

# Howard James Ryan

## Curriculum Vitae 2021 *A Worlds Voice in Construction*



LAS VEGAS 2016



ORLANDO 2018

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WAV INVESTMENTS PTY LTD t/as H&K RYAN & ASSOCIATES/HOUSESAFE GLOBAL TRAINING ACADEMY  
AUSTRALIAN AFFILIATION OF PROPERTY INSPECTORS

NATIONAL AND INTERNATIONAL TRAINER OF HOME AND PROPERTY INSPECTORS

### AIM & OBJECTIVE

This is my 51st year within these industries and professions  
Sought after Construction Expert in Court and Tribunal situations  
To intercept potential frivolous claims  
Utilize my age, experience, and facts to resolve disputes and “business review” consultant  
Ever developing Alternative Methods for the benefit of others in compliance  
Skillset in forensic investigations into residential construction analysis  
Working for changing of global patterns within new home construction and property inspector’s mindset  
For the creation of accountability to the protection of the Australian homeowner  
To be unbiased in my inspection, mediation and expert reporting processes  
To protect consumers against bad practice in residential inspections and construction  
To remain reliable and be a vital source of information and support when needed (Housesafe Foundation)  
To be independent in my reporting and expert advice  
To remain part of Training and Education in the construction and inspection industries (CPD points provider)  
To stay updated with relevant information related to residential construction  
To remain accredited in competency assessing within the inspection industry as a national trainer  
Developing skillsets for Australian property inspectors and mobile document providers  
Develop “Right First Time” mindset for Australian Volume Builders

## EDUCATION & TRAINING

- 2021 - from January, Specific individual H&K Ryan Intel training to home inspectors and builders around Australia
- 2020 - March. Specific training courses for New Zealand home inspectors (Wellington and Auckland)  
Covid 19 slow down  
April/May. Zoom conferencing with home inspection entities in the UK and New York  
June/December. Housesafe 1on1 individual training in the art of home inspections and assignment assessments
- 2019 - Communicating with the NSW Building Commissioner on issues relating to the Home Inspection and Construction industries  
**Author** "What my Builder Didn't Tell Me – Contract Law (Published Author, released worldwide) and available to download at [www.howardryan.com.au](http://www.howardryan.com.au)



Assistance in Emotional Intel for Safeguard Pest Management training

January, Speaker at ASHI Conference American Society of Home Inspectors, Home Inspection Emotional Intel, San Diego, California USA

2018 - Inception of Housesafe Travelling Campus and Mobile report writing methodologies "Safeport" and Meth Kit Inspection training

August, in talks with Federal and State Governments (Alex Hawke and Luke Foley) in relation to the introduction of Home Inspection Licensing and qualifications

October, talks with International entities over Qualifying International Construction Experts - Symposium

November, speaker at CAHPI Conference in Ottawa Canada on Inspection Intel, War Stories and Risks Mitigated and Diminished

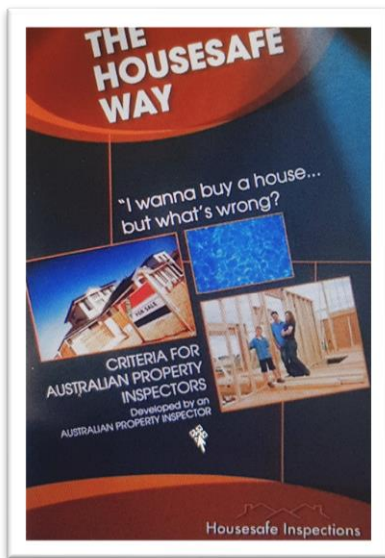
Assisted Software Development: Housesafe/Safeport & other enquiring entities on retainers

2018 - January, Speaker at ASHI Conference American Association of Home Inspectors, Orlando Florida and symposium on the 5 Elements of Contract Law and Admin, Nashville USA

March, Auckland New Zealand, pre purchase home inspections and dispute resolution training, (Express)

April, Symposia on Contract Acknowledgments and Dispute Mitigation, Singapore (city) and Tokyo, (Shinjuku) Japan

