

**COMPLETION INSPECTION REPORT for:  
SAMPLE**

Inspected Property:  
67A Pentecost Avenue, SAMPLETON



Reference Number:  
Sample Completion Report

## Notable Items - Summary

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, where prices have been noted, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to purchase. **You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

### VISUAL BUILDING INSPECTION REPORT

#### *Inspected Property Description:*

The building is new or of recent construction. If the building was completed after 1st July 2002, the Home Warranty Insurance is six (6) years for structural problems and two (2) years for non structural items. These periods are from the date of completion. Prior to 1st July 2002 and from 1st May 1997 the cover was for seven (7) years for both structural and general matters.

The following information should be requested from the building contractor:

- Constructional Final Certificate/Occupation Certificate.
- Engineering certification for any detention tanks and structural steel work and any non-standard timber beams.
- Council stamped and approved plans, development approval and specifications.
- Home Building Warranty Insurance including specific reference to building contractor and this project.
- Manufacturer's certification for roof trusses is applicable.
- Survey certificate verifying correct setout of the work including height of building where necessary.
- Final certificates of compliance for gas, electrical and plumbing installations.
- Waterproofing guarantees for all wet area waterproofing.
- All warranties/instructions for all fittings, fixtures and appliances.
- Certification of termite protection used in the house and surrounds.

#### *Overall Condition:*

A comparison of this and other structures of similar age, construction and level of maintenance would rate this building as average. **Important Note:** The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

### ROOF SYSTEM EXTERNAL

#### *External Roof:*

Roof Covering Condition Detail:

Roof tiles over to the rear verandah area are poorly installed, cracked and require rectification.

Roof Flashing - Type and Condition:

Flashing should be installed in accordance with AS2904 - Suitable flashing materials for exposed location.

## **ROOF SYSTEM INTERNAL**

### *Insulation & Sarking:*

Insulation Status:

The insulation is out of place and should be re distributed correctly.

## **BEDROOMS**

### *Bedroom One:*

Internal Walls Condition:

Marks to painted finish require rectification.

Painting to the wardrobe area is not complete, appears transparent and requires rectification to provide a suitable finish.

Windows Condition:

Excess paint should be removed from frame.

Doors Condition:

Recommend door stop/s be provided. Excess paint should be removed from frame.

### *Bedroom Two:*

Ceiling Condition:

Shadowline cornice is poorly finished to the wardrobe external corner and requires rectification.

Doors Condition:

Striker plate requires adjustment to secure the door when closed.

Recommend door stop/s be provided.

Excess paint should be removed from striker plate and latch plate.

*Woodwork:*

Painting is not complete, appears transparent, has runs to window reveals, wardrobe architraves and these areas require rectification to provide a suitable finish.

### *Bedroom Three:*

Internal Walls Condition:

Marks to the northern wall require rectification.

Doors Condition:

Recommend door stop/s be provided.

A wardrobe door binds on the carpet and adjustments are required to ensure correct operation.

Striker plate requires adjustment to secure the door when closed.

*Woodwork:*

Painting is not complete, appears transparent to the window sill and requires rectification to provide a suitable finish.

## **ROOMS**

### *Entry/Foyer:*

#### Ceiling Condition:

Plaster joint setting is uneven to the shadowline metal edge above the western wall and rectification is required.

#### Windows Condition:

Excess paint should be removed from window entry door frames. Finish of the wall/frame junction is poor and requires rectification.

#### Doors Condition:

The door binds and adjustments are required to ensure correct operation.

Painting is poorly finished to the door and requires rectification to provide a suitable finish.

Recommend door stop/s be provided.

#### Floors Condition:

Excess adhesive from protective tap requires removal from the surface of the floor tiles.

### *Hall:*

#### Doors Condition:

Excess paint splatter and uneven surfaces to painted finish require rectification. Linen cupboard doors are not fitted with catches, handles and these should be provided.

#### Floors Condition:

Excess adhesive from protective tap requires removal from the surface of the floor tiles.

