sign gives a supervision warning and the details of resuscitation techniques. These signs are readily available from many councils and community organizations such as the Royal Life Saving Society and may also be obtained from pool shops and other outlets. **The warning sign should be able to be read so it may need to be replaced from time to time if fading occurs.**

Serious penalties apply if you do not comply with the requirements of the Act ranging from \$550 to \$5,500.

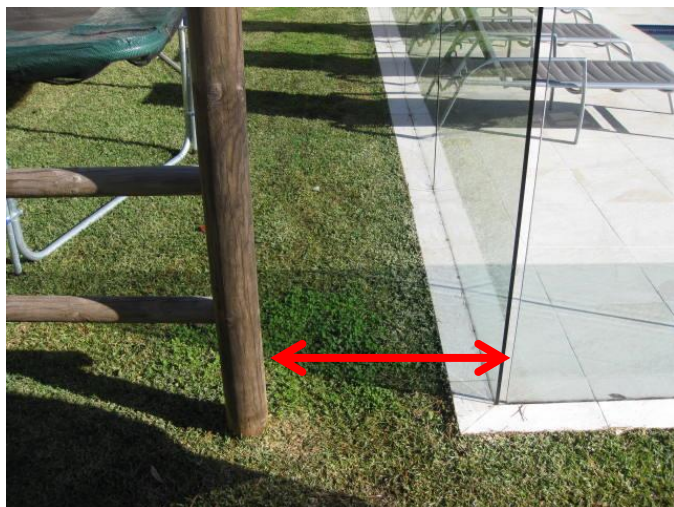
Drowning is a leading cause of accidental death in very young children. Tragically, every year a number of children drown in backyard swimming pools. With over 300,000 backyard swimming pools in NSW, swimming pool safety is vital.

In NSW, private or ‘backyard’ swimming pool safety is legislated by the *Swimming Pools Act 1992* and the *Swimming Pools Regulation 2008*.

The Act was introduced to improve pool safety for children. However, laws requiring pool barriers and warning notices are just one part of pool safety. Also crucial are maintaining the pool barrier, keeping entry points secure, appropriate adult supervision, teaching young children to swim and resuscitation (CPR) training.

REMEMBER – CHILDREN CAN DROWN IN FENCED POOLS

NOTE: A person and or a child must not be able to climb any object within 900mm of the pool fence (child-restraint barrier.)



This climbing object is only 600mm from the pool fence!

NOTE: A pool fence gate incorporated in a child-restraint barrier, (safety fence) must be a minimum of 1200mm high, be fitted with a device which will return the gate to a closed position and then operate the latching device from ANY position with a stationary start without the application of manual force.

Dividing and or boundary fences forming part of a child-restraint barrier shall also comply with the requirements of AS1926.1-2007.

Barrier/Fencing/Gate Maintenance:

The occupier of any premises on which a child-restraint barrier is installed in relation to a swimming pool, whether or not it is required by the Act, must, so long as the swimming pool exists, maintain the barrier/fence/gates in a state of good repair as an effective child-restraint barrier.

Produced by the Division of Local Government,



It is essential to have fences with proper safety locks around your pool and is to be set at the required compliant heights!

***Does your pool fence gate,
close & lock automatically?***

Section 6:

ALTERNATIVE DISPUTE RESOLUTION (ADR)

When it comes to property H&K Ryan & Associates know why Australians dislike disputes.

There are many parties involved when building or renovating a home and poor workmanship can lead to financial disputes, heartache, stress and can even cause strain on you and your partner's relationship.

H&K have handled building disputes for over the last 30 years and specialise in this field.

H&K can also help in matters relating to pre purchase building inspections that have not depicted the true findings of the property, new building construction dispute problems, defective building works, non-tradesman like works and incomplete works, should they evolve.

We are NCAT experts.

What is Alternative Dispute Resolution (ADR)?

Alternative Dispute Resolution (ADR) is also known as **External Dispute Resolution** in Australia.

This is a technique that acts as a means for disagreeing parties to come to an agreement to resolve the problem at hand fast and outside of court jurisdiction.

Talk to your contractor! We know you hate each other! Get over it!

ADR has gained widespread acceptance among both the general public and legal profession in recent years. In fact, some courts now require some parties to resort to ADR of some type, usually mediation, before permitting the parties' cases to be tried.

This process can reduce and at times eliminate unnecessary issues being dragged into the court system.

Why spend phenomenal amounts of money on court costs if you can negotiate and reach an understanding to resolve the points of difference.

For example:

If your builder or contractor is not performing in compliance to your building contract then you may have an issue that requires resolving **NOW** rather than later.

At H&K we deal directly and personally with your builder to bring to his attention the pending dispute issues, if you wish us to do so.

Dealing on separate occasions with the builder and then the client will identify issues that have blown up over time, therefore need to be discussed and resolved on an independent and individual basis.

We offer “Expert Determination Services” and have a 95% success rate, the other 5%, we never know!



SMARTER ADR

Smarter: To have developed a stylish way to direct disputes to a solution that is harmonious to all parties.

Alternative: Providing the optional opportunity of an unusual process to redirect disputes.

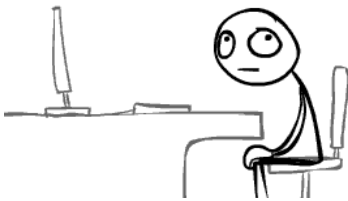
Dispute: This is an issue where a difference of opinion can be persuaded into a direction or resolution.

Resolution: A declaration of agreement is provided and the issues are resolved.

Due Diligence: A thorough investigation into each issue to be resolved using your area of expertise.

Duty of Care: A thought process to apply ones ability to individualise each issue.

Duty to Inform: An obligation to provide caution to a disputed situation to allow one thought process to actually evolve.



THE WHAT IF FACTOR

WHAT IF I END UP IN A DISPUTE?

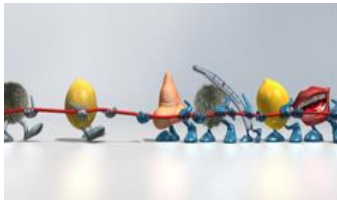
Why disputes occur! Disputes occur due to many factors;

1. a difference of opinion can be insulting and take the opposing individual into an area of doubt;
2. an argument evolves from an assumed fact based on no actual evidence;
3. to debate an item can create a heated discussion which becomes personal;
4. deemed guilty by omission!

When disputes occur! A dispute happens due to;

1. cropping up in the most unexpected circumstances;
2. assumptions and various statements are made which are not based on actual fact;
3. an original agreement is broken;
4. a misunderstood theory based on a standard or code;

Dealing with disputes! What to do;



1. creating a trade-off;
2. pulling together collectively to be equal in a resolution;
3. listen;

Cost savings!

