







Inspection checklist when buying property

What to do for all types of properties																
All properties	New/recently renovated properties	Non residential properties	Common title properties	Strata properties												
Obtain Property Inspection																
Provide Building Consultant prior to inspection with current drainage diagram																
Provide Building Consultant with current identification survey prior to inspection			Provide Building Consultant with strata plan													
			Provide building consultant with relevant maintenance records if possible	Provide Building Consultant with relevant sections of strata records report prior to inspection												
Inspect all accessible sections of the property																
			Inspect all common areas													
Obtain Timber Pest Inspection if building contains considerable structural timbers or there is evidence of serious timber pest infestation. Obtain information from vendor about previous infestation and eradication measures																
Consider requesting plumbing/smoke test																
			Assess fire safety													
Consider requesting electrical inspection																
Verify Council Approval for all improvements																
Obtain Building Certificate especially if Property Inspection indicates likely illegal building work																
Request Engineer's Certificate for all major structural components such as footings including piers, reinforced concrete structures, non standard beams/columns, retaining walls, pools																
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				 <p>Source PRACTICE PAPER BC5 by Jerry Tyrrell</p>												