

## How much will it cost?

### Pre-Purchase Inspections

Units & Apartments from \$250

Houses – up to 110sqm (12sq):

**From \$300 – Basic = Structural Report Only**

**From \$350 – Standard = Written Report**

**From \$400 – Premium = Written Report +  
Photo Protection Package**

## Other services

Special Purpose Inspection—\$165/hr

Tax Depreciation Schedule ATO Compliant—\$595

Rental Property Inspections—\$POA

Annual Health & Safety Maintenance Audit—\$POA

Essential Safety Features Audit—from \$450

Timber Pest Inspection—from \$250

Asbestos Inspection—\$250 plus \$110/sample tested

DVD Walkthrough—\$110

Energy Audits—from \$300

Sustainability Assessments—\$POA

Builders Stage & Handover—\$POA

SAME DAY REPORTS BY EMAIL

All prices include GST

Please note: The quoted prices are for all properties within a 50 km radius from the office. Outside this radius \$0.95 cents per kilometre will apply.

## Service Guarantee

### Building Confidence

Let's face it, whether you're buying your first home or your tenth investment property, it's a huge decision—and many can't escape the nagging feelings of fear and uncertainty. We all know that what might look sweet on the outside may actually turn out to be a lemon.

At IPI we're about helping you make the right decision with confidence and peace of mind—to avoid any nasty surprises, disappointment or regret.

That's why we've made it our business to know your property inside-out. Not just a kick of the joists and 'she'll be right', but a thorough and detailed investigation—from top to bottom, inside and out— by the industry's most experienced and knowledgeable specialists using the most advanced technology available.

We're committed to giving you the critical information you need, same day guaranteed.

And we won't settle until you do. We'll be there to answer any questions you may have and provide advice.

At the end of the day, it all stacks up to peace of mind—or what we like to call 'Building Confidence'.

Your local inspector is:

**Neil Brown**

**Phone 0403 997 961**

**Email [neil@ipi.net.au](mailto:neil@ipi.net.au)**

IP1south0610



## PRE-PURCHASE INSPECTIONS

With Australia's first '5 STAR CONDITION RATING'

**Call 0403 997 961**

**"Reports completed same day or it's FREE"**



Building Confidence

## What is a property inspection?

An Independent Property Inspection is a meticulous, systemised inspection of more than 350 items throughout the whole property. The same day, a comprehensive written report will give you a complete understanding of the condition of the property.



Cavity wall inspection

## What differentiates us from our competitors?

- We can offer you Australia's only '5 Star Condition Rating' with your pre-purchase report.
- We are independent from all outside influences.
- We use specific computerised inspection software for accurate, detailed reporting.
- We maintain unparalleled ethical standards and on-going education and training standards.
- We are market leaders in customer service and innovation.
- We guarantee our service to you—in writing.
- We are backed by our national company and the brand that is Independent Property Inspections.

## A typical inspection

### Inside the building

#### We will meticulously check and test:

all doors, frames, windows, floors, walls, ceilings, latches, catches, hinges and handles

all taps, wastes, baths, showers, basins, vanity units, splashbacks, toilets, screens and curtains

all cupboards, wardrobes, linen closets, shelving, bench tops, tiles, stairs, handrails and skylights.

We will inspect under the floors and in the roof space if we can gain safe access.

### Outside the building

#### We will inspect:

roofing, gutters, flashings and downpipes, decks, verandahs, handrails, steps and ramps

cladding, mouldings, fascias, barge boards and eaves.

We will check the site drainage, driveways, paths, garages, carports, garden sheds, workshops, fences and gates. We even check the clothesline!

We will consider the structural integrity of all the structures.

#### Your report will contain:

a detailed description of every defect found

a summary of the report findings

a summary of any significant matters that need immediate attention.

Your report will be emailed or faxed the SAME DAY and the master copy posted the following day.

Independent Property Inspections will also provide FREE unlimited consultancy on the report findings up until the time of settlement.

## Other services provided

- **Special Purpose Inspections**—your IPI consultant can find the answers to individual problems or defects.
- **Asbestos Audits**—so you know your home is not slowly killing you.
- **Essential Safety and Health Maintenance Reports**—a must for all non-residential properties, flats and rental properties.
- **Depreciation Schedules** (ATO compliant)—for all investment properties, both residential and commercial.
- **DVD Walkthrough**—this will give you a complete understanding of the property, especially for those who don't get the opportunity to inspect the property in person.
- **Rental Property Inspections**—both vacancy and periodic inspections for the astute investor who wants to protect their asset.
- **Energy Audits**—maximise your savings using our simple guides.

All inspections are carried out in complete confidence and any verbal reports will always be followed by a comprehensive written report that can be emailed or faxed the same day.

All Independent Property Inspectors are highly trained professionals who abide by a code of ethics.

All Independent Property Inspectors are covered by full Professional Indemnity Insurance.



Everyone else is  
just looking around  
Call 0403 997 961