

# Howard James Ryan

Curriculum Vitae 2023

*Australia's Voice in Construction*



LAS VEGAS USA 2016



SA 2023

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Lives at Quakers Hill 2763 NSW Australia - Since 1978

WAV INVESTMENTS PTY LTD t/as H&K RYAN & ASSOCIATES/HOUSESAFE GLOBAL TRAINING ACADEMY

ABN: 60 078 619 904

AUSTRALIAN AFFILIATION OF PROPERTY INSPECTORS - ADMINISTRATOR

NATIONAL AND INTERNATIONAL TRAINER OF PROPERTY INSPECTORS

## AIM & OBJECTIVE

This is my 54<sup>th</sup> year within these industries and professions

Sought after Construction Expert and Forensic Consultant 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

Skillset in forensic investigations into residential construction analysis

Working for changing of global patterns within new home construction and property inspector's mindset

Stands for the creation of accountability onto 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 knowledge and advice

To remain part of Training and Education within 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 consultancy profession and as a national trainer

Developing skillsets for Australian property inspectors and mobile document providers

Develop "Right First Time" mindset for Australian Volume Builders in Q&A Assessments

To use only Referenced Australian Standards in relevant Construction Codes (NCC)

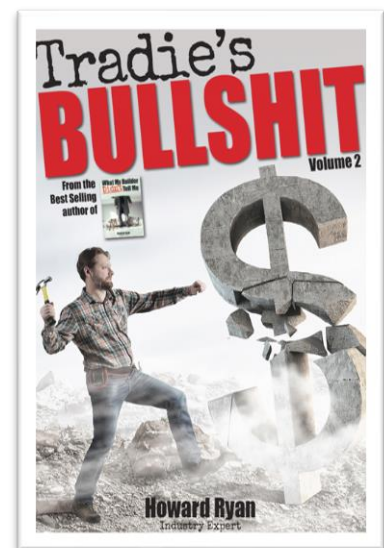
## EDUCATION & TRAINING

- 2023 - Prepping for 'Property Consultancy' with deletion of pre purchase building due to industry utter confusion
- 2022 - CPD Training for builders and home inspectors in NSW Sydney Metro areas and VIC  
Back in New Zealand completing training that was covid disrupted



Wellington New Zealand Oct 2022

- Attended NSW ASBC Conference in Oct 2022
- 2021 - 2 Covid Boosters for **Covid 19** requirements  
From January, Specific individual H&K Ryan Intel training to home inspectors and builders around Australia June/November. CPD requirements delivered for Housesafe Trainees
- 2020 - March. Specific training courses for New Zealand home inspectors (Wellington and Auckland)  
Double Vaccinated **Covid 19 slow down**  
April/May. Zoom conferencing with home inspection entities in the UK (Essex) and New York (Long Island)  
June/December. Housesafe 1on1 individual training in the art of home inspections and issuing 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 for free at [www.howardryan.com.au](http://www.howardryan.com.au) as well as 'Tradie's Bullshit'



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"  
August, in talks with Federal and State Governments (Alex Hawke, Ray Williams and Luke Foley) in relation to the introduction of Home Inspection Licensing and qualifications (Regulation)  
October, talks with International entities over Qualifying International Construction Experts - Symposium NY  
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  
January, Speaker at ASHI Conference American Association of Home Inspectors, Orlando Florida and symposium on the 5 Elements of Contract Law and Administration in Nashville USA  
March, Auckland New Zealand, pre purchase home inspections and dispute resolution training, (Express)  
April, Symposiums 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 FBI 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' in Chicago USA and symposium on "The 5 Elements of Contract Law" and Contract Admin, Nashville USA  
July, Speaker at FBI 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, left 2018)
- 2016 - July, Auckland, New Zealand, pre purchase home inspections and dispute resolution training, (Express) 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 - Conducted Housesafe Global Academy 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



Free at [www.howardryan.com.au](http://www.howardryan.com.au)

2011 - Attended NSW 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 on property inspections  
 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 in Victoria  
 2006 - Attended (HIA) Home Building Act 1989 seminar/training  
 2006 & in 2008 Participant in "Andréones" Expert Forums  
 2006 - Attended (HIA) Dispute Resolution  
 2004 - Attended Rapids Training, AS:4349.1-1995 Report Writing  
 2004 & in 2007 - Commercial Site Induction  
 2004 to 2010 Rapid Solutions Risk Conferences AS:4340.1-2007 (New Australian Standard)  
 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  
 2001 - Inception of Housesafe Inspections Training and Education  
 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, 100's of new homes and 100'2 of new 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 store 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

Theory and Building Construction 1

Plan Preparation

Specification development and Drawings

## EXPERIENCE & KNOWLEDGE

- Storm damage insurance claim assessments
- Forensic analysis into residential construction NCC compliance
- Property Consultant when purchasing to determine its current condition
- 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 Building Inspectors and New Residential Construction Inspectors, Swimming Pool Safety Inspectors, Mould and Asbestos ID Inspectors 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 54 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. [www.pre-purchase.com.au](http://www.pre-purchase.com.au)
- 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)
- Swimming Pool and Pool Barrier Safety Inspections (since 1994)



- Special Purpose Property Inspections
- Asbestos Identification Inspections (since 1988)
- Warranty, Compliance and Defect Inspections
- Home Warranty/Home Compensation Fund Insurance Inspections
- 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
- Contract Administration

## 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 (Howard Ryan 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)
- Basic car mechanics 1970

## ACHIEVEMENTS & TRIUMPHS

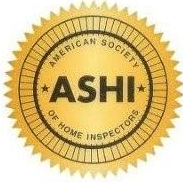
- 2021/22/23 - Awaiting release from Covid 19 so my businesses can continue internationally
- 2020 - Author
- 2019 - Conducted speaking engagements in USA for ASHI (American Society of Home Inspectors)
- 2018 - Accredited Meth Kit Inspector, Decon Systems New Zealand
- 2017- 2018 - International speaking 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**
- **AAPI - Strong & Mentoring Futures**



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



## 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' & 'Tradie's Bullshit') now available 'FREE'

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

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**