



**THE HOME
INSPECTION
HUB**

The Top Five Issues Only a
Pre-Purchase Inspection
Will Uncover

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Viewing a property before you make an offer is a crucial part of the due diligence a potential buyer should undertake, as well as helping you decide if the property meets your needs.

While attending an open for inspection will help you identify any obvious major issues with the property, there are some problems (and potential financial sinkholes) that **ONLY** an experienced building inspector can identify.

We have compiled the top 5 issues in a building that can only be thoroughly investigated with a building and pest inspection.



-Foundation and Sub-Floor Issues-

We check for:

- Correct site drainage
- Plumbing leaks
- Cracking throughout external and internal walls
- Evidence of dampness, smells and mould growth
- Defects within the sub-floor framework, stumps and piers,
- Evidence of termites, vermin and pests.

Our Inspector Says:

'I look at the surface drainage to see that water is being directed away from the building. I am looking for an over-concentration of moisture, causing cracking to external walls. This can cause swelling of the clay and put pressure on the sub-floor.'



The image shows that this stump is clearly not supporting the floor in any way. Further investigation found that this site was once marsh/swamp land and that other properties in the area have similar issues.

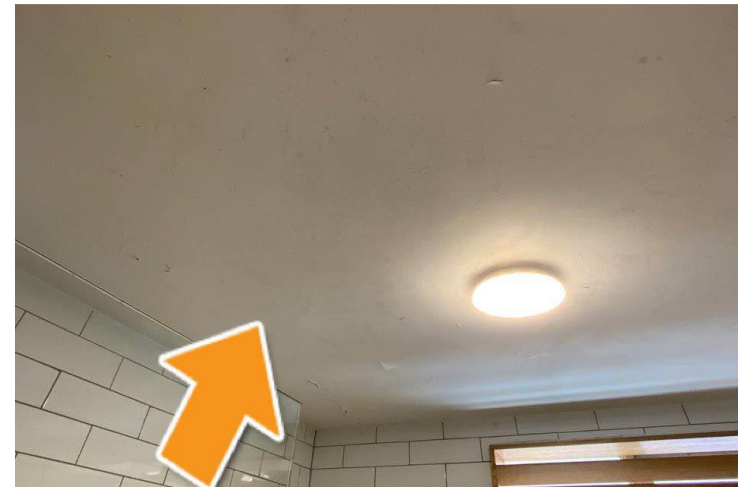
-Leaks and Moisture Damage-

We check for:

- Ponding water around and below the sub-floor,
- Wood rot, swollen timber, water staining throughout external and internal surfaces,
- Rising damp
- Efflorescence/white powdery formations
- Foundation failure.

Our Inspector Says:

'Leaks can cause foundation failure, mould growth in the ceiling space and sub-floor, creating health and safety issues. They can also create an attractive environment for termites.'



This image shows paint bubbling and peeling on the ceiling which is likely caused by moisture in the room. Our inspector recommended stripping and repainting with appropriate paint products as required.

-Issues in the Roof Space-

We check for:

- Cracked tiles
- Gaps/openings
- General condition of the framework
- Evidence of roof leaks
- Insulation quality and condition.

Our Inspector Says:

'During an inspection of the roof space, I look for evidence of cracked tiles, (light cast from outside). I also look at the quality of the insulation and for signs of vermin infestation.'



This image shows roof trusses that appear to be in good condition.

-Services and Safety-

We check for:

- Defective plumbing and electrical wiring
- Circuit breakers and safety switches installed,
- Smoke detectors, condition of heating and cooling units including hot water services,
- Steps/handrails and balustrading,
- Window openings and ventilation requirements throughout.

Our Inspector Says:

I have a look at the meter box and check for adequate safety switches and on the inside of the house I look to see that there is an adequate amount of smoke detectors for the number of rooms in the house. I also look for lift-off hinges and whether they operate on toilet doors. Checking step heights, handrails and balustrades is also important.



The image shows steps that are in poor repair with the safety strips peeling – these should be replaced.

-Pest and Termite Damage-

We check for:

- Evidence of damage to wiring and plumbing
- Nests
- Eaten timbers throughout
- Structural damage.

Our Inspector Says:

‘An untreated pest infestation can cause major structural defects in the roof space and subfloor, as well as the walls. Throughout an inspection we look for signs, but we always recommend you get a pest and termite inspection by a professional, with a separate report.’



This image shows evidence of old termite activity in these joists.

-The Home Inspection Hub-



The Home Inspection Hub are the experts in residential building inspections. Operating since 2002 (as our sister company SPI Property Inspections), The Hub is now a separate company exclusively servicing the residential market.

Our mission is to act as an independent guide throughout the inspection process, providing our residential clients with the highest quality service and timely, comprehensive reports.

Our qualified and experienced inspectors conduct:

- Pre-Purchase House Inspections and Building and Pest Inspections (with Crunch Pest Control)
- All stages of New Home Construction Inspections, from Contract Review through to Post-Completion Maintenance
- Special Purpose and Owner Builder Defects (137B) Reports, and
- specialist services such as Tax Depreciation Schedules, Building Dispute Reports and VCAT/Expert Witness reports.
- We also partner with a reputable pest inspection company to offer Combined Building and Pest Inspections.

The Home Inspection Hub has a central office in Melbourne. From this base, we have contract inspectors who carry out our wide range of inspection services across Melbourne, Geelong and Central Victoria.

Our sister company, [SPI Property Inspections](#), is a building inspection company with an established base of commercial and infrastructure clients.

At The Home Inspection Hub, we work for you.

Our goal is to provide you with expert and independent advice in a timely manner, to help you make informed decisions when buying, selling, building or renovating a home.

Call us on **1300 071 283**, email info@thehomeinspectionhub.com.au or ask for a free quote on our website www.thehomeinspectionhub.com.au