



Pest inspections involve an independent, impartial expert searching for pest activity. Building inspections, on the other hand, assess a property for any structural issues. Both of these inspections should produce reports that help inform you about problems that could influence your decision to purchase a property. For Strata properties, like townhouses, units and villas, you'll also want to consider the Strata report.

Why Do I Need to Inspect a New Property?

It's understandable that you would think a new property doesn't need an inspection report, but this isn't the case. Termites have been found in freshly built properties, and structural problems are usually caused by issues in the building process, so they are present even in new properties.

No matter the age or condition of a property, always have a legal representative organise pest and building inspections before exchanging contracts.

Buying an Older Property?

In older properties, having your legal representative oversee pest and building inspections is essential. It's also worth noting that most older properties have small-scale defects. Provided they aren't indicative of more serious underlying issues, they are usually nothing to worry about and can be repaired pre-sale.

Buying a Strata Property?

Your Strata Report provides insight into how the Owner's Corporation is managed, including alerting you to potential special levies that could affect you in the future.

Any Concerns?

If anything about an inspection report gives you cause for concern, make sure you contact your legal representative or real estate agent. Most commonly, issues can be resolved before settlement and costs can be negotiated between the buyer and seller.

The 0.25% Holding Deposit

It is vital that you organise your inspection reports before paying your 0.25% holding deposit. If you pay, and then the reports influence you to cancel the purchase, you will lose your deposit. If you do see something in the reports you don't like, get a professional to quote a fix. Some issues may seem bad, but are actually easily resolved and aren't worth cancelling a sale.