



PRE-PURCHASE INSPECTION – RESIDENTIAL BUILDING REPORT

In accordance with AS. 4349.1 – 2007 Appendix C

Date:

Address of Inspected Property:

Street:

Suburb:

REPORT REQUESTED BY:

Client:

Address:

Details of the Inspection Agreement

Agreement No.

Date of Agreement:

Time Agreement:

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Are there Special Requirements / Conditions requested by the Client/Client's Representative regarding the Inspection and Report: NO.

The following list details the Specific Requirements/ Conditions agreed to:

Were there any changes to the Inspection Agreement: NO

- **Date the Changed Agreement was accepted:**
- **Time the Changed Agreement was accepted:**

The following list details the changes to the Inspection Agreement requested: **NIL**

Note: This report should not be relied upon if the contract for sale becomes binding more than thirty days after the initial inspection. A Re-inspection after this time is essential.

Glossary of Terms:

Good	Satisfactory quality and or condition.
Fair	Moderate quality and or condition.
Repair/Replace	Some repair or replacement required.

It is highly recommended that this report be read in full thoroughly and that all recommendations or areas for repair or replacement be rectified as soon as possible.

Consultant: Norman Thomson **Licence:** 24344

Duration of Inspection: Hour Minutes

Weather conditions at time of inspection:

(In wet conditions external roof may only be inspected from a ladder on ground, it is therefore recommended that arrangement be made by the purchaser for the inspector to re-inspect the roof under dry conditions.)

BRIEF DESCRIPTION OF THE BUILDING AND OTHER STRUCTURES ON THE PROPERTY:

Type: <input type="checkbox"/> Other	<input type="checkbox"/> Domestic	<input type="checkbox"/> Commercial	<input type="checkbox"/> Apartment,/Unit,/Flat,/Townhouse Duplex,/Villa		
Height: <input type="checkbox"/> Other	<input type="checkbox"/> Single Storey	<input type="checkbox"/> Multi-Storey	<input type="checkbox"/> Split Level	<input type="checkbox"/> High Set	
Building:	<input type="checkbox"/> Double brick	<input type="checkbox"/> Brick-single skin <input type="checkbox"/> Concrete Block	<input type="checkbox"/> Brick & Timber/Steel Frame.	<input type="checkbox"/> Cladding & Timber / Steel Frame.	<input type="checkbox"/> Weather-board
Piers: <input type="checkbox"/> N/A	<input type="checkbox"/> Brick	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Stone	<input type="checkbox"/> Steel
Floor: <input type="checkbox"/> Other	<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Timber and concrete areas	<input type="checkbox"/> Timber	<input type="checkbox"/> Chipboard	<input type="checkbox"/> Timber and Hardboard areas
Roof: <input type="checkbox"/> Other	<input type="checkbox"/> Concrete Tile	<input type="checkbox"/> Metal Roof Sheets	<input type="checkbox"/> Super six sheets (Asbestos)	<input type="checkbox"/> Terracotta Tiles	

Summary of areas inspected:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Sub floor. | <input checked="" type="checkbox"/> Exterior | <input checked="" type="checkbox"/> Interior. | <input checked="" type="checkbox"/> Roof Void. |
| <input type="checkbox"/> Garage. | <input type="checkbox"/> Out Buildings | <input checked="" type="checkbox"/> Fences. | <input checked="" type="checkbox"/> Retaining Walls. |
| <input checked="" type="checkbox"/> Pergolas. | <input checked="" type="checkbox"/> Roof. | <input type="checkbox"/> Decks / Balconies. | |
| <input checked="" type="checkbox"/> Site. | <input checked="" type="checkbox"/> Others. CARPORT. | | |

SAMPLE

The areas inspected were: only structures and fences within 30m of the main building and within the boundaries of the site were inspected.

The area*(s) NOT accessible for any inspection and the reason(s) why where:

NIL

No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to visual inspection.

The area*(s) in which visual inspection was obstructed and the reason(s) why were:

• Roof Void due to: LIMITED VISIBILITY AND ACCESS TO WALL, CEILINGS AND ROOF TIMBERS DUE TO INSULATION.

*no comment is made on these concealed areas.

