



What is a Building Inspection Report?

Purchasing a home is an exciting moment in your client's life, but it also comes with a deluge of information, some of which can be a bit overwhelming. Some know that a building inspection is an important part of the decision-making process in the real estate transaction, but you may not be quite sure of what a building inspection report will actually tell you. Understanding the scope of a building inspection is key, as the building inspection report can include important information about the structural integrity of the building you're thinking of buying or your client is buying.

What you'll find in a Building Inspection Report

Over the course of a building inspection, the Houspect professional building inspector will evaluate the property in order to determine structural soundness and advise of any key maintenance issues. When the inspection is completed, your client will be presented with a thorough building inspection report, which will include a variety of results. These include:

- **Structural Observations** – The roofing and roof frame, interior and exterior walls, doors and window frames will be inspected. Exterior evaluations include any patio or pergola areas, stairs and balconies. Retaining walls, out buildings, fences and cabinetry will also be evaluated, and the findings of these observations will be listed on the building inspection report.
- **Plumbing and Drainage** – Some parts of the plumbing system of the property will be checked although the inspector is not a licensed plumber and therefore the comments are observations only. Exterior drainage and guttering is inspected along with some aspects of plumbing inside the house, all with the goal of preventing unpleasant surprises after your client has assumed ownership of the property.

- **Electrical Systems & Smoke Alarms** – The power box will be assessed for the correct minimum number of RCD's in line with the Australian Standard. The inspection report will also reference the set-up of smoke alarms – are they hardwired or battery? Are they positioned correctly in the building so as to perform according to specifications? The Australian Standard for Building Inspections (AS 4349-2007) recommends that all installation, testing and confirmation of electrical circuitry should be completed by a licensed electrician each time a property is sold

- **Building Defects** – Even if they're not of a structural nature, building defects can present a problem for homeowners. A thorough building inspection report will include any found building defects, structural or otherwise.

What a Pre-Purchase Building Inspection Report Won't Tell You

It's no secret that a building inspection has the potential to save your client from costly repairs and structural amendments. While a building inspection report will cover all the bases in terms of electrical, plumbing and structural integrity, there are a few things a basic pre-purchase inspection will not cover.

- **Termite Inspection** – Termites can cause thousands of dollars of damage to a building in a relatively short time. A termite inspection is important, but will not be covered under most basic building inspections. Your client will need a separate inspection for termites if you have concerns about any damage their presence may have caused to the building.

- **Purchasing Decisions** – Your building inspection report will not advise you to purchase or pass on a property. It will contain the relevant information you need in order to make the decision for yourself, but building inspection reports don't apply a "pass or fail" grade.

For more information on what you should or should not expect to find on a professional and thorough building inspection report, visit the Property Inspections page on the Houspect website.

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