#### Woodwork:

Door stops to the linen cupboard door are not fully dressed timber and require rectification.

#### Linen Cupboard:

Shelving appears to be under strength to support a load over the span. Additional support is required for all shelves.

### *Family Room:*

#### Doors Condition:

Verandah door frames are impact damaged and require repair or replacement.

Door handles are missing to pantry door.

Painting to the pantry cupboard area is not complete, appears transparent and requires rectification to provide a suitable finish.

#### Woodwork:

Marks to timber skirting will require rectification.

## **BATHROOMS**

### *Bathroom One:*

#### Ceiling Condition:

Shadowline cornice is poorly finished to the shower area external corner and requires rectification.

Doors Condition:

Striker plate requires adjustment to secure the door when closed.

Door frame is poorly finished to the striker plate area with uneven surface, excess paint to metal fittings and requires rectification.

Floors Condition:

Excess adhesive from protective tap requires removal from the surface of the floor tiles.

Shower/Bath Condition:

Shower screen is loose, not sealed and requires rectification.

Basin & Taps:

Excess sealant around the basin on the stone top requires removal.

Vanity Unit:

Mirrored cabinet is not complete. Door catch is not functioning correctly and requires rectification.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

Floor waste is not finished in a tiled finish to match the balance of the floor and requires rectification.

*Ensuite Bathroom:*

Restrictions:

Protective plastic has been placed over the surface of the floor tiles restricting inspection of the surface.

Doors Condition:

Striker plate requires adjustment to secure the door when closed. Recommend door stop/s be provided.

Excess paint should be removed from metal door furniture.

Floors Condition:

Excess adhesive from protective tap requires removal from the surface of the floor tiles.

Shower/Bath Condition:

Hand shower head is missing and should be provided.

Excess sealant around the bath on the stone finish requires removal.

Vanity Unit:

Mirrored cabinet is not complete.

A mid shelf is missing and should be provided.

**KITCHEN**

*Kitchen:*

Kitchen Fixtures:

Cabinets are not complete and require finishing.

Tiles:

A sealed splashback has not been provided to this area.

## **LAUNDRY**

### *Laundry:*

Ceiling Condition:

Painting is not complete, appears transparent and requires rectification to provide a suitable finish.

Doors Condition:

Recommend door stop/s be provided.

Weather strip should be installed to the door sill to prevent water entry.

A door catch is not provided to the broom cupboard door.

Catches to the tub cabinet are not correctly functioning and require rectification.

Floors Condition:

Excess adhesive from protective tap requires removal from the surface of the floor tiles.

Woodwork:

Access is not provided through the laundry cabinet to connect the washing machine plumbing. A mid shelf is not provided to the right cupboard unit and overhead units.

Tub & Taps:

A power point has not been provided to the washing machine position.

Floor/Floor Waste:

Floor waste is not finished in a tiled finish to match the balance of the floor and requires rectification.

## **EXTERIOR**

### *External Walls:*

Wall Condition:

Render finish around the northern kitchen veranda doors is poor, drummy and requires rectification.

Some render areas are not completely finished and requires painting and finishing to match balance of wall finish.

Excess render material, installers markings should be removed from the aluminium door and window frames opening to the north elevation.

Weepholes and Vents:

Vents and or weep holes are not present to the base of brick walls. The absence of vents and or weep holes can lead to ventilation and dampness problems. Recommend brick vents and or weep holes be installed to comply with current BCA Standards.

### *Dampcourse:*

Type & Condition:

A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, dampness, rising or otherwise, may become a future problem.

## **VERANDAHS, BALCONIES, PERGOLAS, DECKS, AWNINGS**

### *Verandah # 2 - Rear elevation:*

#### Defects or Maintenance Items:

Some grout is missing from between the pavers and rectification is required.  
The drummy, loose floor tiles require repair.

## **GARAGING**

### *Garage:*

#### Wall Condition:

Electrical and plumbing ducts are not complete and require finishing.