How;

1. know up front the total rates and costs of each stage of ADR;
2. be able to measure and budget your need to satisfy;
3. an upfront knowledge of being able to manage this process;

Save embarrassment! By;



1. hoard your true emotions;
2. bring to a head your thoughts;
3. to put aside shame of assuming the worst;
4. feeling awkward under the circumstances;
5. be ashamed of what you may have caused;

Prevent public forums from evolving! Carefulness:



1. a commune speak of assumptions;
2. illegitimate advisers;
3. a funnelled attempt to divert one in to be disillusioned;
4. barbecue mentality of opinionated buffoons;
5. silently misleading;
6. stealth destruction;

Today's professionals are being hijacked out of the true service they actually provide!

H&K Ryan base the ADR experience on:



CONFIDENCE:

COMPETENCE:

ABILITY:

PRACTICALITY: we offer trusted solutions.

ALTERNATIVE DISPUTE RESOLUTION is the smarter way to:

1. reduce dispute fees and charges;
2. prevent disputes escalating into 1,000's of dollars;
3. stop issues ending up in no win situations;
4. save your marriage;
5. save your soul;

SMARTER ADR PROGRAMMING;

- start with a protocol;
- develop a system;
- diary note daily;
- chronology of events and conversations;
- provide a series of events and practises that must take place;
- remain in contact with the parties and follow up;
- offer explanations;
- be descriptive in layman terms as communication is king;
- provide vital advice;
- offer understanding = the calming effect;
- carefully analyse each issue;
- keep a cost analysis on the time to resolve each issue;
- remain independent and not dependent;
- provide the cost saving analogy along the way;
- see the parallels of personal misfortunes that each issue has;
- offer alternative solutions in an amicable fashion;
- package the solutions in an agreed and acceptable format;
- provide a plan to bring the resolution to an end;
- follow up on this plan and sign off by acknowledging the plan;
- = Smarter Alternative Dispute Resolution.

Section 7:

“100 plus REASONS WHY YOU’RE NEW HOME MUST BE INDEPENDENTLY INSPECTED”

DEFECTIVE & INCOMPLETE WORKS IN NEW CONSTRUCTION

	<i>COMMON & REPETITIVE FINDINGS by HnK:</i>
	<u>DUE DILIGENCE:</u> Due diligence appears to be slipping as well as the enforcing of the relevant Australian Standards and Building Codes within the construction and inspection industry
	H&K Ryan base their Inspections on INDEPENDENCE and not DEPENDENCE, a trusted face with unbiased solutions
	Call your builder, Offer explanations, Communicate, Give advice, & Understanding = <i>THE CALMING EFFECT</i>
	<u>EXPLAINING to the homeowner, WHAT WILL HAPPEN:</u> How To..... Adjust doors & their striker plates How the water tank pump operates Cleaning A/C & Range Hood filters & stone bench tops How to maintain cupboard & drawer operation How to operate Ovens and Hot Plates & Dishwashers How to service tap washers, tighten up towel rails How to seal kitchen bench tops & shower tap flanges Cracking appearing, explain WHY

The home owner always asks, "WHAT DO I DO NOW?"

How do I know the works have been built to a required standard?

What do I send the builder at the end of the Warranty period?

What happens if the builder does not do the Warranty rectification?

Do I pay the builder when he asks for payment?

How many inspections should I have? AHHHHHH!

I can't afford any disputes

CERTIFICATION you must obtain in New Construction:

ENGINEERS SLAB & STRUCTURAL STEEL DETAILS

WET AREA FLASHINGS & OTHER WATERPROOFING

GLAZING CERTIFICATES FOR WINDOWS & S/SCREENS

FRAME & TRUSS MANUFACTURER'S FRAME & BRACE LAYOUTS

SMOKE ALARM CERTIFICATION

COUNCIL OR PCA OCCUPATION CERTIFICATE

PLUMBING CERTIFICATE OF COMPLIANCE

ELECTRICAL CERTIFICATE OF COMPLIANCE

TERMITE TREATMENT NOTICE & WARRANTY: The pest treatment type used in this construction, the name of the applier, its warranty direction to annual inspections

HOME OWNERS WARRANTY INSURANCE

FINAL SURVEY


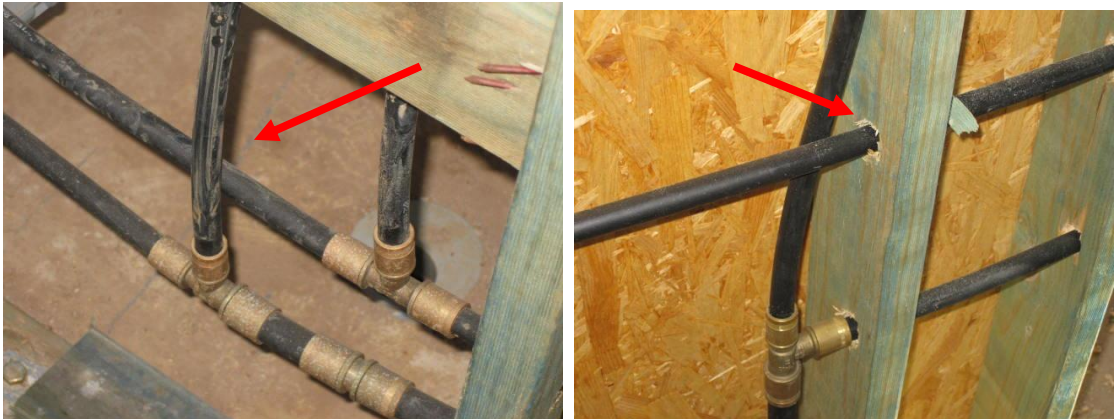
BaSIX Certification as was originally certified

Wall & Ceiling insulation certificate

Certification of completed works diminishes disputes!


100 plus REASONS for Independence:




NEW HOME FRAME INSPECTION STAGE FINDINGS:



1.	Wall studs to be within 250mm of brick wall expansion joints
2.	Veneer ties to be nailed off
3.	It is more prudent to put wall blocking in for the fixing of WC cisterns, wall mounted clothes dryers and TV units 
4.	All plastic water pipes should be siliconed together and where they pass through wall framing drill holes to prevent banging within the wall cavity areas 
5.	Hoop iron strapping to be nailed off to roof pitching beams
6.	Truncated trusses to have two triple grips fitted
7.	Truss speed bracing to be extended and nail fixed as intended to the underside of the wall frames top plate
8.	Shear blocking to be fitted above all braced internal wall frames


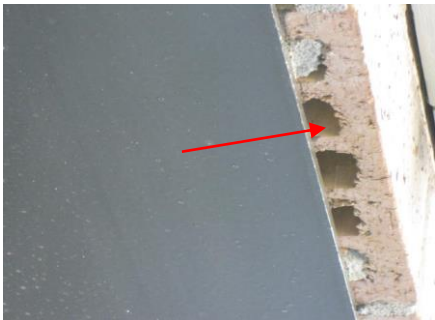
9.	Sheet flooring to be appropriately nail/screw fixed to prevent floor sheet movement and joint sanded prior to completion
10.	Wall frame blocking to fix the top level stair railing newel posts
11.	Manhole access entry point to be in an area for easy access and must not be hindered by any Air Conditioning ducting and piping
12.	All wall cavities to be clean and free of ALL debris
13.	Framing to be compliant with the relevant Australian Standards and Building Codes
14.	Wall frames to be straight and true and within tolerances



