

This article looks at the importance of carrying out a Building Inspection Report and a Pest Inspection Report to ascertain the condition of the building before purchasing the property.



A. PRE-PURCHASE PROPERTY INSPECTION REPORT

Building Inspection Reports and a Pest Inspection Reports are among the pre-purchase inspection reports you can get before purchasing a property. The old adage "let the buyer beware" is especially relevant in purchasing a property.

When you agree verbally to buy a property at a particular price, you would generally have five business days to obtain a building inspection report and a pest inspection report.

B. WHAT IS IN A BUILDING INSPECTION REPORT?

A building inspector would carry out the inspection on the property and would write a report of about 5 to 7 pages.

The report would define areas of structural faults or show the extent of visible problems that may exist within the building.

The building inspector will inspect places with reasonable access. The areas of the property usually inspected are:

interior and exterior of the building;

- roof space;
- underfloor space;
- roof exterior; and
- the site.

The building inspector will not inspect parts of the property that are not accessible.

The following information would commonly be noted in a building inspection report:

Roof System External - the report will reveal the condition of the roof tiles, whether there is any cracked, etc.

Interior Condition Report - the report will set out the conditions of the ceilings, walls, doors.

Bathroom, Laundry or Toilet - the report will find out any loose tap set, any notable cracked tiles, etc.

Exterior Walls - the report will reveal whether there is any visible cracking, etc.

Garage, Carport and Garden Shed - the report will reveal type and condition of the floor, ceiling condition, etc.

The Site (Fencing and Gate; Paths / Paved Area / Driveway) - the report will reveal the type and condition.

Hot Water tank & Pressure- the report will reveal the condition of the tank.

Usually, a building inspection report will list the major faults found in the property and make a general comment on the condition depending on its age and type. The report will usually also provide an estimate of the cost of repairs (if any).

C. WHAT IS IN A PEST INSPECTION REPORT?

The report will reveal whether white ants, termites or borers are present in the building.

The pest inspector will inspect places with reasonable access. The areas usually inspected are:

- Roof;
- Interior (floor coverings);
- Sub floor;
- Ventilation;
- External Timbers;
- Fences;
- Garaging; and
- Outbuilding (if any)



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Usually, there is some restriction to access part of the property, usually the roof area and sub floor. Accordingly, this allows only a limited visual inspection from a distance to be carried out.

The pest inspector will reveal any active termites found, damage caused by termites, damage caused by borers and damage caused by wood decay of the accessible parts of the property.

The report will also reveal any evidence of termite treatment if any.

As part of the conveyancing process, Comasters is able to commission a building inspection report or a pest inspection report on behalf of clients.

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