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CHILDS PROPERTY INSPECTIONS



Welcome to our Newsletter



I established Childs Property Inspections in 1996. It has been my mission to continually provide reliable, professional and value for money service to home buyers and conveyancers around NSW. With these values and qualities in action Childs Property Inspections has grown to be one of the largest and most reputable inspection companies in NSW.

Gavin Childs

After years of inspecting and liaising with Solicitors, Conveyancers, Agents and Purchasers we have seen the need to share some of our extensive experience and knowledge as well as interesting, entertaining and possibly surprising information with you. This is our first issue of our quarterly newsletter.

We hope it will be informative and not only help you understand our work, but also provide you with useful information.

The content will include some items with shock value such as real house disaster stories as well as information from inside Childs Property Inspections.



We do it all

**CHILDS PROPERTY INSPECTIONS
WILL SAVE YOU TIME
AND MONEY!**

Are you wasting time calling 2,3,4 plus different companies to get all the reports you need? At Childs Property Inspections we can provide you with everything you need:

- **Pre-Purchase Building Report**
- **Pre-Purchase Pest Report**
- **Thermal Camera Termite Inspections**
- **Strata Inspection Report**
- **Building Completion / Defect Report**
- **Dilapidation Building Report**
- **Identification Survey Report**

All of these reports provided by Childs Property Inspections are highly professional and competitively affordable.

By using a company that can offer all of these services with just one phone call, fax or email, you find yourself in a win win situation. The advantages include:

- No need to keep track of the status of individual reports. One phone call can answer all your questions.
- The various specifically qualified inspectors can attend the property at the one time. This pleases the Agent by way of convenience and the inspectors can discuss and consolidate views on defects on site, in order to create the most accurate reports for the Purchasers.

- You know that we are a Company of considerable size and experience to be able to provide all of your inspection needs. There are many small, inexperienced, less professional companies who have not had the success that we have, that has enabled us to grow to such levels. We have become a name within our profession that is trusted and respected.

But our extended service doesn't stop there. We offer all of these services throughout AND beyond Sydney. For a traveling fee we are able to provide inspections in many other areas giving you and your clients peace of mind knowing you will be receiving the same quality report carried out by licensed inspectors covered by professional indemnity insurance. Our inspection areas include (but are not limited to):

- **Sydney Metro**
- **Southern Highlands**
- **Blue Mountains**
- **South Coast**
- **Central Coast**
- **Central West**

Now surely you want to take the hassle out of your inspections. Now you know that Childs Property Inspections is exactly what you need.

What the?

HERE WE THOUGHT WE WOULD SHARE A FEW OF OUR “BELIEVE IT OR NOT” PHOTOS FROM SOME OF OUR RECENT INSPECTIONS

You wouldn't believe how many floors really shouldn't be walked upon and how many roofs won't make it through the next storm. Just have a look at these few photos to see that it is not that uncommon to find a house that is literally on its last legs:



This car jack should not be considered a multi-purpose tool. The weight of a car is very different to the weight of a house. How could anyone truly think this was a safe and adequate fix? But the funny thing is that this problem isn't all that expensive to fix. For around \$500.00 a new, reliable pier could have been installed and the possibility of the flooring above completely collapsing and causing tens of thousands of dollars in damage if this home-made footing failed wouldn't have been an issue. Thankfully our building inspection ensured that this home is no longer held up by luck.



Here is another example of failing piers. This is the sort of thing that is so important to monitor. Poor drainage and ventilation can affect the piers of a home. There are normally external indicators such as major cracking, however you do need to venture underneath to adequately check footings.

With just a glimpse into our sub-floor findings you can see that an inspection of a home is important not only when purchasing a home, but as a preventative maintenance exercise. Everyone seems to service their car every few thousand kms, however they just expect their home to stay the same after 10, 15 or 50 years. .

After inspecting 40,000 properties Childs Property Inspections reports show that:

- Approximately **60%** of homes inspected have footing problems;
- Approximately **85%** of homes inspected have sub-floor ventilation problems; and
- Approximately **20%** of homes inspected have poor sub-floor drainage.

We can now see through walls

LEADING THE WAY IN TERMITE INSPECTIONS WITH OUR THERMAL IMAGING CAMERA

In 2007 Childs Property Inspections took delivery of a thermal imaging camera. Only a small number of companies in Australia use this technology due to the high cost of the units, however after discovering hidden termite nests we decided this valuable service should be offered to our clients.

Recently we were called to a property after the new owners had moved in. The home had been constructed on a concrete slab and had many concealed areas and restrictions for a standard pest inspection. Termite activity gives off a large amount of heat and moisture, with a thermal imaging camera the higher temperature is detectable. When the images were seen as in the photos shown here we were able to pinpoint the exact position of termite entry. We then removed insulation from the ceiling above to find termite damage in the previously concealed wall top plates.

We offer Thermal Camera Inspections with our normal pre-purchase pest and termite inspections or return to a property once suspect conditions have been discovered. We do however recommend all inspections be done with a thermal camera because, as shown with these images, some buildings show no more risk than any other property yet termites are entering undetected.



**WHAT YOU
SEE.....**



WHAT WE SEE !!!!!

(the blue glow shows active termite workings)

We hope you have enjoyed our first issue and look forward to hearing from you soon.

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