

Media Release

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Inspect your new home before you buy

Spring is traditionally the busiest time for house auctions and this year promises to be no exception, with the Real Estate Institute of Victoria expecting spring 2017 to be “one of the strongest on record”.

The Victorian Building Authority (VBA) is encouraging prospective homebuyers to do their homework before making a bid.

This means that, in addition to arranging finance and closely reviewing the contract and related purchase documents, people should organise a pre-purchase inspection by a registered building practitioner who offers the service. Doing so will help in making an informed decision on what is invariably one of life’s largest financial commitments.

Homebuyers can find an appropriately registered building practitioner via the [‘Find a Practitioner’](#) link on the VBA website. Further information about pre-purchase inspections can be found on the Victorian Government building tool www.building.vic.gov.au

VBA Director of Enquiries, Inspections and Complaints Murray Smith said that by arranging a professional inspection, prospective buyers can 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,” Mr Smith said. “While a pre-purchase inspection will cost you money, it can save you from nasty and often costly surprise repairs down the track.

“Cracks in brickwork and plaster, mould, rising damp and structural wear and tear can be hidden by a fresh plaster and paint job that may only be discernible to the trained eye; sloping and springy floors may mean restumping is required; and a sagging roof can indicate structural problems.”

Mr Smith said that an inspection can help home purchasers know what they are buying and help them understand maintenance they may need to carry out. This can be factored into the price they are prepared to pay for the property.

A pre-purchase inspection should review the dwelling from top to bottom, including the roof space and sub-floor, if accessible. Consumer Affairs Victoria, through the [building tool](#), advises consumers of the merits of having a pest inspection as part of a pre-purchase check. It also recommends checking whether the property is in a bushfire-prone area.

“While the pre-inspection report provides you with a great deal of information, owners should take other precautionary measures,” said Mr Smith. “Checking the history of the building, including whether building permits were issued for all building work on the property, such as renovations, is recommended.”

To find an appropriately registered building practitioner for your inspection, visit the VBA website www.vba.vic.gov.au, or for general information on pre-purchase inspections, visit www.building.vic.gov.au

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