

PRE-PURCHASE INSPECTION – CHECKLIST

1. Ask the vendor if you can do a pre-purchase inspection report

If you are considering getting a Pre-purchase Inspection Report, it is advisable to let the vendor know, as early as possible in the sales process, that you want to have a report created, and that you will be asking for access to the property in order to do so.

2. Find a good consultant

Make sure you get three quotes from different consultants and ensure that they are well qualified, have a good track record and are insured.

3. Brief the consultant

Provide the consultant with the information they need in order to conduct the report, making sure to itemise any specific areas that you want inspected.

4. Consider whether you need a special purpose property report

If you are purchasing a strata property or unit and want the common property areas inspected for any faults etc, you will need to have a special purpose property report done. Further, if you want minor defects noted and / or an estimate of costs for any repairs you will need to have a special purpose property report done.

5. Arrange for the consultant to gain access the property

Make contact with the vendor or acting real estate agent to ensure that the consultant is able to gain access to the property in order to do the inspection and report.

6. Analyse the report before making a decision to buy

Make sure you give yourself enough time to go through the report thoroughly and assess whether, given any findings, you want to proceed with the purchase.

7. Consider whether you need a pest inspection report

If you are looking at buying a property in an area where termites are known to be a problem, it might be worthwhile having a pest inspection report done on the property, particularly as a Pre-purchase Inspection Report usually does not look for termite damage.

8. Have any repairs done

If the report identifies any major repair or maintenance work that needs to be done, it might be best to have the works done before you move into your new home.

9. Move in

The best step of them all – you move into your new home!

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