- August, Symposiums speaker on Contract Admin and Dispute Resolution and Motivation, Syracuse New York, Las Vegas and San Francisco, USA
- October, Symposium on Dispute Resolution with FABI Florida Association of Building Inspectors and IB Inspector Brotherhood, Miami and talks with home inspectors in New York City, New York USA
- 2017 - April, Talks with American Association of Home Inspectors ASHI, Chicago and symposium on "The 5 Elements of Contract Law" and Contract Admin, Nashville USA
- July, Speaker at FABI Florida Association of Property Inspectors, Fort Lauderdale and symposiums held in Las Vegas, USA
- September, Speaker at CAHPI Conference, Canadian Association of Home and Property Inspectors, Contract Admin and Dispute Resolution, St Johns Newfoundland and Symposium with Home Inspectors on Contract admin, Toronto Canada
- November, Symposiums on Contract Admin and Dispute Resolution, ASHI Lone Star, Dallas Texas and in New York City, New York USA
- 2017 - Rejoined the HIA, NSW (12 months only)
- 2016 - July, Auckland, New Zealand, pre purchase home inspections and dispute resolution training, (Express)
- 2016-19 - USA, Canadian, New Zealand and Japan affiliations with training of their nation's property inspectors and brokers and ongoing specialist training packages for International Industry Associations
- 2015 - Entry into the UK; Q&A Specialist for Project Builders, 1-man operators and their clients
- May, Auckland and Napier, New Zealand, pre purchase home inspections and dispute resolution training
- October, Internachi Conference, advisor at "Inspection Universe" Las Vegas USA
- 2014 - Entry into the USA; Speaker at Builder and Home Inspector conferences and seminars
- 2013 - Training at TAFE Parramatta NSW
- 2013 - TAE40110 Training and Assessing Certification
- 2011 - 2013 - Housesafe Training & Education continuing Nationwide and with International interest
- 2012 - ASBC Vic Seminar Feb 2012 on Kitchen Vinyl finishing - Victoria
- 2011 - **Author** - THE HOUSESAFE WAY, textbook for the home inspection industry



- 2001 - Inception of Housesafe Inspections Training and Education
- 2011 - IBC Seminar on Australian Standards
- 2011 - Became an Accredited Cert 4 Trainer & Assessor TAA40104; Vocational Education & Training TAAENV401B; Design & Develop Learning Programs TAADES402B; Facilitate Individual Learning TAADEL403B; Facilitate Group Based Learning TAADEL402B; Assess Competence TAAASS402C
- 2011 - Speaker at Institute of Conveyancers Seminar

- 2010 - Vic. "Australian Society Building Consultants" Seminar for Expert Witness & Scott Schedules
- 2008 - Rapids Training, AS4349.1-2007 and AS4349.0-2007 Report Writing
- 2007 & 2013 - (WorkCover) OH&S Course and Induction and Revision
- 2007 - **Author** - Property Revolution Guide, available for free at [www.hnkryan.com](http://www.hnkryan.com)



- 2007 - Participant Sydney Law School Expert Witness Symposium
- 2007 - (HIA) Contract Administration and Variation Administration
- 2007 to current - "Building Dispute Practitioners Society" Tutorials
- 2006 - (HIA) Home Building Act 1989
- 2006 - 2008 Participant in "Andréones" Expert Forums
- 2006 - (HIA) Dispute Resolution
- 2004 - Rapids Training, as4349.1-1995 Report Writing
- 2004 & 2007 - Commercial Site Induction
- 2004 to 2010 Rapid Solutions Risk Conferences
- 2004 - Speaker at Institute of Conveyancers Convention
- 2004 - Expert Witness in Tribunal and Court jurisdictions
- 2004 - NSW HIA Business Management
- 2002 & 2008 - (Rapids Solutions) Pre-Purchase Report Writing and speaker at Rapid's National Conferences
- 2000 - 2008 Speaker at BNI Business Network International
- 2000 - Volume Builders adviser and Inspector of disputes in continuance
- 1996, 2004 & 2007 (HIA) Building Code of Australia Course Classes 1 and 10 and 2-9
- 1986 - 1996 - Residential Construction, new homes and additions
- 1982 & 1986 - Business Management, Pre-Purchase Inspections beginnings
- 1975 - 1982 - Subcontracted for various builders as a Carpenter and acknowledged this education
- 1974 - Carpentry & Joinery Qualification and Apprenticeship completion
- 1968-70 - Working casual in a Hardware store, a men's wear and a Shell petrol station

## GRANVILLE TAFE

1971-1973 Carpentry and Joinery (ref: 75/f1/15)  
1974 Apprentice Certificate of Proficiency (ref: 72/8876)  
Building Construction 1 and Theory and Building Construction 1  
Plan Preparation, Specification development and Drawings