The area(s) and/or section(s) to which access should be gained or fully gained:

Was the property furnished at the time of inspection? Yes No

Where a property is furnished at the time of the inspection, a further inspection of the property is strongly recommended when vacant.

Conclusion and Summary

The purpose of this inspection is to provide advice to the client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

The incidence of Major Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered.

LOW

The incidence of Minor Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered

LOW

Therefore the overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is:

AVERAGE

Please Note: This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

Limitations to the Inspection apart from “Access Issues” noted above and how these limitations, has affected the Inspection are: NIL

Details of Apparent concealment of possible defects: NIL

Information provided to the Inspector that has a bearing on the Inspection and/or Report and who and when that information was provided: NIL

SAMPLE

Terms and Conditions

Important information regarding the scope and limitations of the Inspection and this report. All Terms and Conditions must be read in conjunction with report.)

This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify **any obvious** or **significant** defects **apparent at the time** of the **inspection**. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of building inspected. This report is not a certificate of Compliance with the requirements of any act, regulation, ordinance or By-law.

- (1) For the purpose of a standard property report, the consultant will inspect those parts of the residential building to which reasonable access is allowed or permitted, together with any such additional parts of the site as may be requested.
- (2) This is a visual inspection only, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection does not include breaking apart, dismantling, or removing objects such as, foliage, floor or wall coverings, sidings, furnishings, appliances, personal possessions, mouldings, roof insulation/sisalation, floors, or ceilings. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, or any other areas that are concealed or obstructed. The inspector did not use any invasive procedures such as digging, gouging or force. Without the permission of the property owner, visible timber cannot be probed or hit. Properties that are occupied, may have furnishings or household items concealing evidence of defects or structural damage, which were not visible to the building inspector on the day of inspection. This report is confined to the discovery or non-discovery of visible structural defects present on the day of inspection.
- (3) Quality Building Reports and its building inspector have been appointed solely to conduct a visual inspection of accessible areas of the property only on the day and to provide an evaluation in respect thereof, in relation to the structural matters contained in the Report within. The client acknowledges that no warranty is given as to the condition of those parts of the property not inspected, nor as to defects not reasonably apparent from such inspection.
- (4) The report contained within is a **Standard Property Report** and is completed in accordance with **Australian Standard AS4349.1** - Property Inspections. The Report contained within is not a Maintenance Report or Special Purpose Property Report, and Quality Building Reports and its building inspector does not warrant that the property is free of all defects or does not require any maintenance.
- (5) Quality Building Reports and its building inspector hereby represents and warrants to the client that it shall use its best endeavours to accurately report on the items listed in the Building Inspection Report within, but cannot be held responsible for any defects affecting the property which may arise in time, defects which may arise due to neglect, misuse of the property, of defects arising from normal wear and tear.
- (6) Quality Building Reports and its building inspector **make no** comment on the plumbing and / or drainage to this property in the Building Report.
- (7) Quality Building Reports and its building inspector have not tested any electrical outlets or appliances on the property and make no reference or opinion as to the working order of such.
- (8) No inducements, representations, warranties or guarantees have been made by Quality Building Reports and its building inspector or other representatives to the client in respect of the services provided.
- (9) Quality Building Reports and its building inspector does not and has not expressed any opinion regarding the market value, sale price or purchase price of the property, or has made any representations in respect thereof.
- (10) Quality Building Reports and its building inspector does not and has not expressed any opinion on the cost or likely costs of any repairs which may be required to the property, or the costs or likely costs of any extensions or renovation works the client may require or intend to carry out to the property.
- (11) Quality Building Reports and its building inspector does not express an opinion on pool fencing quality or compliance, title boundaries, easements, covenants or encumbrances effecting or pertaining to the land upon which the property is situated.
- (12) This Quality Building Reports building inspection report is valid for a period of **one (1)** months from the report date subject to no alterations, renovations, additions, damage - accidental or otherwise - and adverse weather conditions affecting the property within that period.
- (13) This Building Inspection Report has been produced for the use of the client listed on the Building Report. Quality Building Reports and its building inspector are not liable for any reliance placed on the Report by any third party.
- (14) Quality Building Reports and its building inspector in no event shall be liable to the client or any other person for any loss, injury or damages arising from the contents of this Inspection.
- (15) The building inspector makes no reference to pest control (including termite infestation) in the building inspection report.
- (16) With strata and company title properties, the inspector will only inspect and assess the condition of the interior and immediate exterior of the particular unit to be inspected. The complete inspection of other common property areas would, if requested, be the subject of a Special Purpose Property Report, as the purchaser would have additional liability for the general maintenance of the common property.
- (17) The standard property report: is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

