



PRACTICAL GUIDE

Building & Pest Inspection Brief

What to ask your inspector, what a good report looks like, and how to use defects as negotiation leverage rather than dealbreakers.

Briefing the inspector

- Provide the Section 32, contract, and any prior reports.
- Tell them what you intend to do (renovate, extend, leave as-is).
- Confirm scope: structural, moisture, electrical visual, pest activity.
- Ask for thermal imaging in any room with prior leak history.

Reading the report

- Major defects: structural, moisture ingress, roof failure, subsidence.
- Minor defects: cosmetic, normal wear, low-cost repair.
- Active pest activity (live termites, borer) vs historic damage.
- Estimated rectification cost ranges, get a builder's quote for anything over \$5k.

Negotiating off a report

- Use major defects to renegotiate price, not minor defects.
- Request quotes from 2 trades before counter-offering.
- Frame the discount as 'cost to remediate' with documentation attached.
- Be prepared to walk; not every property is worth its defect list.

After purchase

- Treat any termite activity within 30 days of settlement.
- Annual termite inspections in Victoria are recommended, especially east of the Yarra.
- Keep the inspection report for any future warranty claim.

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