NEW HOME EXTERIOR FINDINGS AT FINAL (PCI) HANDOVER STAGE:

15.	<p>Weep holes can be provided at no more than 1.2centres around slab floor perimeters and under window sills over 1.0meter wide (Yet no longer a requirement)</p> 
16.	Weep holes to be appropriately cleaned out as intended as blocked weep holes can cause rising damp and possible mould issues to the internal wall linings
17.	All brickwork expansion joints are to be mastic sealed
18.	Veranda tiling found with inadequate falls as water will pond
19.	Roof flashings are incomplete and inadequate to the skillion roof areas
20.	Sewer vent pipe protrusions are not flashed correctly

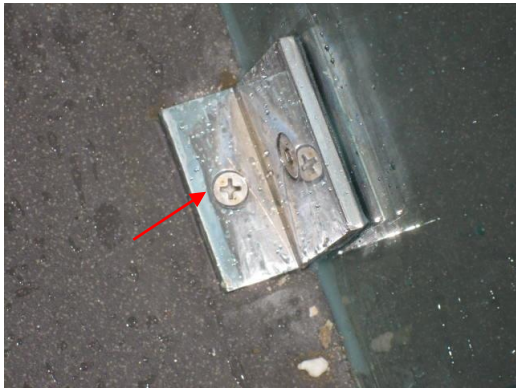
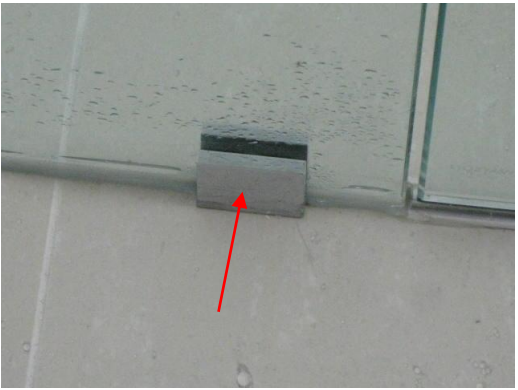
<p>21.</p>	<p>Sewer PVC vent pipe protrusions are not painted the roof tile colour</p> 
<p>22.</p>	<p>Roof tiles are chipped and some times left out of place</p>
<p>23.</p>	<p>Bird proofing should be put into place to the tops of roof valley gutters to prevent possible bird entry into the roof void areas</p>
<p>24.</p>	<p>Roof tile ridge capping should be vented by weep holes</p> 
<p>25.</p>	<p>Gutters have inadequate falls and can overflow causing settlement issues for the dwellings interior and exterior</p>
<p>26.</p>	<p>Downpipes placed at incorrect and noncompliant spacing's allow for rain water to overflow at various areas and also cause issues under these overflowing points</p>
<p>27.</p>	<p>Uneven risers to external steps = A Trip Hazard</p> 
<p>28.</p>	<p>Cladded wall areas need to be sealed around all the window & door frames</p>
<p>29.</p>	<p>Exterior paint finishes are incomplete</p>

30.	Scratched window and door glass panels
31.	Termite Reticulation Systems are not to be encased within concrete, paths and driveways. They MUST be encased in sand or similar as per AS:3660
32.	Expansion jointing is not evident where concrete paths and driveways butt up to veranda's and against other areas to the dwelling
33.	Brick cleaning is incomplete
34.	Staining left on the brick face under tap external areas from painting trades
35.	Incomplete mortar joint raking
36.	High pressure markings left on bricks by the brick cleaners in tight areas 
37.	Brick mortar needs pointing up in areas around perimeters
38.	Chipped bricks, what % of chips are allowed and WHY!
39.	Water tank top filters missing to the tank top inlet points
40.	Different coloured brick mortar used? WHY 
41.	Poorly finished brick sills under sliding door units
42.	PVC downpipes leaking at joints

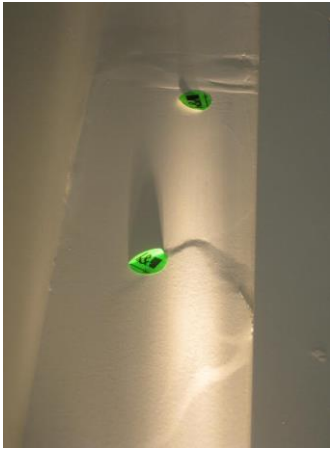
43.	Leaking guttering joints due to inappropriate joint sealing
44.	Final site foundation soil grading and levelling is inadequate
45.	Inadequate drainage inlets for surface drainage around dwelling perimeters
46.	Final, site and exterior clean ups are incomplete, rubbish left at sites for homeowners to remove themselves!
47.	Site safety fencing is not locked and is not in place to the sides which allows persons to trespass and breach site access, cause damage and slow down progress
48.	Site foundation grading can be non-conforming with Council DA approvals!
49.	Angles to be fitted to the tops and sides of some windows and door units 
50.	Exit doors not sealed to their top and bottom edges
51.	Inadequate spaced brick expansion jointing, this may over time cause the dwellings brickwork to crack and separate
52.	Sliding door sills bent due to not being protected at construction stage
53.	Brick extrusion holes not pointed up correctly at lintel levels to doors and windows and the ends of window sills 
54.	Steel window and or door lintels are not being painted

<p>55.</p>	<p>Termite Reticulation systems incomplete, left exposed and not explained to homeowners. This may expose possible toxic chemicals!</p> 
<p>56.</p>	<p>Warping to external doors due to being painted in dark colours</p>
<p>57.</p>	<p>Hot Water Systems operations not explained and the overflow pipe = conducive conditions to potential termite attack</p>
<p>58.</p>	<p>A/C units operations not explained and their overflow pipe = conducive conditions to possible termite attack</p>
<p>59.</p>	<p>Water Tank units operation not explained and their overflow pipe outlet = conducive conditions to possible termite attack</p>
<p>60.</p>	<p>External gardens NOT TO BE BUILT AGAINST DWELLINGS</p>
<p>61.</p>	<p>Balcony railing should not be climbable!</p> 

NEW HOME INTERIOR FINDINGS AT FINAL HANDOVER STAGE:

62.	Door jambs not checked out appropriately for striker plates
63.	The poor use of the finished garage slabs as material storage, leaving scratches and gouges. Garage slabs should be protected during the construction process
64.	The ceiling insulation is incomplete and at times placed directly over downlight fittings
65.	Cavity sliding doors needing adjustment and have no bottom guides fitted
66.	Skirting wall tiles are not being sealed to the undersides of raised vanity units
67.	Door leading edges have no closing bevels. This is the major cause of binding and jamming doors in future maintenance rectification works
68.	Leaking kitchen and vanity sink PVC “P” traps
69.	Windows and Doors need servicing and adjusting prior to the dwellings handover to correct their intended operation
70.	<p>Frameless shower screens are screwed through the floor tiles and <u>breaching</u> the waterproofing barrier under!</p> <div data-bbox="284 1332 802 1720">  </div> <div data-bbox="826 1332 1345 1720">  </div> <p>Is this your shower?</p>
71.	Shower tap flanges are not adequately sealed to the wall tile surface
72.	Porcelain or Travertine floor tiles not being laid on level and even screeded cement beds

