

# KAV Property Inspectors | Company Details

## Contents

- What we do
- Choosing an inspection service and customising it to suit specific needs
- Office of Fair Trading Licensing details
- Experts qualifications
- Important information regarding our services
- A brief history of KAV Property Inspectors

## ***What we do***

KAV Building Services Pty Limited (KAV) specialise in providing the following services:

- Expert consultancy and information associated to the building and pest industry.
- Expert building and/or pest inspections & reports (a variety of services and options to choose from).
- Expert reports for purchasers & vendors.
- Full pre-purchase defects inspections & reports.
- Moisture and ventilation inspections & reports.
- Feasibility studies.
- Valuation and assessment of properties in respect to insurance.
- Independent expert reports for litigation.
- Valuation and assessment associated to claims for damages.
- Mediation, dispute resolution and expert legal representation.
- Dilapidation surveys.
- Testing for and assessment of chemicals and dangerous materials within properties.
- Maintenance reports for vendors, agents and landlords.

## ***Choosing an inspection service and customising it to suit specific needs***

To choose the type of service or inspection required you only need to examine the variety of inspection services available and then add any optional services you require.

If you are not sure of what you need, contact us for more information.

An expert consultant will explain the services available and the extent of works that are able to be performed.

The costing associated to all services is available on the "Inspection Services" section of our web site.

KAV guarantee the report will be constructed and presented within 24 hours post inspection on site.

## ***Office of Fair Trading Licensing details***

KAV Building Services Pty Limited (KAV Property Inspectors) holds the following licences:

- Full Main Contractors Building Licence, Number 40419
- Building Consultants Licence, Number BC 105 (when active)

## ***Experts qualifications***

Director of KAV Building Services Pty Limited (established 1988).

**The courses below were carried out within Tafe NSW and the University of Newcastle.**

- Trade Certificate in Carpentry and Joinery
- Clerk of Works, Building Foreman Certificate
- Building Business Certificate
- Management and Accounting Certificate
- Quantity surveying, Report Writing and Specifications advanced course
- Local Government (Council) Building Inspectors Certificate
- Local Government Administration Certificate
- Building Practice and Regulations Certificate
- Timber Pest Inspectors Certificate AS4349-3
- Inspection of Buildings Part 3

**The licences below are administered by the Office of Fair Trading.**

*( Formerly the Department of Fair Trading and Building Services Corporation )*

- Holder of a Full Building Contractors license, Licence No. 40419
- Holder of a Qualified Building Supervisor licence, Licence No. Q14171
- Holder of Building Consultants licence, Licence No BC 308 (when active)

Former Member of the Master Builders Association of NSW for 20 years (MBA)

Member of the Housing Industry Association (HIA), Building and Pest Consultant.

For further details please contact us for the full list of qualifications to be made available.

A full history of KAV is also available via governing authorities.

## ***Important information regarding our services***

KAV Building Services Pty Limited (KAV) have been established since 1988 and have specialised in providing clients with a large selection of professional, expert consultancy services and inspection reports.

All services and inspections are carried out by a fully qualified expert consultant (inspector), with over thirty five years of experience. This expert is licensed via the Office of Fair Trading and recognised by other leading authorities as an independent expert, regarding yet not limited to, building and pest expertise.

The expert consultant who actually carried out the inspection is also the author of the report, where the report is presented in express form. The expert inspector is also the person who will follow up and respond to the clients enquires.

KAV and the expert consultant recognise the experts code of conduct and privacy act associated to all services and exercise a duty of care expected of experts.

Schedule 1 – Code of Conduct for Experts (part 28, rule 9C & part 28A, rule 2)

### **Nil conflict of interests**

KAV will not put forward any proposal for works and/or execute or carry out works associated to a property subject to any KAV inspection service, where such works are seen to be associated to the findings of the KAV inspection report.

Such works, if any, may be carried out by others under a separate contract agreement.

There must not be any vested interest in finding faults or defects for the purpose of executing works associated. Clients should not accept any proposal for works, where such works are generated from the findings of a report by the same party.

All inspections and reports are executed to a standard above that expected and expressed within the **Australian Standards** associated to building and pest reports.

The minimum standards adopted for the basis of our expert witness and consultancy is the **Building Code of Australia** and other relevant Australian Standards.

Attached to all reports is a Professional Services Certificate.

## ***A brief history of KAV Property Inspectors***

KAV have experience extending over many years and have inspected well over 6000 properties within the Sydney metropolitan area and other regions.

KAV are well known within this profession and our services have been sought after for years by the legal profession, Conveyances and Real Estate Agents within the Sydney metropolitan area and other regions. The services available are most competitive in quality and price.

KAV have lead the way and still lead the way by providing innovative and special services to meet a clients needs.

KAV were the first inspection company to make our services accessible to all via the real estate agents. This allowed the Vendor and/or Purchaser to choose an independent inspection company without having to go through a Solicitor or others and having to meet additional and unnecessary costs.

Our advertising being direct and purposeful also reduced overheads and the savings have been passed on to our clients.

KAV were the first to make reports transferable recognising a need to address clients needs and expectation and in doing so reduced costs associated to inspections and reporting, yet providing all the necessary cover and security.

The most recent service now available is our Vendors Building & Pest Inspection. This service was introduced at the beginning of 2005 and provides the Vendor with the option of having this service carried out providing a proposed purchaser the benefit of receiving a building and pest report free of any charge or obligation. These reports are transferable (subject to terms and conditions).

Today all leading Real Estate Agents, Solicitors and Conveyances will put this option to a Vendor. If this service is not being put forward as an option you should enquire as to why, as it is an option you the Vendor should at least be given to accept or reject.

***We are happy to address any enquiries obligation free.***

## **KAV Property Inspectors**

**Phone:** (02) 9477 3576

**Mobile:** 0418 961 432

**Email:** mail@kav.com.au

**Web:** www.kav.com.au