#### Ceiling Condition:

Poor joint setting was noted to ceiling lining and these areas will require rectification.

#### Doors Condition:

Striker plate requires adjustment to secure the door when closed.

## **SERVICES**

### *Services:*

Electrical external metre box door is bent, excess paint should be removed from the handle and rectification is required.

## **Contact the Inspector**

Please feel free to contact the inspector who carried out this inspection. Often it is 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.

The inspection and report was carried out by:

Dale Kennedy (Contact telephone number: 0425 223 008)  
Builder Contractor Licence No. 104136C  
Builders Consultancy Licence No. BC101

Dated this: 27 July 2006

**SIGNED FOR AND ON BEHALF OF:**

**INSPECT IT**

Building Consultancy No. BC102

# VISUAL BUILDING INSPECTION REPORT

## Client & Site Information:

### COMMISSIONED BY:

SAMPLE COMPLETION REPORT.

### DATE OF INSPECTION:

27 July 2006.

### YOUR CLIENT:

SAMPLE.

### PROPERTY ADDRESS:

67A Pentecost Avenue, SAMPLETON.

### INSPECTOR:

Dale Kennedy (Contact telephone number: 0425 223 008)  
Builder Contractor Licence No. 104136C  
Builders Consultancy Licence No. BC101.

### WEATHER CONDITION & ORIENTATION:

The weather condition on the day of the inspection was generally fine. For the purpose of identification South is assumed to be approximately at the main street frontage of the property.

### PURPOSE OF THIS REPORT:

Visual Completion Building Inspection.

### PERSONS PRESENT AT INSPECTION:

Purchaser or Representative.

## TERMS AND CONDITIONS

### **THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1**

**Important Information Regarding the Scope and Limitations of Inspection and this Report** Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

- 1) 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 the building inspected. This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended. This report is not a Certificate of Compliance with 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. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 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 DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sulation/sarking, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the

presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns or systems; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; free or pay television cables or reception systems; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

5) **ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert."

6) **LEAD DISCLAIMER:** Lead based paints may be present in the building. Further investigation would be required to determine if lead based products are present. Special precautions need to be taken where lead products are disturbed and further advice should be sought from suitable experts.

7) **Mould (Mildew and Non-Wood Decay Fungi) Disclaimer:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

8) **Estimating Disclaimer:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

9) **DISCLAIMER OF LIABILITY:** -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report). No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

10) **Expert Witness Estimating Disclaimer:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

11) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:- This Report is made solely for the use and**

**benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.**

## **REPORT DEFINITION**

**Shower Recesses:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

**Glass Caution:** Glazing in some buildings (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

**Stairs & Balustrades:** Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

**Swimming Pools:** If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible.

**Rooms below ground level:** If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquires with the Council to ascertain if approval was given.

**Owners Corporation:** Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

## **DEFINITIONS**

**Acceptable** - The item or area inspected appears to be in sound condition without any significant visible defects taking into account the apparent age of the structure and those aspects capable of visual inspection without purporting to comment on aspects not visible to the inspector.

**Fair** - The item or area inspected exhibits some minor defects, minor damage or deterioration and may require some minor repairs of maintenance.

**Poor** - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.

**Above Average** - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.

**Average** - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with structures of similar age or construction.

**Below Average** - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.

## **Reasonable Access**

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

**Roof Interior** - Access opening = 450 x 450 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

**Subfloor** - Access opening = 500 x 400mm - Crawl space (timber floor) = 400mm to bearer, joist or other obstruction, (concrete floor) = 500mm.

**Roof Exterior** - Must be accessible from a 3.6m ladder.

### **Inspected Property Description:**

#### **Building type:**

Single storey dual occupancy dwelling.

#### **External walls constructed from:**

Double brick.

#### **Roof Construction & Covering:**

The roof is of pitched construction.

#### **Roof is covered with:**

Terracotta tiles.