73. Plasterboard setting finish: popping nails, incorrectly sanded, left over ridges, tool markings left behind, internal corners not set, excessive peaking and incomplete setting



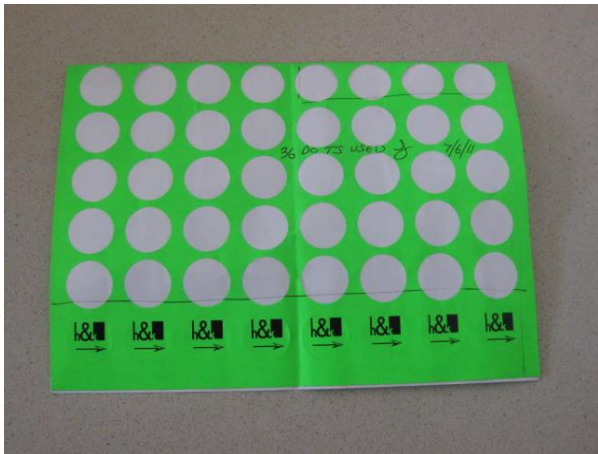
NOTE: This standard below applies in every case.
Australian Standards AS/NZS2589.1-1997 in section Part 1, Gypsum Plasterboard, part 6 Levels of Finish, 0-5. Ref 6.6, Level 4 finish, “*All joint compounds shall be finished smooth and be free of tool marks and ridges.*”

74. Undulation to floor joists next to supporting structural steel beams gives particleboard floor sheet undulation



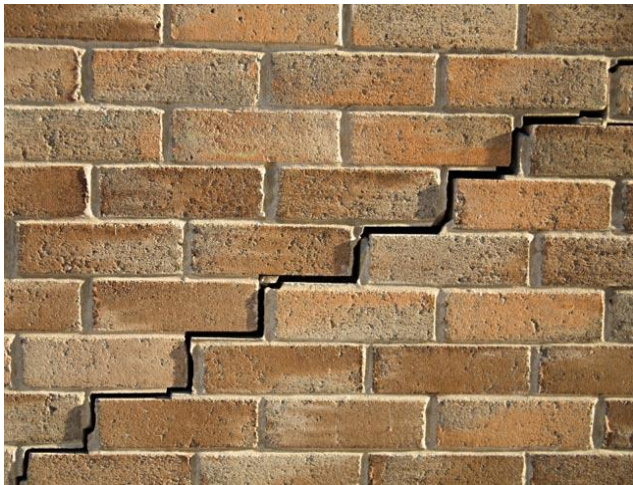
75. Kitchen doors need adjustment as they are left out of alignment








76.	Kitchen door handles are out of alignment and can't be repositioned unless the doors are replaced
77.	“Niche” sill areas have inadequate falls in the showers
78.	Tap mixer heads are sometimes fitted in reverse, hot on the right instead of on the left: Unsafe!
79.	<p>We use these green HnK dots to mark all our findings</p> 

PRE-PURCHASE INSPECTIONS

EXTERIOR FINDINGS AT PRE-PURCHASE INSPECTIONS:

80.	Termite tracking and damage found, always when it is too late!
81.	<p>Cracked brickwork</p> 
82.	Gapping to the eave linings timber storm moulds = dampness related settlement within the dwellings foundation material

<p>83.</p>	<p>Wood decay damage found to timber fascia and barge boards, wall weatherboards and to timber windows and doors</p> 
<p>84.</p>	<p>Dampness related settlement also comes from leaking stormwater pipe connection points and leaking downpipes</p>
<p>85.</p>	<p>Inadequate sub floor ventilation for timber floored homes</p>
<p>86.</p>	<p>Overflowing gutters due to poor falls</p> 
<p>87.</p>	<p>Leaking downpipe and gutter joints due to lack of general maintenance not carried out by the homeowner</p>
<p>88.</p>	<p>External garden beds being higher than floor levels that are breaching the ant capping levels which can lead to possible hidden Termite attack</p>
<p>89.</p>	<p>Leaking hot water systems and dripping pressure relief overflow pipes cause a conducive condition to possible Termite attack</p> 

90.	Leaking and dripping A/C unit condensation overflow pipes cause a conducive condition to possible Termite attack
91.	<p>Weep holes relating to concrete slab properties. All of the weep holes are to be left completely exposed, unobstructed and clean at all times.</p> 
92.	Damaged flyscreens to windows and doors
93.	<p>Stormwater & Surface Drainage: All properties existing stormwater drainage connection points and any surface drainage inlet drainage points around this inspected dwelling, are to be checked and kept unobstructed and unblocked at all times. NOTE: For dwellings without visible diversion drainage must be put into place to prevent further foundation movement to this dwelling. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building</p>
94.	Flaking and weathered paint surfaces
95.	Incomplete “home handyman” renovations. This can be caused by watching too many Lifestyle programmes!
96.	<p>Asbestos linings to external walls of older properties</p> 

97. Uneven and damaged exterior steps are a safety hazard and a trip hazard



98. Concrete cancer to strata units



SITE FINDINGS AT PRE-PURCHASE INSPECTIONS:

99. Site foundation grading and levelling is inadequate

100. Trees found too close to a dwelling causing damage to the dwellings foundations and footing structure



101. Uncovered ponds around the dwelling is a safety hazard and must be appropriately covered with a mesh strong enough not to bend if walked on or fall onto



102. Pool fence safety certificate must be sought. DON'T give children the opportunity to climb or even think about be able to access a pool area






103. Concrete driveways are cracked and at times undulated also at these points

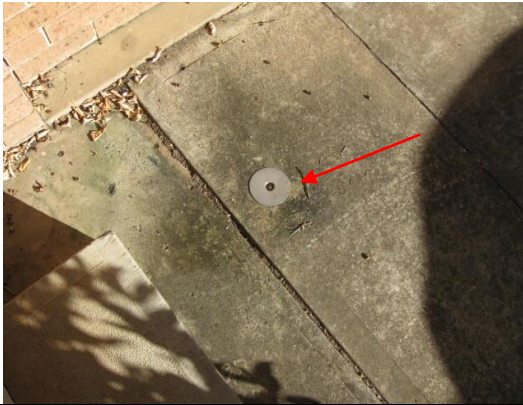


104. Paved areas are in undulated condition which can be a trip hazard

105. Collapsing and rusting metal fencing

<p>106.</p>	<p>Timber fences are wood decayed and Termite damaged. Side gates have rusting fittings and are out of alignment</p>
<p>107.</p>	<p><u>NOTE:</u> Any timbers that are in direct ground contact being in garden areas should be removed or relocated unless evidence is provided that these timbers are of a treated or specific type suitable for its as applied application</p>
<p>108.</p>	<p>Wood decay to pergolas and awnings</p> 
<p>109.</p>	<p>Leaking gas fittings and gas meters</p>
<p>110.</p>	<p>Collapsing retaining walls</p> 
<p>111.</p>	<p>Exposed electrical cables to hot water units</p> 

- 112.** Termite baiting systems can be in place and there is NO accompanying certification and or warranty paperwork. Beware of this when buying property!

