

**Public Release – Position Paper 2019.13 – December 2019**

**The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper on Pre Purchase Inspection Report Summary Tables**

**Background**

There were a number of key issues that contributed to the release of this Position Paper:

1. A number of users of pre purchase building inspection reports have expressed frustration that the reports which can range from 5 pages to 120 pages are too difficult to read and key conclusions are too difficult to identify.
2. The Association Committee formed the view that the proposed summary table will provide users with a clear summary of the conclusions that the report provides.
3. Locating the summary at the front of the report will make it easier for Clients, Agents, Conveyancers and other Stakeholders to quickly extract key data.

**The Associations position is:**

1. The Association recommends that all Inspector Members incorporate the Conclusion Table (below) into first page of all pre purchase building inspection reports so as to improve the use of and level of engagement of users of members Pre Purchase Building Inspection Reports

| <b>Based on a visual inspection of accessible areas of the property the following represent key observations</b> |               |
|--|---------------|
| Were Major Structural Defects on the residential building identified   | <b>Yes/No</b> |
| Were Major structural defects beyond the residential building identified   | <b>Yes/No</b> |
| Were Major Non-Structural defects identified   | <b>Yes/No</b> |
| Were the overall incidence of minor defects consistent with the age and or construction of the building          | <b>Yes/No</b> |
| Did the inspector identify any observed item that may constitute a present or imminent serious safety hazard     | <b>Yes/No</b> |
| <b>The following report must be read in its entirety.</b>  |               |

Committee  
Inspect WA  
March 2020