#### **Internal walls appear to be lined with:**

Plasterboard: Cement render.

#### **Internal ceilings appear to be lined with:**

Plasterboard.

#### **Windows are constructed from:**

Aluminium.

#### **Footings:**

The building is constructed on concrete slab footings.

#### **Estimate Building Age:**

The building is new or of recent construction. If the building was completed after 1st July 2002, the Home Warranty Insurance is six (6) years for structural problems and two (2) years for non structural items. These periods are from the date of completion. Prior to 1st July 2002 and from 1st May 1997 the cover was for seven (7) years for both structural and general matters.

The following information should be requested from the building contractor:

- Constructional Final Certificate/Occupation Certificate.
- Engineering certification for any detention tanks and structural steel work and any non-standard timber beams.
- Council stamped and approved plans, development approval and specifications.
- Home Building Warranty Insurance including specific reference to building contractor and this project.
- Manufacturer's certification for roof trusses is applicable.
- Survey certificate verifying correct setout of the work including height of building where necessary.
- Final certificates of compliance for gas, electrical and plumbing installations.
- Waterproofing guarantees for all wet area waterproofing.
- All warranties/instructions for all fittings, fixtures and appliances.
- Certification of termite protection used in the house and surrounds.

**Overall Condition:**

A comparison of this and other structures of similar age, construction and level of maintenance would rate this building as average.

**Important Note:** The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

**Strata:**

The building may be part of an Owners Corporation (Strata Title). The purchaser should ensure that an Owners Corporation inspection is carried out. Only common property areas in the immediate vicinity of the subject property have been inspected.

**Summary of Areas Inspected:****Location:**

Internal area: Garage: External area.

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

**General Inspection Restrictions:****Description of Restrictions:**

Inspection to the upperside of flooring was restricted by carpets. Inspection within the interior was restricted by stored goods.

<b>ROOF SYSTEM EXTERNAL</b>
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The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

**External Roof:****Roof Style:**

The roof is of pitched construction.

**Roof Covering Condition Detail:**

Roof tiles over to the rear verandah area are poorly installed, cracked and require rectification.

**Roof Flashing - Type and Condition:**

Flashing should be installed in accordance with AS2904 - Suitable flashing materials for exposed location: Uncoated annealed lead having a mass of not less than 20 Kg/m<sup>2</sup> in lengths not exceeding 1.5 m. Currently lead flashings are in long lengths poorly installed and require rectification to comply.

## **Gutters and Downpipes:**

### **Gutter & Downpipes Type & Condition:**

Appear to be in serviceable condition. Downpipes appear to be connected to the stormwater dispersal system, however, correct connection can only be confirmed with a smoke test. Leaf guards are present to guttering and or valleys restricting inspection of these areas. Defects may be present and not detected.

## **Eaves, Fascias & Barge Boards:**

### **Eaves Type & Condition:**

The eaves appears to be lined with fibre cement sheeting. The condition of the eave area is generally acceptable.

### **Fascias & Bargeboards Type & Condition:**

The condition of the fascias & bargeboards are generally acceptable.

## **ROOF SYSTEM INTERNAL**

## **Restrictions - Roof Interior:**

### **Access Restrictions:**

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

### **Location/area**

Various areas.

### **Inspection Restrictions:**

Sarking paper and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building inspection report. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

## **Roof Framing:**

### **Roof Supports - Type and Condition:**

The truss roof system is adequate for the roof covering.

## **Insulation & Sarking:**

### **Insulation Status:**

The insulation is out of place and should be re distributed correctly.

## **BEDROOMS**

## **Bedroom One:**

### **Restrictions:**

Inspection to the upperside of flooring was restricted by carpets.

### **Ceiling Condition:**

The condition of the ceiling area is generally acceptable.

**Internal Walls Condition:**

Marks to painted finish require rectification. Painting to the wardrobe area is not complete, appears transparent and requires rectification to provide a suitable finish.

