



VENDOR REPORT

WHAT IS A VENDOR REPORT?

When selling a property (either residential or commercial) Pre-sale Building Inspection Reports, known as a **Vendor Report**, can be completed by **Rod Poyser Inspections** to provide clients with a vendors advantage.

- ▶ The vendor has the opportunity to rectify the issues if they wish to prior to listing the property.
- ▶ The issues identified in the report will have explanation and possible solutions.
- ▶ The report focuses on the defects and maintenance issues – some not as alarming as first thought.
- ▶ Properties going to **AUCTION** are catered for with **Rod Poyser Inspections**.
- ▶ We will work with vendor/agent for most suitable timeline to prepare the inspection report.

WHAT DOES IT LOOK LIKE?

A comprehensive electronic report with detailed photos is completed in accordance with the Australian Standards AS4349.1-2007 and will include:

- General Site
- Interior of Building
- Exterior of Building
- Site Structures
- Roof Space
- Subfloor Space
- Services

An easy to identify legend for defects, minor/maintenance items and safety hazards, will provide easy to read relevant information on the current condition of the property.

INSPECTION PROCESS

- ▶ We will organise a date and time with the vendor/agent to access the property.
- ▶ The Inspector will call the vendor after the inspection to discuss the findings.
- ▶ If the vendor wishes the Inspector is more than happy to meet on site after the inspection process to discuss the findings of the inspection.
- ▶ The report is usually sent to the vendor within 24 hours after the inspection.



WHO PAYS FOR THE REPORT?

VENDOR FEE	PURCHASER FEE	AFTER REPORT EXPIRES
Depends on property size/location Fee: from \$250 Life of Report 2 months. If issues rectified Vendor Refresher available for FREE Further Life of Report 2 months NOTE: Pre-purchase inspection fee discount for Vendors next property purchase.	For the life of Vendor Report Purchaser can consult Rod Poyser Inspections and have access to the property report Fee: from \$175	After the report expires a Pre-purchase Inspection can be completed for the purchaser. Life of Report 30 days Fee: from \$390