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- (18) **The Standard Property Inspection:** is not intended to cover everything, however it can provide invaluable expert advice. The inspector, for example, would not check the following:
- a). Footings
 - b). Drainage
 - c). Air-conditioning
 - d). Concealed damp-proof course
 - e). Electrical installations, smoke detectors and residual current devices.
 - f). Plumbing
 - g). Gas fitting
 - h). Alarm systems
 - i). Hazards
 - j). Paint coatings
 - k). Soft floor coverings, including carpets and linoleum.
 - l). Appliances including, dishwashers, insinkerator, ovens, duct vacuum systems.
 - m). Intercom systems
 - n). Garage door opening mechanisms.
 - o). The operation of fireplaces and chimneys.
 - p). Swimming pools, pool fencing, pool gates and associated pool equipment.
 - q). Boundary retaining walls, either timber sleepers, brick or block etc.
- Whether or not the services have been used for some time prior to an inspection being carried out will effect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.
- (19) **Conditions:** a Standard Property Report may be conditional in relation to:
- a). The assessment of any apparent defects, including rising damp and leaks (the detection of which may be subject to prevailing weather conditions).
 - b). Information provided by the person, the employees or agents of the person requesting the report;
 - c). Apparent concealment of possible defects:
 - d). This report does not relate to or imply a guarantee of the building structure. It is a professional opinion of the visually inspected property and the building components. Or any other factor limiting the preparation of the report.
- (20) **Limitations:** the Standard Property Report will not contain any assessment or any opinion in relation to:
- a). Any item which is the subject of a special purpose report.
 - b). Any area or item which was not, or could not be inspected by the inspector.
 - c). A matter, where the inspection or assessment is solely regulated by statute.
 - d). A matter which is not within the inspector's expertise.
 - e). In the case of rural properties, the Standard Property Report is confined to the inspection of the main residential dwelling only. Any other improvements such as, stables, out buildings, barns, machinery, sheds, fencing, dams, pumps, shearers quarters etc. will not be inspected. The inspection of any additional improvements would, if requested, be the subject of a Special Purpose Property Report.
 - f). No searches of the local, state federal government authorities have been made. These searches should be obtained from your solicitor.
 - g). This report cannot disclose potential defects of inaccessible plumbing, drainage and sewer lines. It should be noted that excessive wet conditions may highlight some deficiencies in the general drainage/storm water reticulation of the property.
 - h). Nothing contained in this report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected on the day of inspection, do not contain structural or other defects. Accordingly, this report is not a guarantee that damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that future damage will not occur or be found.
 - i). The report does not comment on the presence of any hazardous materials, such as asbestos. "No inspection for asbestos was carried out at the property & no report on the presence or absence of asbestos is provided".
 - j). This report does not and cannot state the extent of damage. If any structural damage is reported, then determining the extent of actual damage becomes the subject of a separate report to determine the full extent of damage and the repairs required.
 - l). We have not inspected woodwork on other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.
 - m). The report does not comment on the presence of timber destroying pests. Any such report can be obtained from qualified pest inspectors.
 - n). At the clients request we can arrange further inspections by accredited specialists such as: Pest inspector, electrical authority, water authority, pool inspector, structural engineer, geotechnical engineer, surveyor or solicitor. However, we take no responsibility for any report or part of such report.
- (21) **Mould** (mildew and Non-Wood Decay Fungi): No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.
- (22) We recommend the structural integrity and construction of any external timber structure (eg decks, pergolas, retaining walls) be assessed by an engineer or other suitably qualified person and should be inspected at least every 12 months.
- (23) **Roofing** (Metal or Tiled): It is recommended that anyone with queries regarding the roof design and/or it's integrity engage a roof specialist be engaged.
- (24) **Bedrooms in residential buildings** where the floor below a window is 2 metres or more above the surface beneath must be fitted with child resistant mechanics restricting the window to a maximum opening of 125mm or be fitted with suitable security screens.