**Windows Condition:**

The condition of the window/s are generally acceptable. Excess paint should be removed from framed.

**Doors Condition:**

The condition of the door/s are generally acceptable. Recommend door stop/s be provided. Excess paint should be removed from frame.

**Floors Condition:**

The condition of the floor area is generally acceptable. Floors are concealed by floor coverings. Defects may be present and not detected.

**Woodwork**

The condition of the woodwork is generally acceptable.

**Bedroom Two:****Restrictions:**

Inspection to the upperside of flooring was restricted by carpets.

**Ceiling Condition:**

Shadowline cornice is poorly finished to the wardrobe external corner and requires rectification.

**Internal Walls Condition:**

The condition of the walls are generally acceptable.

**Windows Condition:**

The condition of the window/s are generally acceptable.

**Doors Condition:**

Striker plate requires adjustment to secure the door when closed. Recommend door stop/s be provided. Excess paint should be removed from striker plate and latch plate.

**Floors Condition:**

The condition of the floor area is generally acceptable. Floors are concealed by floor coverings. Defects may be present and not detected.

**Woodwork**

Painting is not complete, appears transparent, has runs to window reveals, wardrobe architraves and these areas require rectification to provide a suitable finish.

**Bedroom Three:****Restrictions:**

Inspection to the upperside of flooring was restricted by carpets.

**Ceiling Condition:**

The condition of the ceiling area is generally acceptable.

**Internal Walls Condition:**

Marks to the northern wall require rectification.

**Windows Condition:**

The condition of the windows is generally fair.

**Doors Condition:**

Recommend door stop/s be provided. A wardrobe door binds on the carpet and adjustments are required to ensure correct operation. Striker plate requires adjustment to secure the door when closed.

**Floors Condition:**

The condition of the floor area is generally acceptable. Floors are concealed by floor coverings. Defects may be present and not detected.

**Woodwork**

Painting is not complete, appears transparent to the window sill and requires rectification to provide a suitable finish.

**ROOMS**

**Entry/Foyer:**

**Ceiling Condition:**

Plaster joint setting is uneven to the shadowline metal edge above the western wall and rectification is required.



**Internal Walls Condition:**

The condition of the walls are generally acceptable.

**Windows Condition:**

Excess paint should be removed from window entry door frames. Finish of the wall/frame junction is poor and requires rectification.

**Doors Condition:**

The door binds and adjustments are required to ensure correct operation. Painting is poorly finished to the door and requires rectification to provide a suitable finish. Recommend door stop/s be provided.

**Floors Condition:**

The condition of the floor area is generally acceptable. Excess adhesive from protective tap requires removal from the surface of the floor tiles.

**Woodwork**

The condition of the woodwork is generally acceptable.

**Hall:**

**Ceiling Condition:**

The condition of the ceiling area is generally acceptable.

**Internal Walls Condition:**

The condition of the walls are generally acceptable.

**Doors Condition:**

Excess paint splatter and uneven surfaces to painted finish require rectification. Linen cupboard doors are not fitted with catches, handles and these should be provided.

**Floors Condition:**

Excess adhesive from protective tap requires removal from the surface of the floor tiles.

**Woodwork**

Door stops to the linen cupboard door are not fully dressed timber and require rectification.

**Linen Cupboard:**

Shelving appears to be under strength to support a load over the span. Additional support is required for all shelves.

**Family Room:****Room Location:**

Open area including kitchen area.

**Ceiling Condition:**

The condition of the ceiling area is generally acceptable.

**Internal Walls Condition:**

The condition of the walls are generally acceptable.

**Windows Condition:**

The condition of the window/s are generally acceptable.

**Doors Condition:**

Verandah door frames are impact damaged and require repair or replacement. Door handles are missing to pantry door. Painting to the pantry cupboard area is not complete, appears transparent and requires rectification to provide a suitable finish.

**Floors Condition:**

Some shrinkage of the flooring was noted and filled. Recommend this timber flooring be closely monitored for movement.

