

North-West  
News

# property

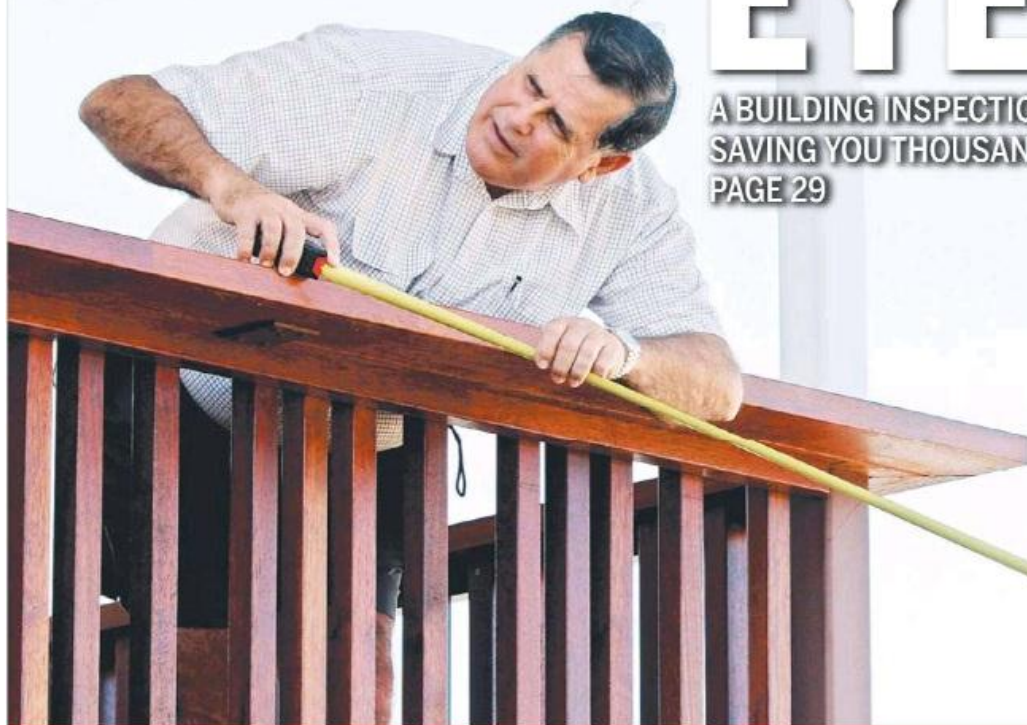
APRIL 11, 2012

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## EAGLE EYES

A BUILDING INSPECTION COULD END UP  
SAVING YOU THOUSANDS OF DOLLARS.  
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UP CLOSE: Building inspector David Handy on the job.  
Picture: SARAH KEAYES



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**CHECK HOME:** Building inspector David Handy checks for any major or minor defects which could affect the sale of the property.

# Inspect for peace of mind

**BY AMY HUTCHINSON  
and TEELA JURGENSEN**

WHILE it's not a legal requirement in Queensland, hiring a pre-purchase building and pest inspector is crucial to the purchase process, says Stafford business owner Dave Handy.

The building inspector of 35 years and owner of BIACS said it was important the process be completed by an inspector with a Building Services Australia (BSA) licence, who would uncover both major and minor defects in buildings and pools on a property.

"The client should also try and attend the inspection," Mr Handy said.

"When you see the report, you see it in black and white and it can freak you out. Your inspector can explain to you what

## DID YOU KNOW...

Properties bought at auction in Queensland cannot be subject to a building and pest inspection. This means prospective buyers should have an inspection completed prior to auction day if they are serious about bidding for a property at auction.

**SOURCE:** Real Estate Institute of Queensland CEO Anton Kardash

(the problem) is, where it is, and he can also tell you how you rectify that problem."

He said major defects and potential dealbreakers on the sale of a home could include termites, water damage, settlement fractures, leaking downpipes and roofs. How-

ever, whether to act on the problem was up to the client.

"In a lot of cases, it may look bad on a report but it may be a very, very minor thing," Mr Handy said.

When buying a home, many standard contracts, like the Real Estate Institute of Queensland (REIQ) contract, allow buyers to have a property inspected before the sale is finalised. REIQ chief executive officer Anton Kardash said it was important the buyer completes this process within the relevant timeframe.

"Any issues found in the inspection can be negotiated between the buyer and seller and the sale price adjusted accordingly."

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