

What to look for when engaging a Building Consultant

Check credentials

A building inspection must comply with Australian Standard AS 4349.1-2007, so an inspector needs the experience to evaluate a property and prepare a report that details the information required in the Standard. Some inspectors' work exceeds the minimum set out in AS 4349.1.

Bang for buck

An inspection should examine the building's external surfaces, internal walls, doors and windows, flooring and subfloor area, roof cavity and surface, gutters, electrical and plumbing fixtures. An inspector should also be looking for signs of water damage. An experienced inspector can "see through" coats of paint.

Tools of the trade

Ask the inspector whether they use any non-invasive tools such as a thermal imaging camera or electronic moisture meters to help identify any hidden issues.

Great expectations

Confirm the type of report you can expect and how quickly it will be provided. A report should list what was inspected, flag any defects found and offer some context or advice.

Ask questions

In discussions with your potential inspector, ask about their career history, experience and areas of expertise. Only a few inspectors are qualified to do a combined building and pest inspection. Consider asking for references from their past clients and speak with them.

Know the limitations

The inspector should list in the report any areas not inspected and why. Because it is usually non-invasive, some hidden defects may not be readily identified during a 'standard' inspection.

For a full list of our members, go to buildinginspectors.org.au



Pre-purchase home inspections explained

Whether you're a first-time buyer, investor, downsizer or moving up the property ladder, a pre-purchase inspection by an experienced building inspector offers greater peace of mind.



The Association of Building Consultants is the **leading South Australian membership organisation** for independent building consultants.

It's important to know your rights!

A pre-purchase inspection can be done at *any* stage during the sales process and does not have to wait until a contract has been signed or the cooling off period has started.

Don't forget that an offer on a property can, and should, be made subject to the outcome of a building inspection report that is satisfactory to *you*.

An inspection that shows up an issue doesn't have to signal the end of a sale.

What it does is identify what needs urgent attention and what longer term maintenance should be considered. Not only can that help in negotiations, it also provides opportunity for estimates on repair costs before a contract is signed or the cooling off period expires.

Prudent purchasers make their offer subject to obtaining a report from an experienced building inspector. They go into the purchase with their eyes wide open.

How our members can help

Buying or building a home is one of the biggest purchases most people make, so it's important to buy right and avoid a costly mistake later.

Many homes are tidied up for sale, and while the makeover might look good, it could also be masking problems such as termite damage, salt damp, structural issues, unlicensed and dangerous electrical, building or plumbing work and more.

Our experienced members can help with:

- pre-purchase inspections of established homes
- construction and handover inspections for new homes
- expert technical reports
- assistance with disputes and/or court cases relating to building work
- design advice and plans
- pest inspections
- project and construction management
- forensic engineering inspections
- engineering advice; and
- energy star rating assessments.

Any issues highlighted by a pre-purchase inspection **doesn't have to mean the end of a sale** – it just helps you make an informed buying decision and proceed with the purchase with your eyes wide open.