

READING BETWEEN THE LINES OF YOUR PEST AND BUILDING REPORT

“ As a first home buyer, when the 30 page report arrived for me listing all of the ‘defects’ that my possible future home had, I was completely shocked and turned off the property. ”

Reading a Pest and Building Report is an artwork and in the very fast-paced industry of Sydney real estate, you need to be armed with the knowledge to make decisions quickly.

An inspector will examine all accessible parts of the property, including the interior and exterior of the building. Their job is to point out all of the problems found in the property. It is then your job to sift through the data and work out what is acceptable or common in houses in that particular area and of that particular age.

WHO SHOULD GET A A PEST AND BUILDING INSPECTION?

A Pest & Building Report may cost you in the vicinity of \$500, yet it provides vital knowledge, and knowledge power when it comes to your greatest asset.

These days most people will get a pest and building inspection before they purchase a property. But for owners - having your home or investment property inspected can be highly advantageous.

FOREWARNED IS FOREWARNED

For a seller, having a report on your property means that you are aware of the faults and can either rectify them prior to sale or know what others will find.

For landlords, it is a useful tool to have done every 7-10 years. It can help to uncover and prevent major issues before they become costly headaches! For a buyer, the report can identify problems before committing to purchase, help you decide your offer and protect you from long term issues.

- IDENTIFY MAJOR PROBLEMS
- REVIEW YOUR OFFER
- PROTECT YOUR INVESTMENT

The report summary will outline the major faults found in the property and its overall condition.

Don't be put off when reading through reports, if you have any doubts or don't understand the information then discuss it with your building inspector as often a conversation can explain things in more simple terms.

Some common issues that you may find:

Defect: Asbestos linings were possibly present in some areas.

Translation: Asbestos materials remain serviceable and are considered safe as long as asbestos is not tampered with.

Defect: Some damage due to wood decay fungi.

Translation: Wood decay fungus is commonly known as wood rot. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain waters in the soils. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture sources usually alleviates the problem. Have a carpenter inspect and replace any rotted boards or timbers, most old homes will have some degree of wood rot.

Defect: Roof mortars require repointing randomly to ensure further long term waterproofing qualities.

Translation: Pointing is a substance that is used on the roof capping tiles. A quote from a roofer can be quickly obtained however if the roof is not leaking then it may not be required urgently.

In Summary

Most houses will have faults; the key is distinguishing between minor flaws and major problems. Only when you know all the facts, should you decide whether to go ahead!