**Woodwork**

Marks to timber skirting will require rectification.

## BATHROOMS

**Important Notes:** Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

## **Bathroom One:**

### **Ceiling Condition:**

Shadowline cornice is poorly finished to the shower area external corner and requires rectification.

### **Internal Walls Condition:**

The condition of the walls are generally acceptable.

### **Doors Condition:**

Striker plate requires adjustment to secure the door when closed. Door frame is poorly finished to the striker plate area with uneven surface, excess paint to metal fittings and requires rectification.

### **Floors Condition:**

Excess adhesive from protective tap requires removal from the surface of the floor tiles.

### **Shower/Bath Condition:**

The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Shower screen is loose, not sealed and requires rectification.

### **Tiles:**

The condition of the tiles are generally acceptable.

### **Basin & Taps:**

The basin & taps appear serviceable. Drain appears serviceable. Excess sealant around the basin on the stone top requires removal.

### **Vanity Unit:**

Mirrored cabinet is not complete. Door catch is not functioning correctly and requires rectification.

### **Toilet Condition:**

The toilet appears to be in working order.

### **Floor/Floor Waste:**

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected. Floor waste is not finished in a tiled finish to match the balance of the floor and requires rectification.

## **Ensuite Bathroom:**

### **Restrictions:**

Protective plastic has been placed over the surface of the floor tiles restricting inspection of the surface.

### **Ceiling Condition:**

The condition of the ceiling area is generally acceptable.

### **Internal Walls Condition:**

The condition of the walls are generally acceptable.

### **Windows Condition:**

The condition of the window/s are generally acceptable.

### **Doors Condition:**

Striker plate requires adjustment to secure the door when closed. Recommend door stop/s be provided. Excess paint should be removed from metal door furniture.

### **Floors Condition:**

Excess adhesive from protective tap requires removal from the surface of the floor tiles.

**Shower/Bath Condition:**

Hand shower head is missing and should be provided. Excess sealant around the bath on the stone finish requires removal. The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

**Tiles:**

The condition of the tiles are generally acceptable.

**Basin & Taps:**

Excess sealant around the basin on the stone finish requires removal. Stone finish appears to be damaged and requires rectification.

**Vanity Unit:**

The condition of the vanity is generally acceptable. Mirrored cabinet is not complete. A mid shelf is missing and should be provided.

**Toilet Condition:**

The toilet appears to be in working order.

**Floor/Floor Waste:**

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

## KITCHEN

**Important Notes:** In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

**Kitchen:****Kitchen Fixtures:**

The condition of the fixtures is generally acceptable. Cabinets are not complete and require finishing.

**Tiles:**

A sealed splashback has not been provided to this area.

**Sink & Taps:**

Sink and taps appear in serviceable condition. Drain appears serviceable.

## LAUNDRY

**Important Notes:** In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

**Laundry:****Ceiling Condition:**

Painting is not complete, appears transparent and requires rectification to provide a suitable finish.

**Internal Walls Condition:**

The condition of the walls are generally acceptable.

**Windows Condition:**

The condition of the window/s are generally acceptable.

**Doors Condition:**

The condition of the door/s are generally acceptable. Recommend door stop/s be provided. Weather strip should be installed to the door sill to prevent water entry. A door catch is not provided to the broom cupboard door. Catches to the tub cabinet are not correctly functioning and require rectification.

**Floors Condition:**

Excess adhesive from protective tap requires removal from the surface of the floor tiles.

**Woodwork**

Access is not provided through the laundry cabinet to connect the washing machine plumbing. A mid shelf is not provided to the right cupboard unit and overhead units.

**Tub & Taps:**

The tub and taps appear serviceable. Drain appears serviceable. A power point has not been provided to the washing machine position.

**Floor/Floor Waste:**

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected. Floor waste is not finished in a tiled finish to match the balance of the floor and requires rectification.

**Tiles:**

The condition of the tiles are generally acceptable.

