VENDORS REPORT

Vendors Report –Building & Pest Inspection

At Saurus Constructions it is important to our company that we deliver all the information, it is our policy to conduct both a building and pest inspection in the convenience of one report. Buyers must be completely aware that a vendors inspection report does not replace the importance or legal benefits of a pre-purchase building and pest inspection. A vendors inspection report gives sellers a heads-up if the property has faults that would be documented in a pre-purchase building and pest inspection. This report gives vendors an opportunity to fix any faults that might affect the sale of a property.

A vendors inspection report provides transparency and full disclosure on the condition of the property at time and date the inspection was conducted. This information benefits the seller- however it is the seller's choice to act on this information. Sellers may choose to fix the problems or the agent and seller may discuss adjusting the asking price.

It's important to note that the inspector does not re-inspect the work upon completion and the report is only valid at the time and date of inspection.
In our opinion, it would be foolish for a buyer to purchase a home without their own pre-purchase building and pest inspection, addressed to them at the time at which they are purchasing. Circumstances can change very quickly.

BE ON THE FRONT FOOT
Identify any issues with your property that may affect the sale by getting a vendor's building and pest inspection completed, before you list it for sale. This gives you the opportunity to address them before going to market. It also gives potential buyers confidence. Which can help you sell your property faster and at a better price.

SELL SOONER, FOR A BETTER PRICE
Potential property buyers want to know they are making a smart investment so when you provide them with an expert, independent and unbiased report, it gives them the peace of mind that there are no hidden issues or defects and potentially the confidence to put in an offer. Do not be offended when the buyer has "subject to Building and Pest inspection in the contract" - BE CONFIDENT!

Buyers are encouraged to obtain their own pre-purchase building and pest inspection. Agents are then well prepared for negotiations, and what your action plan will be.

SAME DAY REPORTING
At Saurus Constructions, we provide you with a comprehensive report that details any issues or concerns, on the same day as your inspection. We believe it's a small price to pay when you consider it could enable you to sell your home sooner and for a better price. We aim to have your report to you within 3hrs completion of inspection but guarantee you will receive it the same day.