SAMPLE

Roof Space:	Good	Fair	Repair	Description & Location of Defect	Significance & Recommended Action (Duty to Warn) (Also Refer to Important Advice)
Trusses / Pitched	✓				
Tie downs	✓				
Timber size	✓				
Binders and braces	✓				
Insulation/ Sarking	✓			NO SARKING : PHOTO 1 & 2. (Note) Under normal conditions visibility to external wall top plates, ends of trusses, soffits / eaves timbers is limited due to accessibility. Insulation around lights require checking.	
Party / Fire Wall:	==	==	==		
Entrance:	Good	Fair	Repair		
Doors	✓				
Walls	✓				
Windows	==	==	==		
Ceiling	✓				
Stairs & Landing	==	==	==		
Lounge:	Good	Fair	Repair		
Doors	==	==	==		
Walls	✓				
Windows	✓				
Ceiling	✓				
Dining:	Good	Fair	Repair		
Doors	==	==	==		
Walls	✓				
Windows	✓				
Ceiling	✓				
Family/Rumpus:	Good	Fair	Repair		
Doors	✓				
Walls	✓				
Windows	==	==	==		
Ceiling	✓				
Kitchen:	Good	Fair	Repair		
Doors	✓				
Walls		✓			
Windows	✓				
Ceiling	✓				
Cabinet	✓				
Under sink	✓				
Hall:	Good	Fair	Repair		
Doors/ Robes.	✓				
Walls	✓				
Windows	==	==	==		
Ceiling	✓				
W.C:	Good	Fair	Repair		
Doors	✓				
Walls	✓				
Ceiling	✓				
Toilet	✓				

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ENSUITE/ BATHROOM 1	Good	Fair	Repair	Description & Location of Defect	Significance & Recommended Action (Duty to Warn) (Also Refer to Important Advice)
Doors	✓				
Walls	✓				
Windows	✓				
Ceiling	✓				
Floor/Waste	✓				
Shower	✓				Sealants & tiles should be inspected & maintained regularly to prevent leaks.
Bath	==	==	==		
Cabinet/s	✓				
Toilet	✓				
BED 1:	Good	Fair	Repair		
Doors	✓				
Walls	✓				
Windows	✓				
Ceiling	✓				
Robe	✓			W.I.R.	
BED 2:	Good	Fair	Repair		
Doors	✓				
Walls	✓				
Windows	✓				
Ceiling	✓				
Robe	✓				
BED 3:	Good	Fair	Repair		
Doors	✓				
Walls	✓				
Windows	✓				
Ceiling	✓				
Robe	✓				
BED 4:	Good	Fair	Repair		
Doors	✓				
Walls	✓				
Windows	✓				
Ceiling	✓				
Robe	✓				
NOT APPLICABLE BED 5:	Good	Fair	Repair		
Doors	==	==	==		
Walls	==	==	==		
Windows	==	==	==		
Ceiling	==	==	==		
Robe	==	==	==		
Bathroom 2:	Good	Fair	Repair		
Doors	✓				
Walls	✓				
Windows	✓				
Ceiling	✓				
Floor/Waste	✓				
Shower	✓				Sealants & tiles should be inspected & maintained regularly to prevent leaks.
Bath	✓				
Cabinet/s	✓				
Toilet	==	==	==		

