



No, not termites. Avoid this by getting a building inspection ?

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So getting a building and pest inspection is another cost to when buying a home.

Think about it from another point of view. What if you don't and two years down the track you find major structural issues which prevent you from renovating the way you planned or worse still you have a large termite nest which has slowly eaten away your stumps.

Sounds a bit extreme but this happens.

Our view is getting a pre-purchase building inspection completed prior to buying a home is a must do. The cost of the inspection, may save you thousands and thousands of dollars in the long run.

You will be able to identify any problems and any future maintenance issues. What a great way to start your family life knowing exactly the homes true structural condition. I know from a personal point of view how important this is. We bought an old home years ago which had water damage around the sky light. I asked the agent to check with the owner what had been done to rectify the obvious problem. I was told verbally, by the agent, that the owner had said 'the leakage had been fixed'. We had been in the home one week, when heavy rains exposed to us that NO! the problem had not been fixed.

I had no recourse

As the agent had not got this in writing, I had no recourse. \$3000 later, plumbers, new roof iron and a new sky light and the problem was fixed. But, if I had organised a building inspection - cost \$400 - this problem would have be identified. I could have requested that an estimate of cost be prepared and reduced our offer accordingly. Let's be frank here: its not the agent's fault, they don't really care and it is not their responsibility and the owner wants the property sold at the highest price.

a home you plan to own

So the moral of my story is: if this is a home you plan to own, get a building inspection done.

A building inspection examines the entire building, including any decks, patios, covered walkways, garages and sheds. It also identifies structural weaknesses and maintenance issues.

1. Structural Integrity

Unless you intend to demolish the building and start afresh, it almost goes without saying that structural integrity is paramount in any domestic or residential building. Ensure your building inspector thoroughly checks and reports all support structures for deformities and damage caused by the elements, ground movement, mould and pest infestation. As a seller, you will find out what (if anything) you need to do to increase the value or saleability of your property. Or, as a potential buyer, the structural integrity assessment will help you to avoid any nasty surprises.

2. Robust Pipes And Drains

Pipes and drains carry the lifeblood of a building, circulating fuel and essential fluids while quietly removing waste. Often, a problem can lurk undetected for a long time and only become apparent at the most inconvenient of times. As a seller, a detailed building inspection should uncover problems with your pipes and drains, allowing you to make repairs before it's too late. As a prospective buyer, on the other hand, you will be forewarned and forearmed, helping to inform your buying decision.

Repairing blocked or leaky water pipes and drains doesn't necessarily mean excavation or destruction. Drain and pipe repair professionals use non-destructive methods to clear blockages and repair cracks and leaks while protecting against further damage and preserving the value of your property.

3. Pest Nests

Pests such as termites, rodents, cockroaches and possums are not only unsightly and sometimes noisy; they can also damage a building's structure or create serious electrical hazards. Termites, also known as white ants, can slowly chew away at timber frames and supports. And repairs can be frightfully expensive. Rodents, meanwhile, have a well-earned reputation for gnawing through the insulation surrounding electrical wires. Although they usually come off second best upon reaching the copper, sometimes they satisfy their appetite for PVC and avoid a shock, leaving exposed wires behind and creating the risk of fire. A thorough building inspection should identify damage initiated by pests, enabling you to make decisions on further action.

The best way to be sure is not to risk it!

Buildings must also conform to the [Building Codes and Standards of Australia](#). If you purchase a home or commercial building that does not conform to these standards, you will be responsible for the cost of bringing the building up to code.

Once this building inspection is done you can make an informed decision to proceed with the purchase. You are in a position of power. You will be in a very strong position to negotiate a true and accurate price. You will know what the property upkeep and repair costs will be in the future.

What a great place to be.

At Next Address we are also very forthright in suggesting that all property sellers have a building inspection done before they actually put their home on the market. Then they can repair any faults or maintenance issues. When an offer is made, they will know that there are no hidden problems, which could jeopardise the sale of their home at the best possible price. A win win for everyone.

So just recapping, at Next Address we simply recommend, if you are buying or selling have a building inspection completed.

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