

Dream Home or Horror House?

FREE SEMINAR

You think you've found your dream home, but how do you protect yourself from buying your biggest nightmare? Learn how to be an informed buyer – because getting it wrong could cost you everything.

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SPEAKER Sarah Symon

Sarah Symon is the Manager of Realsure Ltd, one of NZ's leading home inspection companies. Established in 2000, Realsure is ISO 9001 registered, was involved in development of the NZ Inspection Standards, and newly launched Building Officials Institute of NZ, Accredited Building Surveyors.



When you buy a property in New Zealand, the law basically says "buyer beware!" The duty is on you as the buyer to find out all you can about the property you want to buy to be sure that you are not buying the house from hell. So ensuring that you obtain a thorough and accurate property inspection is a critical risk management tool.

But how do you know whether you have a good house inspector? The phone book would suggest you have a myriad of choices – however you don't because the New Zealand property inspection industry is currently unregulated.

Anyone can conduct inspections and you only have to scratch the surface to find a bad story about property inspections that have failed to detect fundamental issues with buildings.

Take for example the new dad who found his dream home and on the advice of the real estate agent, commissioned an inspector, who told him the home was

great and that he would buy it himself. Six months later our new dad noticed something wrong, only to be told by his inspector that it wasn't there when he inspected.

Fair comment, you might say, until you discover that Realsure had inspected the property before our new dad came along and had indicated various risk issues. This had discouraged the initial buyer from purchasing, so the real estate agent then recommended a different inspection company to the new dad.

Upon re-inspection of the home some six months later, there are further leaks, and the cladding is still installed incorrectly. Our new dad is now working through the stressful remedial process and is looking at repair bills in excess of \$100,000 because he used the wrong inspector.

When choosing a property inspector, only choose an inspector who is compliant with the New Zealand Property

Inspection Standards. The Standards came into effect February 2005 and there has been another development within the industry that makes it easy for buyers and sellers to find a competent, Standard-compliant inspector.

Consumers can now simply choose an Accredited Building Surveyor of the Building Official Institute of New Zealand. To become accredited, the individual will have undergone a stringent assessment procedure and accreditation is formal industry recognition of the professional ability, education and standard of competence required to undertake building survey inspections.

All Realsure inspectors are Accredited Building Surveyors

It is important to remember that a good property inspection will not eliminate all risks, as it is a visual, non-invasive inspection of the home. However, an Accredited Building Surveyor should know the clues to look for when identifying potential

issues, thus minimising your risk.

So, if you want to be able to choose whether to buy a dream home or horror house and minimise your risk, you need to be informed.

Understand all house inspectors are not equal and by choosing an Accredited Building Surveyor you can be confident you are obtaining a competent inspection survey and factual and informative written report. Expect to pay on average \$500 to \$700 for an Accredited Building Surveyor. This is not the time to penny pinch because to do so could cost you tens of thousands of dollars.

Dream home or horror house – it's all about choice.

CONTACT

Realsure currently operates in Wellington, Auckland and Hamilton. To book an inspection or for further information please call 0508 Realsure (732 578), 09 366 6199, or visit www.realsure.co.nz

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REAL ASSURANCE

- receive a comprehensive written report to NZ Property Inspection standards
- deal with a respected house inspection company that has been at the forefront of introducing standards and accreditation to the property inspection industry.
- work carried out by accredited Building Surveyors

REAL BENEFITS

- lessen the chances of missing costly problems an accredited Building Surveyor would find
- an essential tool in making an informed property decision

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