

Building Inspection Report, an advice from an imposter

*In this article, I will tell you that you are getting an “**imposter**” to give you advice.*

The correct term for this report should be a Pre-purchase report. You want this report to determine the condition of the property before you decide to buy it formally.

Should you order a pre-inspection report on townhouses?

Answer: Most people don't. That is just the way it is.

Is a pre-inspection report compulsory?

Answer: No. There is no law to force you to order one. However, in the last 30 years, people believe it is highly advisable to get one.

Are all building inspectors the same?

Answer: Not all inspectors are the same. Some just do a quick march inside the house and outside the house and the report is done.

Usually, the cheaper the inspector, the less thorough the job will be. But this is not always the case though. Pick the one that you are comfortable with.

Let me ask you a scenario as who would you pick to give you advice

If your car has an oil leak and a brake problem, would you let your pharmacist or your doctor or lawyer read the report?

You see, your lawyer or conveyancer had never studied building or construction and chances are he has never built a house before.

If you do not believe me, ask your lawyer or conveyancer the following questions:

Are you qualified to do building inspection?

Do you know what a flashing or mullion is?

Is toenailing acceptable to a beam or header?

What is the difference between a truss and a roof sarking?

What is the correct clearance of a downlight?

If he or she answers no or I do not know to all the above, then he or she is not qualified to give you advice on a building report.

If he or she does attempt to give you advice, then he or she is an imposter.

Why some lawyers and conveyancers give advice to you when they are not qualified?

Here are some of the reasons

- They want to make additional money from you
- They try to have more services and charge you more money for it
- You do not know how to find a building inspector
- They want to be seen to make your life easy by giving you a “package” service.

The problem with the Building Inspection Report

1. In their report they will write, certain area is too small to get access to and therefore it wasn't done
2. There are too many obstructions such as there were too many furniture and therefore it was not able to do a proper inspection
3. The draft report was given to a typist who is not an inspector and some meanings are lost. It is then read by the lawyer who has no training in building or construction and more meaning are distorted
4. They use the lawyer as a “buffer” for their shocky work
5. There are endless and endless of small prints in the report. All those small prints are disclaimers saying that the inspector is not liable for anything.

Summary of Smart Tips:

- ❖ Ring around and talk to 3 pre-purchase inspectors and ask if they are licensed and insured. Ask for evidence. Pick the one that you are comfortable with.
- ❖ Make sure the inspector allow you to accompany him or her to the house.
- ❖ Inspectors do a better job when you are watching them.
- ❖ You then ask him if there are problems there and then. You then decide if the condition, given its age is acceptable to you.
- ❖ Ask him to point out all the areas that he or she cannot get access to.
- ❖ First-hand information is 99% clearer than a written report. Would you pick your spouse based on a written report or would you like to meet him or her in the flesh?

*Our staff are happy to give you 3 building inspectors and you then contact them
Or you can find them in your local newspaper, Yellow Pages or on Google.*