NOT APPLICABLE Bathroom 3:	Good	Fair	Repair	Description & Location of Defect	Significance & Recommended Action (Duty to Warn) (Also Refer to Important Advice)
Doors	==	==	==		
Walls	==	==	==		
Windows	==	==	==		
Ceiling	==	==	==		
Floor/Waste	==	==	==		
Shower	==	==	==		Sealants & tiles should be inspected & maintained regularly to prevent leaks.
Bath	==	==	==		
Cabinet/s	==	==	==		
Toilet	==	==	==		
Laundry:	Good	Fair	Repair		
Door	✓				
Walls	✓				
Windows		✓			
Ceiling	✓				
Tub	✓				
Floor/Waste	✓				
NOT APPLICABLE Garage:	Good	Fair	Repair		
Doors	==	==	==		
Walls	==	==	==		
Windows	==	==	==		
Ceiling	==	==	==		
Garage Door/s	==	==	==		
Internal:	Good	Fair	Repair		
Walls	✓				
Windows	✓				
Ceilings	✓				
Floors / Floor levels	✓				
Heads and bearers	✓				
External:	Good	Fair	Repair		
Brick / Block Work.	✓				
(Note) Keep gardens away from brickwork, ensure surface water falls away from dwelling. Long term moisture exposure can weaken & damage bricks, mortar.# Also any timber fixed to and/ or covering brickwork / weep holes (e.g.- Decks, Fence & Gate Posts, Pergolas, etc) May conceal termite entry points & may need to be removed and checked regularly.					
Render finish	==	==	==		
Weep holes	✓				(Note) Weep Holes should be min 75mm above gardens, soil & paths
Surface Water Drainage		✓			
External cladding	==	==	==		
Eaves / Soffits.	✓				
Lintels	==	==	==		
NOT APPLICABLE Sub-Floor:	Good	Fair	Repair		
Posts / Stumps	==	==	==		
Ant/Caps/ Tie Downs	==	==	==		
Structural members	==	==	==		
Sub-floor ventilation & Drainage.	==	==	==	Ventilation is important in minimizing timber pest attack & preventing damp problems: It is considered that the ventilation in this property is:	Adequate.
NOT APPLICABLE Store Rooms:	Good	Fair	Repair		
Doors	==	==	==		
Walls	==	==	==		
Windows	==	==	==		
Ceiling	==	==	==		
(Note) Downstairs rooms / storerooms which do not have: (1) 2400mm clearance from ceiling to floor, (2) Inside floor level considerably higher than external ground level, (3) Exterior wall waterproofed. May Not be classified as habitable rooms, recommend checking with local authority for compliance.					

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Roof- External:	Good	Fair	Repair	Description & Location of Defect	Significance & Recommended Action (Duty to Warn) (Also Refer to Important Advice)
Hips/Ridges/Pointing	✓				
Valleys	✓				
Main Body			✓		
Gutters & Down Pipes	✓				
Fascias: Metal/Timber		✓			
Flashings	==	==	==		
Skylights / Vents	==	==	==		
Chimney / Flues.	==	==	==		
(Note) All Valleys, Gutters & Flashings may leak in moderate to extreme weather conditions, Check & Maintain this areas, also concrete tiles may leak in time from non visible cracks & tile fixings.) Roofing (Metal Or Tiled) Any one with queries regarding the roof design and / or the integrity it is recommend a roof specialist be engaged. # Also see terms & condition number 23.					
Additional Structures:	Good	Fair	Repair		
Pergola			✓		
Carport		✓			
Gates/Fences	✓				
(Note) Exposed fence timbers may have non visibly decay &/ or termite damage to posts, rails & palings. Also brick or block fences may crack and or move with changing soil conditions.					
Retaining Walls	✓				
(Note) Timber sleepers to non access able boundary retaining walls & non visible retaining wall sleepers may conceal decay &/ or termite damage & brick or block boundary retaining walls may have cracks or movement to non access able areas & any retaining walls that exceeds 600 mm in height should have been engineered designed. (Check with local authority.)					
Driveway/Paths	✓				
(Note) Concrete driveways, paths & patio may move/ settle under changing soil conditions, causing damage to tiles, pavers etc Also check concrete, paved & tiled areas for expansion / construction joints to help prevent damage if movement occurs.					
Sundries:	Good	Fair	Repair		
Patio/Verandah	==	==	==		
Decks/Balconies/Rails	==	==	==		Concrete decks/balconies should have sealant to edges & penetrations checked & maintained to prevent leaks to concrete balconies & decay to non-visible timbers, Timber decks should be inspected regularly.
Stairs – External	==	==	==		This does not cover landscaping or garden stairs.
Meter Board/ Electrical Installation	✓			PHOTO 3. Electrical Safety Switch IS installed as per government requirement. * Its recommended that a licensed electrician be consulted for further advice.	
Plumbing	==	==	==	* Its recommended that a licensed plumber be consulted for further advice.	
Smoke Detectors.	✓			Installed : YES AS 3786 – Advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or to install these detectors. No test of smoke alarm device conducted. Note: Mandatory as at 1 July 2007	