## EXTERIOR

**External Walls:****Wall Condition:**

The condition of the walls is generally acceptable. Render finish around the northern kitchen veranda doors is poor, drummy and requires rectification. Some render areas are not completely finished and requires painting and finishing to match balance of wall finish. Excess render material, installers markings should be removed from the aluminium door and window frames opening to the north elevation.

**Weepholes and Vents:**

Vents and or weep holes are not present to the base of brick walls. The absence of vents and or weep holes can lead to ventilation and dampness problems. Recommend brick vents and or weep holes be installed to comply with current BCA Standards.

**Lintels:**

**Type & Condition:**

The condition of the lintels are generally acceptable.

**Windows:**

**Condition:**

The condition of the window/s are generally acceptable. Flashings and weep holes were not identified to the sill area of the external windows. If water enters around window framed this water does not appear to have a means to exit the wall cavity. Recommend these areas be closely monitored for moisture. Flashings and weep holes should be installed.

**External Stairs:**

**Type & Condition:**

The stairs are constructed primarily from timber. Timbers are in contact with soil and modifications are required to prevent timber pest damage.



**Dampcourse:**

**Type & Condition:**

A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, dampness, rising or otherwise, may become a future problem. Recommend an invasive inspection to determine the status of the dampcourse material.

**VERANDAHS, BALCONIES, PERGOLAS, DECKS, AWNINGS**

**Verandah:**

**Position/Location:**

Front elevation.

**Construction & Condition:**

Constructed from concrete or masonry. The condition of the structure is generally acceptable.

**Verandah # 2:**

**Position/Location:**

Rear elevation.

**Construction & Condition:**

Constructed from concrete or masonry. The condition of the structure is generally acceptable.

**Defects or Maintenance Items:**

Some grout is missing from between the pavers and rectification is required. The drummy, loose floor tiles require repair.

**Awning:****Position/Location:**

Northern elevation.

**Construction & Condition:**

Constructed from metal. The condition of the structure is generally acceptable.

<b>FOOTINGS</b>
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**Footings:****Type & Condition:**

The building is constructed on a concrete slab. The footings appear to be generally sound.

<b>GARAGING</b>
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**Garage:****Garage Location:**

Under the main building.

**Restrictions to inspection**

Stored items restricted inspection to the interior.

**Wall or Support Construction:**

Double brick.

**Wall Condition:**

The condition of the walls is generally acceptable. Electrical and plumbing ducts are not complete and require finishing.

**Front Doors - Type & Condition**

The main garage door is a panel lift style door and is in acceptable condition.

**Floor - Type & Condition**

The concrete floor is generally in acceptable condition. Step into the kicked area is not finished and requires a riser and edge trim.

**Ceiling Condition:**

Poor joint setting was noted to ceiling lining and these areas will require rectification.

**Internal Walls Condition:**

The condition of the walls are generally acceptable.

**Doors Condition:**

Striker plate requires adjustment to secure the door when closed.

## SITE

### **Driveway:**

#### **Type & Condition:**

The concrete driveway stands in acceptable condition.

### **Fences & Gates:**

#### **Fences Type & Condition:**

The fences are generally in acceptable condition.

### **Paths/Paved Areas:**

#### **Type & Condition:**

Paver to the laundry courtyard are not complete and require finishing.

### **Drainage - Surface Water:**

#### **Description:**

Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

## SERVICES

**Important Notes:** In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

### **Services:**

#### **Details:**

Gas is connected to the premises, however, has not been evaluated and should be inspected by a qualified gas fitter. Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on. An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested. Electrical external metre box door is bent, excess paint should be removed from the handle and rectification is required.

### **Water Lines & Pressure:**

#### **Details:**

The visible water lines are in copper pipe. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

### **Hot Water Service:**

**Hot water is provided by the following:**

Gas hot water system: Instantaneous: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

**Age of Unit:**

The hot water service has no date but appears to be new.

**Important Note:** It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.

.....End Of Report.....