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# Building & Pest Inspections

We recommend that you do not buy **any** property without having a building and pest inspection completed. The building inspection will check the property for structural problems or other defects. The pest inspection will check the property for any infestations of pests. Once the inspections are complete you will be provided with a building and pest inspection report. You can use a company which will complete both reports or you can use companies which just do either the building or pest reports.

## BUILDING & PEST INSPECTION PROCESS

- 1.** Make sure any contract you sign stipulates at least 7 day pest and building clause.
- 2.** Arrange for your local building and pest inspectors to look through the property
- 3.** Review the reports once they are received. If there is anything you do not understand speak to the person who completed the report or your legal representative.



If everything is fine on the reports notify your legal representative to proceed with the purchase.



If there is something on the report that is concerning, you need to speak to your legal representative. Generally problems can be fixed prior to settlement and any costs can be negotiated between buyer and seller. You can also decide to pull out from the purchase if there are issues raised in one of the reports that cannot be resolved. Please note that your building and pest inspection clause in the contract must allow for you to pull out for this to be applicable.



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