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

SIGNIFICANT DEFECTS OR MATTERS:

ADDITIONAL COMMENTS**Cracking of Building Elements**

Is there cracking to the Building Elements: **YES**

1. **Appearance Defect-** Where in the inspector's opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
2. **Serviceability Defect-** Where in the inspector's opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
3. **Structural Defect -** Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Areas Inspected	Location	Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)
7.01 Concrete Slabs		
7.02 Suspended Concrete Slabs		
7.03 Masonry Walls		
7.04 Piers		
7.05 Retaining Walls		
7.06 Timber Building Elements		
7.07 Paths		
7.08 Other Areas		

TERMINOLOGY**Definitions**

Damage	The fabric of the element has ruptured or is otherwise broken.
Distortion, Warping & Twisting	An element or elements has been distorted or moved from the intended locations.
Water penetration Damp Related	Moisture is present in unintended or unexpected locations.
Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
Operational	An element or component does not operate as intended.
Installation (including omissions)	The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.

SAMPLE

The Definitions of the Terms (Good), (Fair) & (Poor) below apply to DEFECTS associated with individual items or specific areas:

GOOD	The item or area inspected appears to be in Serviceable and/or Good Condition without Any significant visible defects at the time of the Inspection.
FAIR	The item or area inspected shows minor defects, minor damage or wear and tear and May require repairs or maintenance.
REPAIR	The item or area inspected requires significant repairs or replacement and may Be in a badly neglected state due to age or lack of maintenance or deterioration Or not finished to an acceptable standard of workmanship.

The Definitions (Above Average), (Average), (Below Average) relate to the inspectors opinion of the Overall Condition Of the Building:

ABOVE AVERAGE	The overall condition is above that consistent with dwellings of approximately the same Age and construction. Most items and areas are well maintained and show a high standard of workmanship when Compared with buildings of similar age and construction.
AVERAGE	The overall condition is consistent with dwellings of approximately the same age and Construction. There may be areas/matters requiring minor repair or maintenance. There were no major matters that require attention or rectification.
BELOW AVERAGE	The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

