

# 'FREQUENTLY ASKED QUESTIONS'

**QUESTION A:** *We are about to start building our project home. Can we get you to come and supervise the Builder and make sure everything is ok?*

**ANSWER A:** The Builder has the responsibility to co-ordinate and supervise construction of your home. Our service to you is not supervision, but rather inspection of the works, at strategic times, to see if they have been constructed in acceptable methods of construction according to Australian Standards and the Building Code of Australia.

**QUESTION B:** *How many inspections should we have on our home under construction?*

**ANSWER B:** Usually only two inspections are necessary and I will explain why in a minute.

1. One **Pre-Lock Up Construction Inspection Report** of the home, just prior to the plasterboard installation ie when the roof is on and the brickwork, window installation and frame installation is complete. And...
2. A **Final Pre-Handover Building Inspection Report** of the home, just prior to final handover of the keys.

**QUESTION C:** *We have just moved into our new project home and are still inside the defects liability period. We have made up a list of things we have found so far, but most of these seem minor. Should we get a building report, just to be on the safe side?*

**ANSWER C:** Usually, we find around 4 times as many things than you would have on your list. We have never, ever, had a client yet that, that has regretted getting us to look at their home!! It's all about peace of mind and enjoying your life, rather than having an ongoing battle with your Builder, or your leaking roof, or leaking shower, or lifting tiles, or sagging ceilings, or.... What you need is a **Building Defects Liability Inspection Report**.

**QUESTION D:** *Just say I do get a report. Is there any guarantee that the Builder will fix it?*

**ANSWER D:** Well, put it this way. You probably will have more things wrong with the home than meets the eye. If you raise some of these with the Builder and he knows that you are not in the building industry, then he will try and pull the wool over your eyes and then it will become your problem. The biggest advantage with this type of report is that you personally don't have to argue with the Builder anymore. Let me explain...

We tell people that the Builder may not be happy with all the things in our detailed report. We advise the home owner to blame the inspector, if the Builder chooses to argue. What we mean, is that if the Builder gets a bit difficult (and they do from time to time), then just tell him to take it up with the inspector. Do you know the Builder hardly ever calls. He soon gets the picture that you have a professional on your side, that is not an easy pushover!!

Will he take the risk or not? Can he afford to be taken through The Department of Fair Trading? Can he afford to be taken through the Professional Practice Committee of the Master Builders Association? Can he afford all the bad publicity? Get the picture? Your inspector can't guarantee the Builder will fix it, but he can guarantee that he will use everything up his sleeve to professionally motivate the Builder to take action.

**QUESTION E:** *How much do your reports cost?*

**ANSWER E:** The minimum is around \$407. See next page...

## '11 REASONS WHY YOU SHOULD CHOOSE US & NO ONE ELSE'

1. 100% PEACE OF MIND GUARANTEE BY YOUR EXPERT INSPECTOR,
2. 834 CRITICAL ITEM CHECKLIST,
3. INDEPENDENT CERTIFICATION,
4. PI INSURANCE BY YOUR INSPECTOR,
5. TRIPLE INDEPENDENT CHECKING OF YOUR TAILOR MADE COLOUR REPORT,
6. FREE VERBAL REPORT,
7. UNBIASED OPINION,
8. FREE ADVICE BY TELEPHONE FOR LIFE ON ANY ASPECT OF YOUR NEW HOME,
9. ALL PHONE CALLS RETURNED,
10. FASTEST SERVICE IN AUSTRALIA AND...
11. MAJOR DISCOUNTS FOR EARLY PAYMENT !!!

### For A Pre-Lock Up Construction Report & Then A Final Pre-Handover Building Inspection Report

THE VALUE OF ALL THIS IS \$700/REPORT...

**YOUR SPECIAL PRICE FOR EACH REPORT IS ONLY \$407**

(That's a whopping saving of \$293...but for immediate payment only)

OR...

### For A One Off Building Defects Liability Inspection Comprehensive Report & Separate Defects List For The Builder

THE VALUE OF ALL THIS IS \$1013/THE LOT...

**YOUR SPECIAL PRICE FOR ALL THIS IS ONLY \$507**

(That's a whopping saving of \$506...but for immediate payment only)

PLUS...

#### FREE LIFE MEMBERSHIP WHERE YOU ALSO RECEIVE:

- Free telephone advice for life on any aspect of your home. If you ever have a question about your home, call your Inspector and have a free chat on the phone!

For those looking for the fine print... here it is: No catches or special conditions, just a genuine offer, for those who don't want to buy a lemon!!!



