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Factsheet – Why do I need a Pest & Building Report?



When buying a property, it is usually a good idea to have a pest and building inspection done. This is an additional cost at a time when funds are at a premium, but it will help ensure that you aren't buying "unseen" problems such as termite infestation or shifting foundations. Some building inspectors will do a pest report as well, but if yours doesn't, you should get a pest control expert to provide one.

Pest Reports

Your pest report should provide details such as evidence of either active or inactive *Subterranean Termites*, *Borers of Timber* and *Wood Decay Fungi*. Details should also be provided as to any areas which may be conducive to pest or fungi activity, such as whether or not there is sufficient sub-structure ventilation, good drainage, ant caps etc. The report should also give a description of the property and detail which areas were inspected, which areas were inaccessible or where vision was obstructed. Information should be provided as to whether or not a pest treatment was recommended at the time of inspection.

Building Reports



Your building report should give you details of any matters which require attention at the time of inspection, such as cracks in the structure, "drummy" or loose/cracked tiles, condition of gutters, condition of outdoor areas, evidence of water leakage, condition of roof and condition of structure in general. Some building inspections will also include a site appraisal, giving details of the surrounding area, privacy of property etc. As with the pest report, details should include a description of the property and detail which areas were inspected, inaccessible and visually obstructed. Inspection of the property's services will also be included in a good building report and include things such as type and state of repair of water, gas, electricity, telephone and heating services. Some reports will also include details of things such as location of television antennas and clothes lines etc.