

Why use Complete Property Inspections

Buying a new home is a big decision as well as an expensive one.

Being WELL INFORMED by one of our highly trained professional property inspectors is your best option to make sure you are making the right decision.

CPI Property Inspectors pride themselves on honesty and integrity and are 100% focused on providing the best possible service. They can provide you with all the answers you need to know about the property in question.

When you engage a CPI Property Inspector, you can always expect the very best service and advice.

Contact us today to book your inspection.

what our customers are saying...

Thanks so much for preparing this comprehensive report. I look forward to reading it tonight. It all looks very clear and easy to read, so thanks so much for your prompt response in getting this report out to me. Soniya

Thanks for sending over the report. I must say your company was a pleasure to deal with. Fast, and very professional. I will certainly be recommending your services in the future. Scott

Just a note to thank you for being so thorough with your inspection. We were not so happy to find out the property was structurally unsound, however we ended up buying the property knowing exactly what was needed to be done. Thanks for the advice on some other issues that were of concern. I would be happy to recommend you to anyone buying a property. Julia and Pete Dyer, Aspendale

Expect the Best



CPI Property Inspectors are experienced building professionals with a minimum 10 years' experience in the building industry and have completed thousands of property reports.



CPI Property Inspectors are Registered Building Practitioners registered with the Building Practitioners Board and carry full Professional Indemnity Insurance.



Our reporting software has been developed to ensure a comprehensive and easy-to-read report complying with AS 4349.1 (Pre-purchase Inspections).



CPI Property Inspectors pride themselves on their honesty, integrity and customer focused service.

How much will it cost?

Pre-Purchase Inspections	from \$330
Pest Inspections	from \$295
Handover/Practical Completion Inspections	from \$440
Owner-Builder Warranty Reports for minor structures	from \$250
Owner-Builder Warranty Reports- Houses	from \$450
Depreciation Schedules (ATO Compliant)	from \$595
Dilapidation surveys	from \$395



REGISTERED
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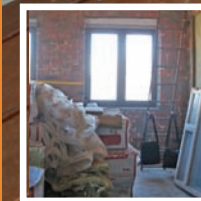
Pre-Purchase Building & Pest Inspections

CPI

Expect the Best



Complete Property Inspections




SAME DAY Reports by email


expect the best

www.completepropertyinspections.com.au

service and advice



Booking a pre-purchase inspection is the most important decision you will make before purchasing a property.



Getting a pre-purchase inspection can save you the heartache and unexpected cost of unknown defects that may arise after settlement. It will allow you to become aware and adequately budget for any work needed to maintain the property once purchased.

Our reports are carried out by competent, experienced, registered and insured industry professionals. **CPI** does not sub-contract any building inspections.

An inspection should be considered as an asset to aid your decision, not as an expense.

What is the process?

Your **CPI** Property Inspector will arrange an inspection of the chosen property via your Real Estate Agent and contact you after completing the inspection to outline any significant findings. **Your written report will be emailed to you the same day.**

The written report will be a comprehensive and informative professional report that is **easy-to-understand**. It will contain photographs showing defects where necessary. All aspects of the property will be discussed to help form an integral part of your purchasing decision and you will be given sound advice right up until settlement.

CPI Property Inspectors can provide cost estimates on potential problems detected or that may be expected to arise.

When you engage a **CPI** Property Inspector, you can always expect the very best service and advice.

All internal and external areas of the property including roof voids and subfloor areas (where accessible) will be checked.

This will include:

- a room-by-room inspection including walls, ceilings, windows, doors and wardrobes
- wet area fittings including showers, baths, taps, vanities, basins, benchtops and tiles
 - additional fittings including shelving, stairs, handrails and skylights.
- roof coverings, gutters, downpipes, eaves, fascias and flashings
- brickwork, cladding, mouldings, decks, verandahs and other external timber work
- carports, sheds, workshops, fences and gates.

Photographs of significant defects will be taken and included in the report to help you fully understand the defect. These can also be helpful for any changes that may occur in the future.



Other Services

Timber Pest Inspections

Termite infestation can be one of the largest problems affecting timber-framed buildings. Termites can cause thousands of dollars in damage whilst remaining undetected. A timber pest inspection will ensure that the best possible efforts are made to detect termites and other timber pests prior to proceeding with your purchase.

A timber pest inspection can be arranged to take place during your building inspection.

Owner-Builder Reports

Under the Building Act, a defect report **MUST BE** completed prior to selling a property if work has been carried out by someone other than a registered builder or architect.

Your **CPI** Building Inspector can complete this report and help you obtain warranty insurance for the work if required. This report is required to complete the Section 32 document at the time of sale and must be done by a prescribed building practitioner.

Depreciation Schedules

Our ATO compliant documents will ensure landlords receive maximum depreciation on their investment properties.

Whether your investment property is old or new, under income tax law you are eligible to claim depreciation when you lodge your next Income Tax Return. This is a very easy process and only requires a phone call to one of our Inspectors.

Special Purpose Report

Your **CPI** Property Inspector will report on any individual defects and will advise you on how to fix the problem.

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professional

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