So when you are buying or building a home...  
Call 'ybi'... before you buy. Ph 1300 766 650

'ybi' : The peace of mind specialists

# 'WHAT DO I DO NEXT?'

## ABOUT TO BUILD A HOME, BUT TOO EARLY FOR A PRE-LOCK UP INSPECTION

Call our office and register your interest for a future inspection. That way, you will still receive the free bonuses and we will lock in the inspection price, so when you finally need a report you still get the same great deal. There is no cost for registering your interest and remember you are never charged one cent, until the report is completed.

## UNDER CONSTRUCTION AND ALMOST READY FOR A PRE-LOCK UP INSPECTION.

Go to the next page and fill out the order form for a Pre-Lock Up Inspection. If you still don't need an inspection for a little while, we understand, just let us know roughly when you will be needing the report (eg in about 3 or 4 weeks). Your free bonuses and inspection discount will also apply at the current advertised package price.

## UNDER CONSTRUCTION AND ALMOST READY FOR A PRE-HANDOVER INSPECTION.

Go to the page after the next one and fill out the order form for a Pre-Handover Inspection. As above, if you still don't need an inspection for a little while, we understand, just let us know roughly when you will be needing the report (eg in about 3 or 4 weeks). Your free bonuses and inspection discount will also apply at the current advertised package price.

## POST CONSTRUCTION, MOVED IN, AND STILL IN THE DEFECTS LIABILITY PERIOD.

Go to last page and fill out the order form for a Building Defects Liability Inspection. As above, if you still don't need an inspection for a little while, we understand, just let us know roughly when you will be needing the report (eg in about 2 to 3 weeks). Your free bonuses and inspection discount will also apply at the current advertised package price.

## POST CONSTRUCTION AND AFTER THE EXPIRY OF THE DEFECTS LIABILITY PERIOD.

If your home has problems that have come up well after the defects liability period has expired, then don't despair. The Builder has to provide a 7 year structural warranty on the home. If the items can be proven to be the Builder's responsibility, then he is required by law to correct those items even if the very brief initial defects liability period has expired. Simply go to last page and fill out the order form for a Building Defects Liability Inspection.

## THE AREAS THAT WE TRAVEL TO FOR BUILDING INSPECTIONS.

We have local Inspectors in Newcastle, Lake Macquarie, Maitland, Port Stephens, Cessnock, Singleton, Dungog & Gloucester & we cover from Forster to the Central Coast.

## YOU ARE A LITTLE CONFUSED AND REALLY DON'T KNOW WHAT TO DO.

If all this is totally confusing and you just want to talk to someone who understands, then please call us on 1300 766 650. We are here to help you feel at home with your new home.



# 'PRE-LOCK UP CONSTRUCTION INSPECTION PACKAGE 14 DAY LIMITED FREE OFFER...'

**Yes, I want to receive a Pre-Lock Up Construction Inspection Report** on my new home and keep the Builder honest!! I wish to take advantage of this specially discounted offer and **save up to \$293 off the recommended price**, just on the report alone, besides the free bonuses below!! Please arrange my inspection immediately and call me to arrange a mutually convenient booking time. And because I'm placing my order within the 14 day limit, please also include my **FREE BONUSES**...

## 'WHAT YOU WILL RECEIVE...'

**One Full Colour Pre-Lock Up Construction Inspection Report on one dwelling,  
PLUS...  FREE BONUSES (valued at \$167):**

- FREE VERBAL REPORT** – by inspector at end of the inspection,
- FREE ADVICE FOR LIFE** – by telephone, by the inspector, anytime on your new home, for life,

**PLUS...Don't forget your:**

- \*100% PEACE OF MIND GUARANTEE!** (ie: Love our service or your money back!)

**THE VALUE OF ALL THIS IS \$700/THE LOT...**

**YOUR 2009 SPECIAL PRICE FOR ALL THIS IS ONLY \$407**

**That's a whopping saving of \$293!!!This assumes one dwelling/inspection and immediate payment)** (Add \$260 for an extra flat or unit, if more than one attached dwelling to be inspected).

**\*\* My Details are:** Name/s to go on report: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: (home) \_\_\_\_\_ (work): \_\_\_\_\_ Mobile: \_\_\_\_\_

Email: \_\_\_\_\_ Please fax to: self – fax No: \_\_\_\_\_

Name of Builder: \_\_\_\_\_

Builder's Phone No: \_\_\_\_\_

Any special instructions: \_\_\_\_\_

**\*\* Payment Details:** (all prices shown are inclusive of GST and postage and handling)

- Enclosed is my cheque/money order for \$\_\_\_\_\_** (single dwelling)  
(Add \$260 for an extra flat or unit, if more than one attached dwelling to be inspected )  
**Make cheques payable to:** Your Building Inspection (use FREEPOST address below), OR ...

