



# Is your property purchase sweet or sour?

## Surety Property Reports—quality inspections with buyers in mind

It's buyer beware with property. Avoid a sour deal with an independent property report.

Not a report paid for by the seller, who has a vested interest in a favourable outcome that won't prevent a sale. A report commissioned *by you, for you—to protect your interests and give you priceless peace of mind.*

Surety Property Reports is unique. We focus on buyers, not sellers. You get an independent, detailed property report that is easy to read and you can talk to the inspector about the report's contents.

Scott Bolton, Franchisee of Aussie Manuka, says buyers aren't legally obliged to get their own property reports completed, but it's a wise thing to do. An independent property report, by a professional and accredited inspector, can save thousands in unexpected repairs or other issues, and potentially a lot of heartache.

'Hindsight is beautiful,' says Scott. 'When spending, let's say, \$500,000 or more on a house, why not invest in a few hundred dollars and do your own due diligence? It's the best way to feel confident you know what you're buying.'

### Hidden surprises that can cost you thousands

Termite damage = \$50,000 plus  
Roof damage = \$10,000 plus  
Leaking shower = \$5,000 plus

### Free information

Find out how you can avoid buying a lemon—get free facts, figures and consumer information for buyers by visiting [suretyproperty.com.au](http://suretyproperty.com.au)

### Hot tip

Once you get your inspection report *read it thoroughly and ask questions* if you don't understand anything.

### AVOID A SOUR DEAL

#### Options:

1. Have your own inspection done.
2. Have Surety review the vendor's building report, explaining technical language and clarifying concerns.

#### Surety Property Reports

- ✓ inspects the entire property—front to back; inside and out; top to bottom
- ✓ provides an itemised defects list—room-by-room, with photos
- ✓ checks all electrical appliances and power points (optional)

#### Type of inspections

- ✓ building
- ✓ pest
- ✓ energy rating
- ✓ compliance
- ✓ new construction
- ✓ on site consultation

Surety Property Reports—'the only way to be sure'.

### NEXT STEP?

1. Call or email Surety (details below).
2. Contact Surety and tell us Aussie Manuka referred you.

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**Surety.** Property Reports™

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