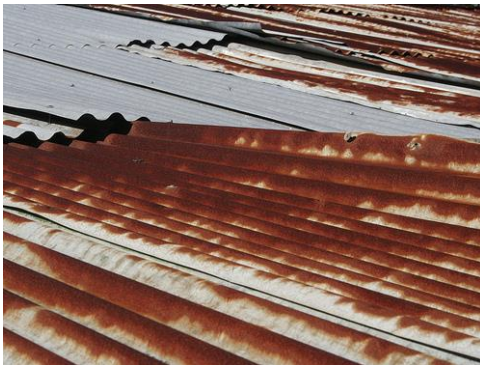


ROOF EXTERIOR FINDINGS AT PRE-PURCHASE INSPECTIONS:

- 113.** Cracking and or chipped roof tiles

- 114.** Roof tiles need re-seating within the valley gutters



- 115.** Rusting iron roofing



- 116.** Leaking roof flashings

- 117.** Fretting roof tiles as viewed to their underside face



118.	Lower roof level and Dutch gable lead flashings are splitting and leaking onto the ceilings below
119.	No bird-proofing to the tops of valley gutters
SUB FLOOR FINDINGS AT PRE-PURCHASE INSPECTIONS:	
120.	Inadequate ventilation into the sub floor areas
121.	<p>Leaking showers</p> 
122.	Floor framing deterioration and settlement
123.	Termite leads and timber framing damage
124.	Wet and flooding sub floor areas
125.	Loose and hanging power cables
126.	Leaking sewer drainage pipes
127.	Blocked and deliberate hindered access
128.	<p>Mould findings</p> 

Section 8:

WHO DO I CALL?

Trade Registry, let them help you!

We use and recommend the following:

SIGA ENGINEERING

Frank Simone

Unit 13/1 Cowpasture Place, Wetherill Park NSW 2164

Ph: (02) 9756 6331 Mob: 0407 214 387

info@sigacom.au

For an information booklet: Top 10 projects “What can go wrong and what to do about it” send me an email

STEP BY STEP CONVEYANCING

Elisa Western

2 Fortune Grove,
Kellyville NSW 2155

Ph: (02) 9629 4800

Fax: (02) 9629 7577

Mob: 0418 978 147

elisa@stepbystepconvey.com.au

PPI Pre-Purchase Inspectors Registry NSW

Att: **Howard Ryan** (CEO)

Ph: (02) 9626 7411

Fax: (02) 9626 7522

Mob: 0412 233 977

howard@pre-purchase.com.au



Section 9: *(Excerpts only, you should buy these Standards and read thoroughly)*

Reference to the Australian Standards, Building Codes & Guides

Learn yourself what is right from wrong and use these references from the Australian Standards, the BCA (Building Code of Australia) & the Office of Fair Trading Guide to Standards & Tolerances;

These standards are used in the residential construction industry.

Australian Standards and Building Codes are what builders and trades are to abide by when constructing a new home or just renovating an existing property.

REFERENCE:

- AS 1288 – Glass in Buildings.
- AS 1684 – Residential Timber Framed Construction.
- AS 1860 – Particleboard Flooring.
- AS 1926 – Swimming Pool Safety.
- AS 2047 – Windows in Buildings.
- AS 2050 – Installation of Roof Tiles.
- AS 2870 – Residential Slabs and Footings.
- AS/NZS 2904 – Damp-Proof Courses and Flashings.
- AS/NZS – 3500 Plumbing and Drainage.
- AS 3600 – Concrete Structures.
- AS 3660 – Termite Management.
- AS 3700 – Masonry Structures.
- AS 3740 – Waterproofing of Wet Areas in Residential Buildings.
- AS 3786 – Smoke Alarms.
- AS/NZS 4858 – Wet area Membranes.
- AS 1562 – Installation of Sheet roofing and Wall cladding.
- AS/NZS 2589 – Gypsum linings in Residential Construction.
- AS 3958 – Ceramic Tiles.
- AS/NZS 2311 – Guide to the Painting of Buildings.

The Guide to Standards and Tolerances disclaims itself by stating “The information must not be relied on or regarded as legal advice. No warranty of accuracy or reliability as to the information is given and no responsibility for loss arising in any way from or in connection with errors or omissions in the information provided.”

The *Guide to Standards and Tolerances 2007* was produced by the Victorian Building Commission in collaboration with NSW Fair Trading, the Tasmanian Government and the ACT Government.

The *Guide* is NOT a legal document and is not intended to replace the relevant provisions of the Building Code of Australia or Australian Standards.

The *Guide* is intended to provide the reader with an understanding of the tolerances that a building professional will consider in determining whether a building element has been installed/constructed to an acceptable standard.

The *Guide* should be regarded as an advisory resource rather than a series of prescriptive definitions.

The *Guide* helps home owners if building work is in dispute. It deals with such topics as shrinkage around timber window frames, door frames, nail popping in timber floors, paving through to footings and foundations.

The *Guide to Standards and Tolerances 2007* came into effect on 1 January 2007 and replaces the previous version of the *Guide* issued in NSW on 1 July 2003. (Newer version 2017)

This guide is available from the Office of Fair Trading website.

Note: Only use Australian Standards referenced in the NCC National construction Code

Extracts from: Guide to Standards and Tolerances (NSW Office of Fair Trading, these sections are excerpts only)

Masonry distress

Where distress and rated Category 3 or more (i.e. more than 5 mm; refer *AS 2870 – 1996 Residential Slab & Footings Construction*)

Masonry facing

Bricks shall generally be laid with true brick face outwards. When bricks in batches are supplied from manufacturers may vary in colour therefore they shall be mixed and or distributed in accordance with manufacturers recommendations.

Damp proof courses

To be in accordance with the Part 3.3.4 of the BCA.

Raking of joints

Raking of mortar joints in masonry units shall not exceed 10 mm depth and consistent throughout.

Brick sills – shrinking allowance for timber framing

Reference to brick sills includes, for sill tiles.

Distortion of window frames and or dislodgment of sill bricks shall be a defect where such distortion and or dislodgement were caused by lack of initial sill brick clearance from the window sill refers to Part 3.3.1 of the BCA.

These clearances must be provided at the time of construction and must not be less than

- (i) 5 mm at sills of lower and single storey windows; and
- (ii) 8 mm at roof overhangs of single storey buildings; and
- (iii) 10 mm at sills of second storey windows; and
- (iv) 12 mm at roof overhangs to two storey buildings.

Brick joints

Beds - 10mm nominal +/- 3mm

Perps – 20mm nominal +/- 10mm, minimum 5mm

Render and applied finishes for masonry

Cracking

Cracking of finishes to be assessed in accordance with Section 3 Masonry Distress.

Concrete slab distress

If the distress is rated at less than Category 3, the defect is to be mentioned for a period of twelve months. If at the end of the monitoring period, the distress rating is assessed as greater than Category 2, this will be considered a defect.

