

Information Sheet

Pre-Purchase Building Inspection – Residential

This information sheet outlines the purpose and requirements for arranging a Pre-Purchase Building Inspection.

It is our intention for the Real Estate agent to utilise this document when conveying to a property purchaser the importance of engaging a suitably qualified professional to complete a Pre-Purchase Building Inspection and to assist any potential clients wanting to undertake our services.

Purpose of Inspection

The purpose of a Pre-Purchase Building Inspection is to inform a potential purchaser of the general condition of a property prior to purchase.

The scope is to report the minor and major defects, as far as the building inspector can reasonably identify those defects, by a visual assessment to form an opinion on the general condition of the property at the time of inspection.

Barron Building Surveying – Building Inspectors

Barron Building Surveying appoints qualified Building Surveyors to complete their Pre-Purchase Building Inspections.

Barron Building Surveying surveyors are registered practitioners under the *Building Services (Registration) Act* with an obligation to adhere to the minimum expectations of the *WA Building Surveyors' Code of Conduct*.

When engaged in the role of a building inspector, the building surveyor performs a building inspection to the requirements of *AS 4349.1*, while still maintaining their duty of care as a building surveyor. They report using a combination of the inspection completed and their knowledge of building standards in compliance with the *Building Code of Australia*. Therefore, in addition to building defects they may comment on building compliance if deemed necessary, which in turn can be beneficial to the purchaser.

Depending on the outcome of the Pre-Purchase Building Inspection, further investigation of building compliance may be recommended. In these circumstances, Barron Building Surveying can assign a Building Surveyor to conduct a full Building Surveying Inspection Audit. Should the purchaser wish to engage the building inspector for additional building surveying services, a fee for services can be provided on request.

Scheduling an Inspection

Steps required for scheduling a Pre-Purchase Building Inspection:

- Arrange permission to access the property (Real Estate to contact owner/tenant)
- Obtain the Approved Document Set (Plan Search) from Local Council
- Schedule an appointment with Barron Building Surveying

Barron Building Surveying offers an online booking system for scheduling Pre-Purchase Building Inspections. Bookings via our website can be made at <https://bbswa.com.au/book-consultation/>. When selecting an appointment time please allow for any potential travel requirements.

- Complete and return the "Request for Services" to Barron Building Surveying
- Forward the Approved Document Set to Barron Building Surveying

REQUEST FOR SERVICES: PRE-PURCHASE BUILDING INSPECTION

Prior to commencing services, we require a written request from the party responsible for the payment of our fees and in control of the project. A “Request for Services” is provided below for this submission after your completion. In the current environment, Barron Building Surveying is aware of higher security threats and fraudulent electronic activity, therefore we prefer you to return the “Request for Services” using a method of your preferred choice. Barron Building Surveying accepts completed forms via email attachment and images sent by text.

Work cannot commence until the “Request for Services” has been returned to Barron Building Surveying – chadwick@bbswa.com.au or [0476 000 842](tel:0476000842).

Request for Services: Pre-Purchase Building Inspection - Residential							
Property Address							
Settlement Date							
Real Estate							
Name of Contact							
Phone Numbers							
Email Address							
Purchaser							
Phone Numbers							
Email Address							
Name of Authority to Invoice							
Invoice Details (Company Name & Address)							
Australian Company Number (ACN)							
Australian Business Number (ABN)							
Purchase Order (if applicable)							
Access to Property	Vacant	<input type="checkbox"/>	Tenant	<input type="checkbox"/>	Vendor	<input type="checkbox"/>	<input type="checkbox"/>
Name of Contact							
Phone Numbers							
Email Address							
Note: Document may lock after signing – SIGN LAST	Signature						
	Date						
A copy of Professional Indemnity Insurance or Public and Product Liability Insurance can be supplied on request.							