## EXPERIENCE & KNOWLEDGE

- Storm damage insurance claim assessments
- On-Line training experiences
- Claim interception for frivolous issues over non defective works
- “Business Review” consultant for all forms of Media (“You can’t please everybody”)
- Speaking at Home Inspection Conferences for ASHI and CAHPI and FABI (USA and Canada)
- International recognition for Training and Contract Law introduction into Inspection Agreements (USA, NZ, UK, CANADA, JAPAN & SINGAPORE)
- Attended ASHI Board meeting in relation to the Australian Inspection Standards
- International Affiliation with ASHI (Chicago and Texas), IB & FABI & WING (Florida) and CAHPI (Canada)
- Training & Assessing Pre-Purchase Pest and Building Inspectors, New Residential Construction Inspectors, Swimming Pool Safety Inspectors, Mould and Asbestos ID Inspectors, Strata and Experts to Tribunals and Courts nationwide (Housesafe Training Academy and Housesafe Travelling Campus)
- Speaking to home and property inspection entities about risks involved in New Zealand
- A forum leader for Consumer Protection across Australia (“Homeone Forum”)
- Advocate for Governments in relation to credible Licensing strategies for our industry (NOLA)
- Over 50 Years’ Experience within the Building Industry
- Past President and Executive Director of “Australian Property Owners Protection Association” An Association dedicated to protecting consumers and industry professionals in the property inspection and construction industries against bad practice.
- Run education Tutorials for consumers, Volume Builder’s Building & Property Inspectors and CTTT/NCAT experts.
- CEO: PPI, Pre-Purchase Inspectors Registry (National Registry) Since 2007 A Registry of Qualified and Insured Pest and Building Inspectors, Legal Entities and Property Consultants.
- Conducting Tutorials for New Residential Construction, New Construction Inspections and Pre-Purchase Inspections
- HIA and House & Garden Home Shows participant in NSW as an expert in the Inspection Industry
- Trade Shows for Residential Construction and Dispute Resolution
- Q&A Inspectors for New Residential Construction for volume builders
- Residential new Construction Inspections for Wall Framing and Roof Framing, NSW, QLD and VIC
- Residential new Construction Inspections for Handover Final PCI stages, NSW, QLD and VIC
- Residential Building and Construction Consultants (since 1984)
- Expert Witness for CTTT/NCAT/VCAT & other Court Jurisdictions
- Expert Reports and Scott Schedules and Quantum Meruit reporting Preparation (since 1992)
- Pre-Purchase Building Inspections in NSW, Vic, QLD, WA and SA (since 1984)
- Pre-Sale Vendor Inspections in NSW (since 1992)
- Swimming Pool and Pool Barrier Safety Inspections (since 1994)
- Special Purpose Property Inspections
- Asbestos Identification Inspections (since 1988)



- Warranty, Compliance and Defect Inspections
- Owner Builder Guidance and Inspections (since 1984)
- Home Warranty/Home Compensation Fund Insurance Inspections
- Invasive Inspections and Rectification Works
- Termite Damage Assessments and Costs of Repairs and Rectification Works
- Contract and Project Builder New Construction Inspections
- Volume Builder Defect Liability Inspections
- Costing Analysis in Residential Construction
- Property Condition Reports & Property Site Drainage Assessments
- Mould Identification Inspections (since 1996)
- Insurance Company Damage Reports
- Quotations Prepared for Defects and Damage
- Dilapidation Inspections and Reports
- Assessment of Building Contracts, Planning and Residential Specifications

## SKILLS & ABILITY

- H&K Ryan Intel training to project builders and site supervisors
- International Training and Individual Competency Assessing
- National Training and Group Competency Assessing
- Expert Witness in all Court and National Tribunal jurisdictions
- Forensic investigations into residential construction compliance
- Defining defects in residential construction
- Mindset Skills
- Mould and Asbestos Identification
- Gathering Property Inspection Intelligence
- Intellectual Intel
- Testimonial Intel
- Residential Construction of Floor Framing, Wall Framing and Roof Framing
- Fixing Carpentry and Staircase with Balustrade Construction
- Garage, Carport and Rural Shed Erection
- Concrete Works, Plastering, Bricklaying, Painting, Wall and Floor Tiling
- Landscaping
- Residential Site Surface Overflow Drainage specialist
- Retaining Walls, drainage, and waterproofing construction (designed by others)
- Bathrooms, Laundries, and Kitchen Renovations
- Contract Houses (MBA Excellence in Housing winner in 1990 & in 1992)
- Contract Additions, Alterations and Renovations
- Fibreglass Swimming Pools, fences/barriers and filtration installation
- Pergolas, Decking, Steps, Railings and Awnings
- Restoration works
- Rectification works
- Heritage Restoration works (Brief History City of Sydney, Hotels and Pubs early in my career)