Where a residential slab designed in accordance with AS 2870-1996 or AS3600-2001 concrete structures is to act as a termite barrier in accordance with AS3660-200 Termite management, shrinkage cracks through the slab are not to exceed 1.0 mm width. Extract from AS2870-1996 – Residential slabs and footings – construction.

Table C1 Classification of damage with reference to walls (Appendix C of AS 2870-1996)

Description of typical damage approximate crack width limit Damage category and required repair (see Note 3)

Hairline cracks < 0.1 mm are classified as category 0 < 1 mm are classified as category 1. Fine cracks which do not need repair. < 5 mm are classified as category 2. Cracks noticeable but easily filled doors and windows stick slightly.

< 5 mm 15 mm (or a number of cracks replaced. Doors and windows stick. 3 mm or more in one group) are classified as category 3. Cracks can be repaired and possibly a small amount of wall may need to be replaced.

Service pipes can fracture. Weather tightness often impaired.

15 mm to 25 mm are classified as category 4. Extensive repair work involving but also breaking-out and replacing sections, depending on numbers of cracks of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.

Floor and wall tiling

11.1 General

Tiling will be considered defective where:

- (a) The builder supplied, laid and constructed the sub-strata for the tiles; and**
- (i) Any of the materials are defective, and/or
 - (ii) The application of adhesive, tiles or backing sheets is not carried out in accordance with manufacturers instruction, and/or
 - (iii) There is unsatisfactory workmanship beneath the tiling system.
- (b) The owner supplied materials and the builder laid the tiles and carried out preparatory works, and**
- (i) Any materials not supplied by the owner are defective, and/or
 - (ii) Application of adhesive, tiles or backing sheets is not carried out in accordance with manufacturer's instructions and/or
 - (iii) There is unsatisfactory workmanship beneath the tiling system.
- (c) The owner supplied and laid the tiles and the builder carried out the preparatory works other than the tile laying, and there is unsatisfactory workmanship beneath the tiling system (e.g. faulty stud work and trimming, nogging work, or concrete slab failure.** Where the owner installs the substrate, it is the owners responsibility to ensure that the substrate has been installed in accordance with manufacturer's instructions and that the framing is satisfactory for the fixing of the substrate. Cracked, loose or drummy tiles will be considered a defect if the cause is attributed to the builder. Subject to the above, these items will only be considered a defect if more than 10% of the tiled room area is affected, whichever is applicable. Where the owner lays and supplies floor tiles that are defective (i.e. cracked or loose) using a method of tiling application, adhesive and/or bedding not in conformity with the manufactures instructions, then the builders liability would only extend to where the consequential damage had occurred due to the concrete slab distress as specified in this document. The owner has to prove the damage is attributable to the builder. The onus of proof is on the owner.

Tile matching

Where the matching is no longer possible, a practical approach must be adopted and where possible, a slightly different tile may be used.

Floors

Flooring is to be installed in accordance with Part 3.4 of the BCA.

Gaps in exposed timber flooring

The effects of sunlight, heating or other heat generating appliances are to be taken into consideration and if it is determined that they have contributed to the higher rate of shrinkage, then it is to be considered a defect.

A gap of more than 2 mm between adjacent boards will be considered a defect.

Footings and foundations

General

Natural movements of the site soils shall not exceed the parameters as outlined in *AS2870-1996*. Surface movements shall be applicable to the site classification as identified by the foundation data.

Paving and driveways

For verandas, carports, paving, patios, driveways etc. any uncontrolled cracking of concrete will be considered a defect if the builder did not make allowance for shrinkage or general movement of the concrete (i.e. slip joints around veranda posts, control joints, isolation joints etc.) or where uncontrolled cracking is the result of unsatisfactory workmanship.

Plasterboard

General

Peaking or jointing

If plaster peaking or jointing is obvious in normal daylight conditions, it will be considered a defect and assessed.

Plasterboard cracking

(a) Cracking less than 1 mm is not a defect except where such cracking occurs in recessed and butt joints.

(b) Diagonal cracking, except for cracks less than 1 mm, will be considered a defect and the cause will be investigated.

Nail popping will be considered a defect within the first 24 months only if evidence exists that such is caused by unsatisfactory workmanship.

Roofing systems

Metal roofing/components

Installation will be in accordance with the manufacturer's recommendations and the data sheets and in accordance with Part 3.5.1 of the BCA.

Tiled roofing

The installation of the roof tiling is to be in accordance with Part 3.5.1 of the BCA (Clause 3.5.1.2).

Shower enclosures

Shower screens

The installation of shower doors, shower screens and bath enclosures is to be in accordance with Part 3.6 of the BCA (Clause 3.6.9).

Shower bases

The installation of shower bases is to be in accordance with part 3.8 of the BCA.

Gutters and downpipes

Generally gutters shall not retain more than 10 mm of water.

Leaking in gutters may be considered a defect where such defect has been caused by unsatisfactory workmanship.

Stormwater systems

Stormwater systems are to be installed in accordance with part 3.1.2 and part 3.5.2 of the BCA.

Stormwater drainage systems shall function as intended.

Straightness/ plumbness of walls

Generally walls are to be within 5 mm from the vertical over any 3 metre height.

Termites (white ants)

Evidence of termites will not be considered a defect in areas not designated by local councils as termite prone areas. In termite designated areas, evidence of termite activity will be considered a defect if the builder did not comply with the Termite Risk Management Requirements listed in Part 3.1.3 of the BCA.

Water leaks

Roofs, gutters, flashings, skylights, window frame joints or window seals which leak under normal weather conditions for the particular terrain, will be considered a defect.

Appendix A

Interpretation of tolerances given in Australian Standards Codes

Introduction: some tolerances that occur in the *Guide to Standards and Tolerances* are expressed in terms of measurements. The question of the definition of the terminology has not been addressed.

The Appendix seeks to provide this definition. This advice has been prepared in consultation with Standards Australia.

Have you checked your home against the relevant Australian Standards, Codes or Tolerances? BUY THEM

The BCA, Building Code of Australia is reprinted annually and any revisions or changes are printed in the next editions. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia.

The Building Code of Australia (BCA) provides a nationally accepted and uniform set of technical requirements for all areas of building, from design to construction. Developed by the Australian Building Codes Board (ABCB) on behalf of the Commonwealth, State and Territory Governments, the BCA is referred to as the building regulation in all States and Territories.

The BCA is a performance-based publication that covers such topics as structure, fire resistance, health and amenity, building access and egress, & building services and equipment. It comes in two volumes:

- Commercial Buildings (Volume One - Class 2 to 9 buildings)
- Residential Construction also known as the Housing Provisions (Volume Two - Class 1 and 10 buildings)

Importantly, Housing Provisions are written in plain English and follow the typical staged flow of residential construction, from site preparation to completion.

It also includes diagrams and commentary explaining the various clauses.

The BCA is a single annual publication with any amendments being made in that single yearly edition.

18C Warranties as to work by others

A person who is the immediate successor in the title to an owner-builder, a holder of contractor licence, a former holder or a developer who has done residential building work on land is entitled to the benefit of the statutory warranties as if the owner-builder, holder, former holder or developer were required to hold a contractor licence and had done the work under a contract with that successor in the title to do the work.

