

The Importance of Building Inspections & Strata Reports What to look out for in 2018 Media Release - May 2018 Whether first home buyer, seasoned investor or renovation sensation, purchasing a property can be daunting. From choosing a suitable location to finding a property that fits the requirements, the last thing on a buyer's mind is a building inspection or strata report. However, it should be considered essential to every property purchase. Principal of Nicholls & Co Estate Agents, Cameron Nicholls says, "Requesting a building inspection or strata report pre-purchase will save thousands in potential repairs or legalities down the track. Some issues may be noticeable to buyers, where others may not come to light until it's too late." A building inspection eliminates the unknown and alerts buyers to many crippling issues. These include: Structural Defects Safety Hazards Defective Wiring Poor Roofing Damaged Plumbing Unwanted Pests A strata report concerns community titled and company titled buildings and should be combined with a building inspection. Strata reports provide precise details of the building. Some of these details include: The current owner Whether the building is insured Does it comply with fire requirements, asbestos management and OHS Obligations? Building defects or claims for defects Is there disharmony? Dollars in the sinking fund About Nicholls & Co Nicholls & Co is a boutique modern agency focused on the person first and foremost and then the property. They do not work with clients, they work with people. Through personal attention and connecting with people on a deeper level they are able to comprehensively understand how best to deliver the results desired. www.nichollsandco.com.au

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