- Please charge my** Mastercard / Visa / Bankcard / American Express (please circle one) \$\_\_\_\_\_



Card No: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Exp date \_\_\_\_\_

Name on card \_\_\_\_\_ signature of cardholder \_\_\_\_\_

**PHONE:** local call **1300 766 650** OR ...**FAX TO:** local call **1300 766 690** OR ...

**EMAIL** – go to :[info@ybi.com.au](mailto:info@ybi.com.au) OR ...

**SNAIL MAIL** to: Your Building Inspection, FREEPOST Reply Paid 144, JESMOND, NSW, 2299

\* For those looking for the fine print... here it is: No catches or special conditions, just a genuine offer, for those who don't want to buy a lemon!!!

\*\* Your privacy is important to us. We promise to keep this information confidential at all times.

# 'FINAL PRE-HANDOVER BUILDING INSPECTION PACKAGE 14 DAY LIMITED FREE OFFER...'

**Yes, I want to receive a Final Pre-Handover Building Inspection Report** on my new home and keep the Builder honest!! I wish to take advantage of this specially discounted offer and **save up to \$293 off the recommended price**, just on the report alone, besides the free bonuses below!! Please arrange my inspection immediately and call me to arrange a mutually convenient booking time. And because I'm placing my order within the 14 day limit, please also include my **FREE BONUSES**...

## 'WHAT YOU WILL RECEIVE...'

**One Full Colour Pre-Handover Building Inspection Report on one dwelling,  
PLUS...  FREE BONUSES (valued at \$197):**

- FREE VERBAL REPORT** – by inspector at end of the inspection,
- FREE REPORT #1** – How to prevent mildew from developing,
- FREE REPORT #2** – How to reduce the risk of termite infestation,
- FREE ADVICE** – by telephone, by the inspector, anytime on your new home, for life,

**PLUS...Don't forget your:**

- \*100% PEACE OF MIND GUARANTEE!** (ie: Love our service or your money back!)  
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Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: (home) \_\_\_\_\_ (work): \_\_\_\_\_ Mobile: \_\_\_\_\_

Email: \_\_\_\_\_ Please fax to: self – fax No: \_\_\_\_\_

Name of Builder: \_\_\_\_\_

Builder's Phone No: \_\_\_\_\_

Any special instructions: \_\_\_\_\_

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# 'BUILDING DEFECTS LIABILITY INSPECTION PACKAGE 14 DAY LIMITED FREE OFFER...'

**Yes, I want to receive a Building Defects Liability Inspection Report** on my new home and keep the Builder honest!! I wish to take advantage of this specially discounted offer and **save up to \$193 off the recommended price**, just on the report alone, besides the free bonuses below!! Please arrange my inspection immediately and call me to arrange a mutually convenient booking time. And because I'm placing my order within the 14 day limit, please also include my **FREE BONUSES**...

## 'WHAT YOU WILL RECEIVE...'

**Full Colour Building Defects Liability Inspection Comprehensive Report on one dwelling, PLUS...  FREE BONUSES (valued at \$417):**

- FREE LIST OF BUILDING DEFECTS**-(2 Copies ie one for You and another for the Builder, in addition to the detailed report prepared for your eyes only),
- FREE VERBAL REPORT** – by inspector at end of the inspection,
- FREE REPORT #1** – How to prevent mildew from developing,
- FREE REPORT #2** – How to reduce the risk of termite infestation,
- FREE ADVICE** – by telephone, by the inspector, anytime on your new home, for life,

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**\*\* My Details are:** Name/s to go on report: \_\_\_\_\_

Property Address: \_\_\_\_\_

Phone: (home) \_\_\_\_\_ (work): \_\_\_\_\_ Mobile: \_\_\_\_\_

Email: \_\_\_\_\_ **OR** Please fax to: self – fax No: \_\_\_\_\_

Name of Builder: \_\_\_\_\_

Builder's Phone No: \_\_\_\_\_ Any special instructions: **834 Critical Item**

**Inspection and "Standard" Report**, strictly complying with AS4349.1-2007 **AND... prepare separate full list of defects for Builder**. All specific concerns that owner is aware of, will be discussed at time of inspection.

**\*\* Payment Details:** (all prices shown are inclusive of GST and postage and handling)

- Enclosed is my cheque/money order for \$\_\_\_\_\_** (single dwelling)  
(Add \$260 for an extra flat or unit, if more than one attached dwelling to be inspected )

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