PROPERTY MAINTENANCE RECOMMENDATIONS: IMPORTANT ADVICE

- (1) **Fascia & Soffits:** Check and clear roof and gutters and silicone joints. If not regularly cleaned timber rot and water damage can occur to fascia and soffits.
- (2) **Roof Flashing:** Check sealants to roof flashings – ultraviolet rays of the sun will breakdown these (if unprotected) in a few years. Tile roofs that do not have sarking underneath are prone to leaking in heavy rain and all minor cracks to roof tiles should be sealed and all pointing to capping tiles regularly maintained with to prevent any leakage and water damage to internal ceilings.
- (3) **Sealants & Grouts:** Check sealants and grouts to all decks and balconies and “wet areas”. Upper level patio floors which are not waterproofed may leak onto lower levels. Tiled shower cubicles are likely to LEAK if not sealed at floor levels! Check sealants to showers, as leaking showers cause decay to wall timber and are conducive to termite infestation. Tile glues can “crystallize” in a few years if incorrectly applied. Timber rot and decay can be concealed behind showers and other wet areas.
- (4) **Decks and Balconies:** Exposed timber decks will decay if timber is left untreated. Treat all exposed timbers – 50% raw linseed oil + 50% turps. Tops of open decks, floor joists and tops of open pergolas – moisture will cause timber to decay (dry & wet rot). Tiled or concrete decks/balconies should have sealant to edges & penetrations checked & maintained to prevent leaks to concrete balconies & decay to non-visible timbers, and should be inspected regular.
- (5) **Drainage:** Drain all surface water clear of house to avoid pooling near foundations. 600mm to 1200mm wide concrete or paved path around the house is recommended. Water will swell ground clays and cause movement to foundations and crack brick and block walls. Internal retaining walls can leak in heavy rain & cause movement to concrete driveways, paths & patios.
- (6) **Sub-Floor:** Check for moisture around the base of support posts/ stumps. Moisture over a period of time can cause decay to timber and rust to steel & damage to brick & concrete supports. Check ant caps for rust. Sub-floor areas should be well ventilated and drained to prevent moisture.
- (7) **Exposed Timber:** Avoid having timber, posts. Stairs. Cladding etc, Covered and/ or in direct contact with the ground. This will help reduce the risk of termites and timber rot. Oregon timbers are highly prone to timber rot and can not be used externally for pergolas, hand rails, external floor joists and beams, etc. Freshly painted timber rot can be hard to detect through visual inspection.
- (8) **Windows:** All windows and glass to home should be brought in accordance with Australian Standards. AS2047 & AS1288.
- (9) **Stairs & Balustrades:** All internal landings and external decks/balconies should comply to current safety and building codes; any level that is more than 1 meter above the adjoining floor or ground level, requires balustrades/handrails 1 meter height above floor level. In older homes some areas may not comply with current standards – this does not mean they are poorly built but rather they were built to a standard of that era. You should upgrade such items to current standards in the interest of safety.
- (10) **Pest Inspections:** We recommend annual pest inspections and reports.
- (11) **Meter Boxes/Boards:** As from 1st September, 2002 it is a government requirement to have an electrical safety switch installed to all homes. Purchasers' will have three months to comply or face on the spot fines.
- (12) **Gardens:** Keep trees and gardens away from foundations of house. Keep weep holes in brickwork clear at all times. Covered weep holes can lead to rising damp and termite infestation. Also external stairs not attached to property in gardens & landscaping constructed from rocks, pavers, bricks or blocks, sleepers, logs etc may not comply with building codes and should be checked and maintained. And not covered by this building report.
- (13) **Older Homes:** Older homes should be checked for lead based paint and should have all lead based paint removed by a professional painter due to safety concerns.
- (14) **Cracks &/ or Movement:** To concrete slab and or brickwork may indicate movement or subsidence to the earth/ ground or fill under or around foundation – recommend checking with local authority for any record or knowledge of similar land problems. Or engage an engineer to carry out an inspection on the property.
- (15) **Building Standards:** Changed significantly in the 1970's when the Building Act was passed & again in 1990 when the Building Codes of Australia was introduced. Unless a dwelling has been constructed recently it may not comply with current standards. That does not necessarily mean that established dwellings are poorly constructed. Generally this assessment is based on the standards that were current when the dwelling was constructed, which may be different from the current requirements of the Building Act.

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- (16) **In the case of strata and company title properties**, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspection. The complete inspection of other common property areas would be the subject of a Special Purpose Inspection Report which is adequately specified.
- (17) **Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.
- (18) **Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water run off and has the water directed away from the house or to storm water pipes by a licensed plumber/drainier.
- (19) **Downstairs rooms/storerooms** which DO NOT have: **(1)** 2400mm clearance from ceiling to floor, **(2)** Inside floor level considerably higher than external ground level, **(3)** Exterior wall waterproofed. **May Not** be classified as habitable rooms, recommend checking with local authority for compliance.
- (20) **Windows & sliding Doors:** Flashing & seals to windows & sliding doors should be checked & maintained to prevent leaks in extreme weather conditions.
- (21) **Roofing (Metal or tiled):** It is recommended that anyone with queries regarding the roof design and/or the integrity of the roof contact a roof specialist.

This inspection is based on "visible and accessible" areas only on the day of inspection. It is recommended that access be gained to all areas due to possible concealment of faults. An opinion on the shrinkage and swelling of reactive soils to dry and wet conditions affecting foundations and any subsequent movement of "inaccessible areas" cannot be given. The Building Inspector will not be held responsible for deliberate concealment of defects.

This inspection has been carried out to the local building code of the day of construction. This does not mean that the improvements meet today's local Building Codes. Any safety issues with this property raised or not in the report are the responsibility of the client/recipient of this report to rectify.

The Inspection was carried out by:	Norman Thomson	Inspectors contact phone number:	0418 762 413
Insurance Accreditation Number	AUS-05-2388		
Builders License Number	24344		
Dated	day of 201		

SIGNED FOR AND ON BEHALF OF QUALITY BUILDING REPORTS: *Norman Thomson*

CONSUMER COMPLAINTS PROCEDURE. *In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, you must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.*

If you are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (A) *The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and*
- (B) *The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.*

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

DISCLAIMER OF LIABILITY TO THIRD PARTIES: *- Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.*

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