

THE INDEPENDENT
PROPERTY INSPECTIONS

BOOK OF HORROR STORIES

Just needs a coat of paint !



The inspection of this renovators dream revealed more problems than at first glance.

The bearers , floor joists, the bottoms of the wall framing and some of the flooring were rotting, apart from the obvious deterioration of cladding and windows that needed replacing.

The repairs to this side of the house that needed a significant amount of work to rectify exceeded \$30,000.

The IPI inspection for this 150m² (156 SQ) was only \$360

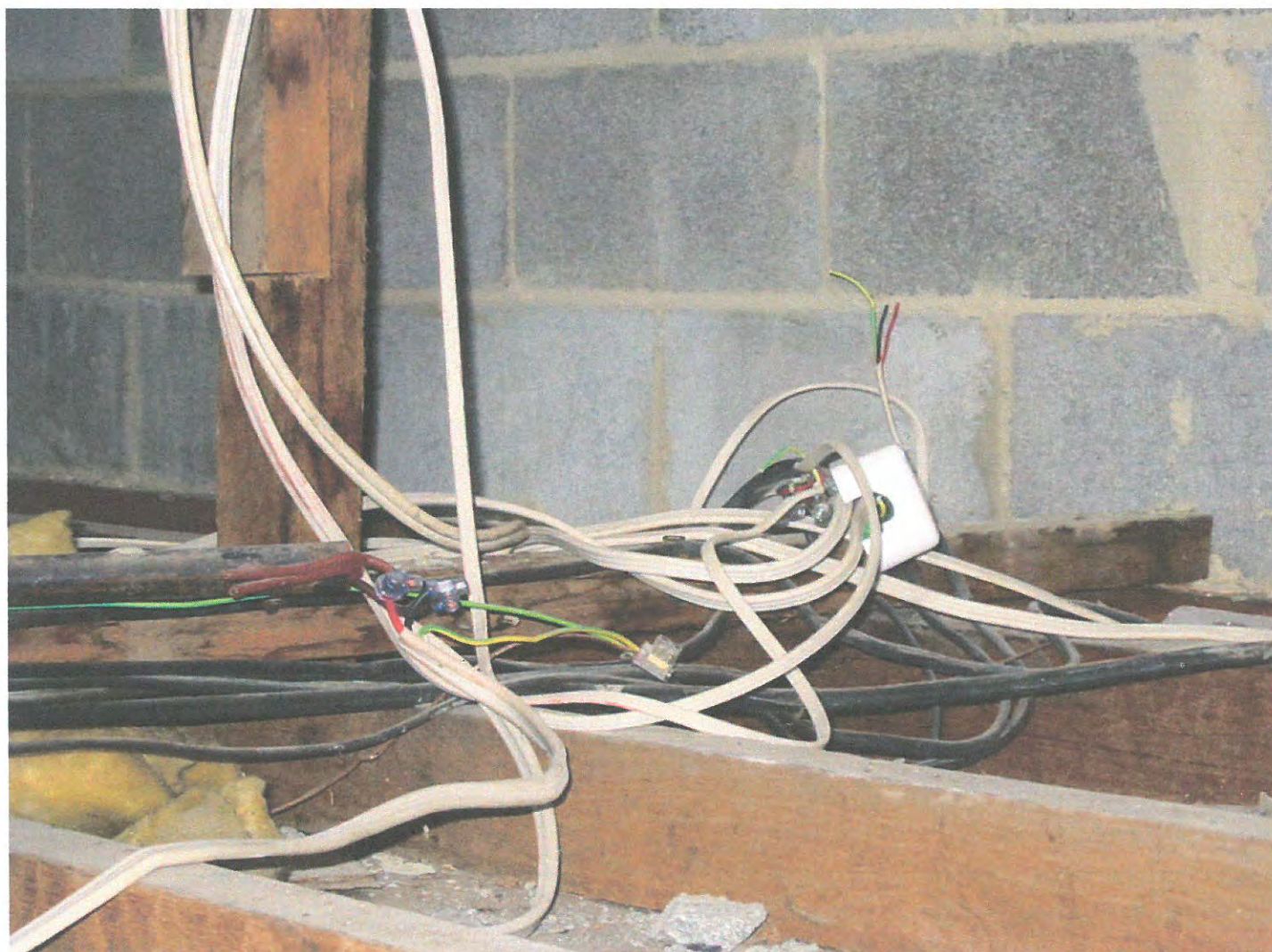
Painted roof gives up its secrets under inspection

Mrs D, an elderly lady on the aged pension had buy a property with minimal maintenance required, she thought she had found it, however her late husband told her to make sure she got a building inspection first.

Luckily Mrs D heeded her late husband's advice and contracted IPI for \$300. The newly renovated property was advertised as "Nothing Left To Do"

Upon inspection of the roof space our inspector found significant corrosion in the 70 year old roofing, some holes had been filled with silicone and a new paint job over the top to hide the true condition. Our inspector became suspicious when he found the manhole cover had been screwed shut to prevent access to this area, once access was gained the truth was out.

Mrs D just spent \$300 but saved \$8,500 on the cost to re-roof the entire house.

Out Of Sight, Out Of Mind!!!

Mr & Mrs GJ contracted IPI to inspect the property and all the units before they made there offer.

While the building report showed no major structural defects the agent was told the old wiring had been completely replaced. However during the routine inspection of the roof space over the main function centre old wiring and substandard wiring was identified in numerous areas. IPI recommended an electrical inspection be carried out by a suitable qualified person.

The current owners sued the original electricians. The electrical work was completed by a reputable company costing an extra \$8,560

The cost of the IPI report \$800 included two main buildings and twelve units.

Mr & Mrs GJ saved \$8,560 and the stress of a possible court case

A Couple of sticks will do

IPI was conducting a routine Pre-Purchase inspection for a Melbourne based property investment syndicate. During the inspection the inspector noted the springy floors throughout every room. The truth was out when the inspector gained access to the under floor space.

The owner builder selling his property, in an effort to save on costs used undersized floor framing and tried to stabilise the resulting bouncy floors by propping the floor with a series of sticks. Needless to say the contract was cancelled due to the floors being structurally unsound

Cost of inspection \$250

Saving the purchasers an estimated \$20,000 to \$25,000 worth of repair if they had brought this lemon.