



## What is a Property Inspection service?

A property inspection highlights any patent (and possible latent) defects within a property. Properties in South Africa are sold 'voetstoots'. This means that defects spotted after the sale has been concluded, now becomes the responsibility of the new home owner. Such defects can cost hundreds of thousands of Rands to repair.

To avoid this occurrence, it is essential that home buyers make their offer to purchase subject to an IPI report.

The concept of property inspections is established in Europe, America and Australia and in some instances has become compulsory prior to transfer.

### Property Inspections (Commercial, Industrial and Residential)

- Phase Inspections
- Buy & Sell Inspections
- Snag List Inspections
- Rental Inspections
- Energy Efficiency Audits

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## A property inspection is recommended for all parties involved in a property transaction including:

### The Purchaser:

- Indicating defects within the property.
- Avoiding costly surprises in the future.
- Provides an excellent negotiating tool.

### The Seller

- Increases the 'saleability' of well maintained properties.
- Allows the seller to repair defects prior to placing the property on the market in order to achieve a higher selling price.
- Avoid potential legal recourse from the property purchaser with respect to hidden defects.

### The Lessor/Lessee

- Noting the condition of improvements to avoid disputes.
- Highlights defects vs. wear and tear.
- Assists overseas property investors.
- Allows owners to repair defects to increase 'lettability'.

### Estate Agents:

- Reports help sellers see their homes through the eyes of a critical, third-party, thus making sellers more realistic about asking price.
- Repairs made ahead of time might make homes show better.
- The reports provide third-party, unbiased opinions to offer to potential buyers.
- Clean reports can be used as marketing tools to help sell the homes.
- Inspections reduce the need for negotiations and 11th-hour renegotiations.
- Deals are less likely to fall apart the way they often do when buyer's inspections unexpectedly reveal problems, last minute.
- Reports provide full-disclosure protection from future legal claims.
- Achieve sole mandate status more often.
- Price properties based on the real market value.
- Seller can confidently declare property problem-free
- Transparent communication between you, the buyer and the seller.
- Less time negotiating because the known defects are factored into the sale price Inspection fee easily absorbed into purchase costs.
- No expensive post-purchase litigation It makes sense to a professional.

Each report systematically documents each component and system within the home and includes an inspection of the grounds, exterior and interior of the property. Items that will be noted include but are not limited to:

## Grounds

Driveway, Parking Structure, Garage Door, Perimeter Gates, Garden, Pool, Perimeter Walls.

## Exterior

Foundations, Exterior Walls, Gutters and Down pipes, Roof, Balconies, Patios.

## Interior

Floors, Walls, Built in Cupboards, Windows and Doors, Kitchen, Bathroom, Ceilings, Stairs, Temperature Control Systems, Roof Cavity, Geyser, Plumbing System, Electrical System, Security System, Outbuildings.