DIY inspections: how

Use this checklist to identify potential problems or your dream property may prove to be a dud, writes Peter Boehm.

There are no shortage of horror stories about people who have bought a property that looked all right on the surface but which, in fact, had serious defects. Major problems and faults can cost property buyers many thousands of dollars to fix. But in addition to the emotional strain of watching your "successful" purchase turn into a disaster, you can avoid buying a lemon.

The rule, as always, is to take your initial viewing at face value, not your heart. This means ensuring you thoroughly and objectively assess properties for signs of serious existing problems but also signs of problems that may occur down the track.

When inspecting a property, you should do the following checks.

First, is your own initial impression. Is it solid and solid? Is the property usal than the others you have seen, and is the area around the property usal? Are there any signs of damage or problems that you should be aware of?

INPECTING A PROPERTY YOURSELF

When inspecting a property, don't just look at the outside. Always take a look at the condition of the property itself. Is it clean and tidy? Are there any signs of damage or problems that you should be aware of?

In the bathroom, it's usually a sign that there is a serious problem that needs to be fixed. In addition, you'll need to get a plumber to inspect the plumbing and pipes for leaks.

Hot water service. Ask about the condition of the hot water service. Is it in good working order or does it need to be replaced?

Insulation. Check for leaks in the roof and walls. Are there any signs of damage or problems that need to be fixed?

Check the condition of the property's foundation. Are there any signs of damage or problems that need to be fixed?

The seller.

We've had more than 15 years of experience in the real estate business. We've seen a lot of changes in the industry over the years. It's an up and coming area and as so close to the city. Many homes have been made the whole process a breeze. She organised painters, gardeners, photographers for new carpet, ... we sold it top for three weeks, then she found a buyer for the first time.

Anna Anderson
to spot a lemon

When it's time to call in the experts

Property investor Louisa Papasouli didn’t dream of buying without first getting a professional pre-purchase building inspection. "I wouldn’t drive a car without an insurance policy and certainly wouldn’t buy a house or apartment without getting it checked out by a professional first," Papasouli says.

"To go into a house with my eyes open. It doesn’t usually refer to things like the property, it’s just to make sure it doesn’t have any defects or small maintenance issues that I can fix," she says.

In some instances, she has used the report to negotiate a better price. Before making her most recent purchase, she called on Tyrells Property Inspections, which identified a leaking roof and a high risk for termites.

Although the report cost $2000, Papasouli says it was worth it. "They gave us a written report and we also had access to the inspector, prior to purchasing and during and after the inspection," she says.

"He was very prompt in calling us and along with some of the issues, he gave us positive buying points as to whether the property was basically sound and what maintenance would be required.

Roof: Check for missing, cracked, or sliding tiles. A sagging or undulating roof can be a sign of underlying structural issues.

Gutters: Look for leaks, rust, warps, blemishes, and signs that the gutter is overfed. This will show if there are any blocks or obstructions in the flow of water that can cause damage to the roof or foundation.

Termites: Check for termite damage or any termite control products. This will show if there are any infestations or past activity.

Exterior: Check the quality of the finish and look for signs of damage such as cracks, missing paint, or loose nails.

Internal: Inspect the inside of the house for any obvious signs of termites or wood damage.

Surrounding land and structures: Check for any overgrown vegetation or trees that may be encroaching on the property. Check for any cracks or gaps in the foundation or walls.

"Every inspection, reflect for a moment on what you’ve discovered. Don’t be afraid to ask for fixed terms or conditions on any potential repairs. If you’re still uncertain, proceed with caution," she advises.

"The Sydney Morning Herald

Houses

Domain

RIVERVIEW

57A CARRANYA AVE

$1 million+

Want a family home for about $1 million in any of the prestige waterways suburbs? River view? You’re in luck - just. Most houses around this range are on main roads or old properties. This 1996 Torellas Elite duplex is on a 255 sq m block with a garage (internal access), carport and a north facing terrace and town. It has timber floors, airconditioning, built-in study and a pool. Inspect Sat and Sun, 1-3pm.

Agent Ray White, Lane Cove, 0413 05 505. Auction May 28. More photos @ Dominin.com.au

GORDON

45 MOREE ST

$1 million+

In a suburb to median house price of $5.04 million, this well kept 1960’s house has potential. On a 325 sq m block about 15 minutes’ walk from the train station and shops, it is in the catchment for Killara High School. It has polished floors, timber fireplace, Meile kitchen appliances and air-conditioning. There are adjoining living and dining rooms and a large north-facing family room. Inspect Sat and Sun, 1.30-3.30pm.

Agent Belle Property Killara, 0456 663 338. Auction May 29. More photos @ Dominin.com.au

NEUTRAL BAY

13 EATON ST

$875,000

Buyers will see potential in the long, sunny backyard behind this semi. There’s an opportunity to extend on the 253 sq m block and to convert the lower level accommodation. The council approved a multi-level extension. The agent highly recommends a new architect to design an architecturally sound addition. Inspect Sat and Sun, 1.30-3.30pm. Agent McGrath Neutral Bay, 0418 360 666. Auction June 4. More photos @ Dominin.com.au

REDfern

175 Regents St

$620,000

There are a few points to recommend this Victorian terrace. It comes with a large rear yard zoning (50x50). As a renovation, you are able to apply to build on a business. It has very short approval and in original form has usable condition with timber floor, fireplace, separate living and dining rooms and a gas kitchen - perfect for renovation with lots of potential inside local price range. The 15 sq m block has an easy access court yard. Inspect Sat, 10-3pm. Agent Buxit Property East, 0411 145 225. More photos @ Dominin.com.au

Watermark at the Entrance

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