Extracts from the Building Code of Australia

1.0.7 Deemed-to-Satisfy provisions

A Building Solution which complies with the *Deemed-to-Satisfy Provisions* is deemed to comply with the *Performance Requirements*.

1.0.8 Alternative Solutions

(a) An *Alternative Solution* must be assessed according to one more of the *Assessment Methods*

1.0.9 Assessment Methods

The following *Assessment Methods*, or any combination of them, can be used to determine that a *Building Solution* complies with the *Performance Requirements*:

- (a) Evidence to support.
- (b) Verification Methods
- (c) Comparison with the *Deemed-to-Satisfy Provisions*.
- (d) Expert Judgment.

P2.2.2 Waterproofing

A roof and *external* wall (including openings around *windows* and *doors*) must prevent the penetration of the water that could cause –

- (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
- (b) undue dampness or deterioration of a building element.

P2.2.3 Dampness

Moisture from the ground must be prevented from causing-

- (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and

P2 2.4 Drainage from swimming pools

A *swimming pool* must have adequate means of drainage the pool in a manner which will not –

- (a) cause illness to people; or
- (b) affect other property

P2.4.1 Wet areas

To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating-

- (a) Behind fittings and linings; or
- (b) Into concealed spaces, of sanitary facilities, bathrooms, laundries and the like.

P2.4.2 Room heights

A room space must be of a height that does not unduly interfere with the intended function.

P2.4.4 Light

- (a) A *habitable room* must be provided with *windows* so that the natural light, when available, provides a level of *luminance* appropriate to the function or use of that part of the building.

P2.4.5 Ventilation

- (a) A space within a building used by occupants must be provided with means of ventilation with *outdoor air* which will maintain adequate air quality.

3.1.2.3 Surface water drainage

Surface water must be diverted away from Class 1 building as follows:

- (a) Slab-on-ground – finished ground level adjacent to buildings
The external finished surface surrounding the slab must be drained to move *surface water* away from the building and graded to give a slope of not less than 50 mm over the first 1m from the building,

3.3.1.8 Vertical articulation joints

(a) Vertical articulation joints must be provided in unreinforced masonry walls except walls built where the site soil classification is A or S (see Part 3.2.4)

- (i) where the openings more than 900x900 mm occur, at not more than 5 m, and positioned in line with one edge of the opening; and

3.3.4.3 Cavity ventilation and drainage

Open perpendicular joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2 m, except in the following situations:

- (a) Weepholes are not required for head or sill openings less than 1 m wide.
- (b) Weepholes are not required where
 - (i) the external masonry is weatherproofed in accordance with 3.3.4.12(a); and

3.4.1.2 Sub-floor ventilation

The sub-floor space between a suspended floor of a building and the ground must be in accordance with the following:

- (a) The sub-floor space must-
 - (i) Be cleared of all building debris and vegetation; and
 - (ii) Be cross-ventilated by means of openings; and
 - (iii) Contain no dead air spaces; and
 - (iv) Be graded in accordance with 3.1.2.3; and
 - (v) Have evenly spaced ventilation openings in accordance with Figure 3.4.1, Diagram a.

3.9.1.3 Stair construction

Stairs must be constructed in accordance with the following:

- (a) Each *flight* must have not more than 18 or less than 2 *risers*.
- (b) Treads must be of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys.
- (c) The *riser* opening must not allow a 125 mm sphere to pass through between the threads.

Section 10:

HOME MAINTENANCE

Home Maintenance and Tips from H&K

WHAT TO DO and A GLOSSARY OF BUILDING ELEMENT TERMINOLOGY:

HnK HOME MAINTENANCE TIPS

It is also our pleasure to provide this free guide to a maintenance program that is designed especially to provide essential information to maintain the wellbeing of your new home.

Cleaning your Brickwork: (WARNING read the product Safety Data Sheets before using any Chemicals)

- REMOVING MORTAR RESIDUE:
 - Clean with 1:20 mix of Hydrochloric Acid and water for light coloured bricks and 1:10 for other bricks and wash away acid from wall once the cleaning process is complete.
- VANADIUM STAINS:
 - Clean with Sodium Hypochlorite, Sodium Hydroxide or Oxalic Acid and wash away acid from wall once the cleaning process is complete.
- EFFLORESCENCE STAINS:
 - A white salty substance found on masonry surfaces,
 - Clean with a stiff bristle brush,
 - Remove salt residue off masonry face,
- CALCIUM STAINS:
 - A white milky film,
 - Use Noskum or equivalent chemical at full strength, scrub area and once clean thoroughly rinse the surface clean.

General Information:

- DIAL 1100 BEFORE YOU DIG, it's the law!
- Clean up each room as required to prevent clutter and build-up of junk,
- Invent and form a place generally for everything,
- DO NOT leave food scraps in sinks or on the cook top in pots,
- Clean around the cook top and hot plate edges,
- A general way of organizing your home is to maintain a 15 minute a day clean-up of basic items,
- Leave stored goods and obstacles away from doorways and stairways,
- DON'T leave out small objects on floor areas,
- ALWAYS turn off Dishwashers, Ovens and Hot Plates and room Heaters,
- Learn to understand what is required to operate you're A/C units and Hot Water Units.
- Smoke Alarms are required to be in place and to be hard wired. Smoke alarm regulations are available on the internet or by contacting a Licensed Electrical contractor.

You should carry out the following works every 3 months:

- Clean out the gutters and flush out all the downpipe inlets,
- Ensure the surface water inlet drainage points around the dwellings perimeter are not covered with leaves or blocked by foreign objects,
- Walk around your home and check the (visible) exposed slab edge for any potential termite leads!
- If found, contact your Pest Inspector,
- Open and close all internal and external doors and check for gap difference and ensure they do not stick or bind,
- Open and close all aluminium windows and check for differential movement,
- Check window and door glass for any cracks,

- Check window timber sill reveals internally for any water stains caused from external leaks,
- Clean floor waste drainage points and flush out with warm water with disinfectant,
- Inspect cornices for cracking and separation to internal and external corners and walls above the doors and windows, see table below
 - **Cracking:** Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:
 - 0**-Hairline cracking, under 0.1mm,
 - 1**-Fine cracks that do not need repair, under 1.0mm,
 - 2**-Noticable cracks, yet easily filled 1mm -5.0mm,
 - 3**-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Note weather tightness can be impaired, 5.0mm-15.0mm,
 - 4**-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm -25.0mm.
- Check the base of all shower screens for and water or mould stains appearing,
- Check the adjacent walls of all showers for water or mould staining and or bulging or the wall linings or rendered surfaces,
- Inspect the ground floor vanity and kitchen drain pipe penetrations at the bottom shelves for any termite leads,
- Inspect the drainage under sinks for any “P” trap leaks,
- Check for leaks in gutters and downpipe joints,
- Look at all downpipe into their base stormwater connections to see if these connections are coming away from the PVC stormwater pipes, if so, call your Licensed Plumber for rectification,
- Check all floor tiles for any cracking and drummy sounding. Drummy sounding can be tested by rolling a marble over the suspected areas and listen for a different tone,