## ACHIEVEMENTS & TRIUMPHS

- 2021 - Awaiting release from Covid 19 so my businesses can continue internationally
- 2020 - Author
- 2019 - Conducted speaking engagements in USA for ASHI (American Society of Home Inspectors)
- 2018 - Accredited Meth Kit Inspector, Decon Systems New Zealand
- 2017- 2018 - International speaking engagements USA and Canada
- 2016/17-18 - International Recognition, Speaking and Training to other countries Home Inspectors
- 2017 - Conducted symposiums on Mould & Asbestos ID for groups of Real Estate Agents in Victoria
- 2014 - Conducted Residential Intelligence training for Project Builders of NSW
- 2014 - Recognised by Standards Australia as a vital source of information (Thermal Imaging)
- 2013 - International recognition for developing Residential Property Inspections Network
- 2012 - Recognised by Wallace Risk for risk mitigation in report writing skills
- 2011 - Became an active and Accredited Trainer & Assessor for Property and Construction Intelligence
- 2011 - HOUSESAFE Training and Education in pre-purchase and other specialist property inspections
- 2011 - Assisting consumers in understanding new construction Warranty and Maintenance periods
- 2011 - Assisting Project Home Builders in assessing Warranty and Maintenance periods
- 2010 - Recognised by Project Builders as a Quality Assurance Expert (Q&A)
- 2010 - Recognised on "Homeone Forum" as an expert in New Construction Inspections
- 2009 - Executive Director and previous President of the "Australian Property Owners Protection Association" (APOPA) a respected Association known for Protecting Consumers when Purchasing Property.
- 2009 - Accredited Building Consultant & member with IBC Institute of Building Consultants NSW
- 2008 - AON Insurance recognises my ability in the pre purchase building inspection report writing & risk management and mitigation
- 2008 - Finalist in the "Hills Excellence in Business Awards" (PPI and H&K)
- 2006 - Founder and CEO of the "Pre-Purchase Inspectors Registry" PPI a registry consisting of qualified, licenced and insured Pest and Building Inspectors
- 2002 - Became an Expert Witness for CTTT, Local and District Court matters
- 1994 - Pre-Purchase Building and Swimming Pool Barrier Inspections for over 12 Conveyancing companies, Lawyers and Solicitors
- 1992 - MBA Housing Excellence award for "Contract Housing up to \$120,000-00 "Serene Haven"
- 1991 - Howard Ryan was a winner of the Commonwealth Bank and Master Builders Association Housing Excellence Awards for "Contract Housing up to \$220,000-00 "Torygen Manor"
- 1989-2004 Life Membership as the founder of "Quakers Hill Pirates Baseball Club Inc." In 2007 the club is awarded the best Junior Baseball Club in Australia by the Australian Baseball Federation, ABF
- 1984 - Swimming Pool installation and filtration
- 1984 - Started property assessing, inspecting and dealing with consumers disputes
- 1982 obtained my Builders License
- From 1978 to 1982 gained recognition as a reliable, honest, qualified and Carpenter with various Contract Builders and homeowners as a licensed contractor
- 1975 to 1977 Carpentry & Joinery contractor and 1971 to 1974 Apprenticeship in Carpentry & Joinery
- 1970 - Working in a Shell Garage and servicing small cars under supervision

- 1968 to 1970 - Working in a Hardware store doing stock take



## MEMBERSHIPS *(Past & Present)*

Howard Ryan is a Proud Member of the:

- American Society of Home Inspectors “**ASHI**” (Current)



- Pre-Purchase Inspectors Registry **PPI (A National Registry)** “The Way of the Future”
- Building Dispute Practitioners Society “Victoria” **BDPS “VIC”** (2008-2018) (2019-2020 **Covid slow down**)
- **HIA “NSW”** (1992-2000 & 2017-2018)
- **Australian Affiliation of Property Inspectors** [www.aapinspect.com](http://www.aapinspect.com)
- **AAPI - Strong & Mentoring Futures**





- **WING** – Worldwide Inspectors Network Group (2019-20) Administrator of the Australian chapter



## VISION & PASSION

To be known Nationally and Internationally as an entity of reliability and a source of credible information.

Howard Ryan of H&K Ryan & Associates is passionate about providing a dependable and trustworthy service for consumers buying, building or selling property.

H&K Ryan & Associates strive to protect consumers from bad practice by continuing professional development within the property industry.

H&K believes that experience, communication, development, an understanding, knowledge and education is the key to a smooth transition for consumers buying, building, selling or renovating residential properties. Such transition should also flow through onto the actual building processes.

## WEBSITES

Websites and businesses developed by Howard James Ryan.

[www.hnkryan.com](http://www.hnkryan.com)

[www.howardryan.com.au](http://www.howardryan.com.au) (“What My Builder Didn’t Tell Me”) now released

[www.housesafetraining.com.au](http://www.housesafetraining.com.au)

(Go to Facebook and search Australian Affiliation of Property Inspectors and join, its free)



Howard Ryan & H & K Ryan & Associates (Like us on **Facebook**)

**WHEN IN DOUBT, GO BACK TO THE BOOKS, DON'T TRY TO MAKE ANOTHER CHAPTER - HJR**