

QUICK CHECKLIST - Pre-Purchase Building and Timber Pest Inspections

Before finalising and submitting your report:

- ☐ Are all minor defects reported, with an opinion as to the likelihood of, or conditions precedent to, becoming a Major Defect?
- ☐ Should any of the minor defects reported be reclassified as Major?
- ☐ Are recommendations specific? Do they identify the current or future risk to the property? Supported by photographic evidence?
- ☐ Is the risk rating for timber pest and concealed building defects "High" or "Extremely High"?
- ☐ Are all conducive conditions for timber pest listed, and marked as "present" or "not present"?
- ☐ Limited invasive inspections completed? Recommended, with specific reasons and photographs?
- ☐ What do your photographs and videos tell you? Did you miss anything, particularly in the subfloor or roof space?
- ☐ Are your recommendations clear about what should be done "before completing your due diligence" or "before contracts for sale become unconditional"?

