Inspect your home before you buy

If you’re purchasing a home, it’s worth doing your homework. A pre-purchase inspection by a registered building practitioner can help you make an informed decision.

The Victorian Building Authority’s Director Compliance and Performance, Murray Smith, advises if you plan to purchase a home, you should arrange a professional inspection. This will help make sure the home is safe and meets building regulations.

“Building surveyors, building inspectors and architects are appropriately trained to carry out home pre-inspections. While a pre-inspection will cost you money, it can save home buyers from nasty surprises (that are often even more costly) down the track.

“Many cracks, rising damp issues and structural wear and tear can be hidden by a fresh plaster and paint job. While this may seem superficial, these problems can impact the health and safety of home occupants.”

Mr Smith said that an inspection can help home purchasers know what they are buying and understand maintenance requirements they may need to carry out.

Registered building surveyors typically charge around $500 to inspect a three-bedroom house. The inspection should review the dwelling from top to bottom, including the roof space and sub-floor, if accessible.

“While the pre-inspection report provides you with a great deal of information, owners should take other precautionary measures,” said Mr Smith.

“Checking into the history of the building, including whether or not building permits were issued for all building work on the property, is recommended. It is also prudent to see who built the home.”

To find a registered building practitioner, visit the VBA website at www.vba.vic.gov.au

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