- Clean the Air Conditioner units return air filters,
- Ensure the safe operation of all smoke alarms and replace batteries as and when required,
- Replace vacuum cleaner bags and clean the units filters,
- Check the operation of the pressure relief valve on your hot water unit by running it for approx. 5 seconds and ensure it shuts off effectively and is not leaking, if so, seek your Licensed Plumber's advice,
- DO NOT store any timbers against the exterior of your new home as this is a conducive condition to possible Termite attack,
- ASSESS Surface drainage run off and monitor that NO waters are ponding next to the dwelling as wet foundations cause heaving upwards and dry foundations shrink and crack causing settlement to the dwelling and the formation of cracking internally and externally,

You should carry out the following works every 12 months:

- Inspect external painting for any areas of flaking painted surfaces,
- Inspect internal painting for any areas of flaking or stained painted surfaces,
- Inspect walls and ceilings for any cracking,
- Inspect side gates for binding against the external walls of the new home,
- Check roof tile ridge bedding and pointing for cracking and visible movement,
- Check the operation of all exhaust fans and clean the vented cover and the inside of the stained roof loft areas,
- Clean the kitchen Range Hood filters,
- Clean your clothes dryer filter,
- Replace tap washers to all taps if difficult to operate,
- Replace your water filter, filter cartridges,
- Replace any damaged flyscreen mesh,
- Replace the silicone seal to all the shower tap flanges,

- Replace the perimeters sealer to the bath, all vanity tops and the kitchen bench tops,
- Clean gas heating filter system,
- Have an annual General Pest Spray for Spiders and Cockroaches and an annual Pest/Termite Inspection as required under the Warranty of the Termite Treatment in place. Reviewed as per the warranty notice in your meter box unit,
- Steam clean carpets and floor tiles annually or as required,
- Check all toilets that their flushing operation is as intended,
- Check WC cistern return PVC pipe seals are not leaking,
- Adjust cavity sliding doors as and when required,
- Have you're A/C units serviced by the installer every 12 months,

NOTE:

By adhering to this schedule your home will maintain a good standard and add to its value over time.



HnK GLOSSARY OF BUILDING TERMS:

AGG LINE – A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.

ARCHITRAVE – moulding surrounding a door or window opening to cover the join between the frame and the wall finish.

BALUSTRADE – A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

BEARER – A sub-floor structural timber member which supports the floor joists.

BRICK VENEER – A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

CEMENT – A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

CORNICE – A moulding placed at the junction between a wall and ceiling.

DAMP-PROOF COURSE (DPC) – A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

EAVES – The lower part of a roof that overhangs the walls.

FASCIA – A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

FOOTING – That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

FOUNDATION – The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

GABLE – The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

GOING – In a stair the horizontal distance from the face of one riser to that of the next.

HANGING BEAM – A beam above the ceiling used to support ceiling joists.

HEAD – The upper horizontal member at the top of an opening or frame.

HEARTH – The floor of a fireplace and immediately adjacent area.

HIP ROOF – A roof which is pyramidal in shape with sloping surfaces and level edges all round.

JOIST – A timber or steel beam supported by a bearer which the flooring is fixed directly to.

LINTEL – A horizontal supporting member spanning over a window or door opening. A "gal lintel" is a steel lintel used to support brickwork over an opening.

MORTAR – A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

PELMET – A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

PITCH ROOF – The ratio of the height to span, usually measured in degrees.

POINTING – The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or trowelling of mortar into joints after bricks have been laid to touch up.

RAFTER – A sloping member in a roof providing the principal structural support for the roofing material.

RAKED JOINT – A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

RENDER – The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

RIDGE – The highest part (apex) of a roof, which is usually a horizontal line.

SKIRTING – A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

SOFFIT – The underside of a slab or eave.

STRETCHER BOND – The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

THRESHOLD – The step or sill at an external door of usually timber tile or brickwork.

VALLEY – The meeting line of two inclined roof surfaces at a re-entrant angle.

WEEP HOLES – Vertical joints or perpends in brickwork left open above the flashing line to allow water from behind the wall to escape.

PLUMBING & DRAINAGE TERMS

ABSORPTION TRENCH – A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. Also called **ABSORPTION PIT, ABSORPTION WELL OR SOAK AWAY.**

GULLY TRAP (GT) – An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called a **GULLY.**

JUNCTION (PIPE) – A pipe fitting incorporating one or more branched.

MANHOLE – A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK – A vertical sanitary drainage pipe, including offsets, which extends more than one storey in height.

SULLAGE – Domestic waste water other than from soil fixtures.

TRAP – a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage of gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.

VALVE – A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball or the flexing of a diaphragm.

FLUSH VALVE – A control device for water flow at mains pressure to a WC pan; used instead of a cistern.

MIXING VALVE – A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.

PRESSURE REDUCING VALVE – A valve designed to reduce or limit the pressure of a fluid to a predetermined value in the downstream side. Also called **PRESSURE LIMITING VALVE**.

PRESSURE RELIEF VALVE – A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

TEMPERATURE RELIEF – A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.

VENT (VENT PIPE) – A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

Section 11:

CONCLUSION

COMMIT - EDUCATE - ASSESS - MAINTAIN:

These are the key works of H&K Ryan & Associates.

We are committed to assisting homeowners in every possible way.

We educate them and give them knowledge to allow their future home life to be trouble free.

We assess their property and advise them on their rights under specific warranties and on what they must do for general upkeep.

We maintain this standard of service throughout the lives of consumers in their properties by keeping in touch and offering free advice over the phone or by email at any time.

Here at H&K Ryan & Associates we strive to protect our clients to ensure they make the right decision when buying, selling or renovating a home.

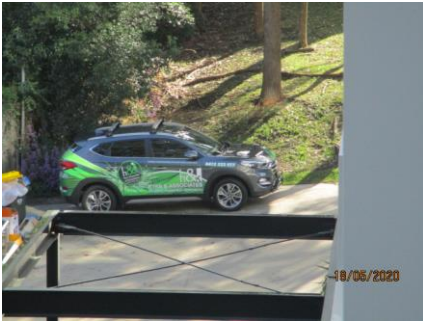
We hope our H&K Property (REVOLUTION) Guide will assist you in making the right decision with your property investments.

If you are in need of advice, call H&K Ryan & Associates.

We are happy to help in every way possible.

CALL HOWARD ON **0412 233 977** OR JUST EMAIL TO howard@hnkryan.com





H & K RYAN & ASSOCIATES

Howard J. Ryan

Licensed Builder 87025C

Conclusion:

It has given me great pleasure to provide this vital information to the general public to assist them in their plight to build, renovate and or buy a new home.

I have delivered over 50 years of my knowledge in part, into this booklet and I am proud of what I have achieved to date in recognition as an expert within the property and new construction industries.

My recognition with leading Project Builders and ability to negotiate has delivered a final product to high standards never seen before which I stand proud of assisting in such delivery.

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