

**SAMPLE PRE-PURCHASE BUILDING  
INSPECTION REPORT**

**TO:** ABCD LAWYERS

**YOUR CLIENT:** SMITH

**PROPERTY ADDRESS:** 111 ALPHABET ROAD, WYONG

**DATE INSPECTED:** 2<sup>nd</sup> MARCH 2007

**NUMBER OF PAGES:** 13

**REPORT NO:** MAR 0407 JE JR

**ENERGY EFFICIENT HOMES Design & Construction is an architectural and consulting firm specialising in the development and construction of small to large projects with the main concept of the home working within its natural environment.**

# SAMPLE

## CONDITIONS OF THIS REPORT

1. The 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 is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer
2. Building Inspection: means an inspection of a domestic house for the purpose of assessing the general condition of the structure. The minimum requirement of this inspection is defined by the Australian Standard AS 4349 Part 1 Property Inspections – Residential buildings.
3. **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/sisalation, 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.
4. 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; 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 finished; neighbourhood problems; document analysis; electrical installation; 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.)**
5. **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 with 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.
6. Generally asbestos cement was used in buildings built prior to 1983, therefore, if this building was constructed prior to 1983, it must be assumed that this building contains these products. While remaining in an undisturbed state and in reasonable condition, asbestos cement products present negligible health risks. It is noted that strict guidelines are required by regulative authorities in reference to working with and/or the removal of asbestos related products. It is strongly recommended that further information should be obtained from these authorities before any work is undertaken involving this material.



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7. **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 happen to be noticed then this may be noted in the SUMMARY section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheetings that contains Asbestos. Even buildings 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 and removal. If asbestos is noted as present within the property then you should seek advise 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 advise from a qualified asbestos removal expert.
8. **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 reaction 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 under the headings of the area where it was found. 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.*
9. *The building inspection company does not hold any responsibility for any repair of defects disclosed by this inspection report including damage which exists in areas that were inaccessible on the date of this inspection.*



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## DESCRIPTION

The property inspected is a timber framed single storey house. Construction is on brick piers and strip footings with a pitched roof covered in corrugated steel. The timber frame is clad with weather boards and weather-tex.

The age of the building is approximately 90 years.

The house has been extended to the rear and has been refurbished.

This dwelling compared to other buildings of similar type and age appears to be in above average condition.

*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.*

**Plumbing and electrical services should be checked and consulted on by the relevant authority or licensed contractors for further advice.**

## WEATHER

At the time of the inspection the weather was fine and clear.

Please note: it is difficult in dry weather to detect any leaks in a building or to determine the course of any surface water or efficiency of draining, so a further inspection while it is raining would be recommended.



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## SUMMARY

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

A number of items requiring attention were observed and these are listed under the appropriate sub-headings on the following pages. Any minor defects should be repaired with the general maintenance work that will need to be carried out.

### **The main items in this building are:**

- Minor floorboard movement is evident to some areas when walked upon and packing up of the sub-floor framing is required above the brick piers.
- The kitchen appliance cupboard door binds at the track guide and requires attention.
- The lower roof flashing has minimal fixing and requires additional fixing to prevent wind lift.
- There is missing eaves to the right side as the insulation is exposed and is subject to birds entering the roof space.



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## INTERNAL

### CEILINGS

The ceilings are lined with gypsum plasterboard and timber panelling and are generally in satisfactory condition.

Possible water staining is evident to the lounge room and should be monitored in wet weather as repair may be required to the roof above.

### WALLS

The walls are of plasterboard and are in satisfactory condition.

Minor settlement cracking is evident to the internal walls above the main bedroom robe door.

Due to excess furniture and stored goods, a full visual inspection of the walls and cupboards was restricted.

### WOODWORK

The standard of the joinery is satisfactory.

### WINDOWS

The timber windows are in satisfactory to fair condition.

Due to blinds and window accessories, a full visual inspection was restricted.

### DOORS

Internal doors are generally in satisfactory condition.

### FLOORS

The timber floors show no visible surface irregularities.

Minor floorboard movement is evident to some areas when walked upon and packing up of the sub-floor framing is required above the brick piers.

Timber floor sheeting has been laid onto the original.

Due to excess furniture and stored goods, a full visual inspection of the floor was restricted.



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## KITCHEN

The kitchen cupboards are in satisfactory condition.  
The gas stove and electric oven and dishwasher were not tested at the time of inspection; refer to vendor for working condition.  
The appliance cupboard door binds at the track guide and requires attention.  
There is a pull out range hood.  
The fixtures and fittings are in satisfactory condition.  
Tiling is satisfactory.  
Due to stored goods, a full visual inspection of the kitchen cupboards was restricted.

## MAIN BATHROOM (has been refurbished)

The shower recess was tested and found to be without visible leaks at the time of inspection.  
The bath area will have to be kept well sealed to prevent water penetration to surrounding areas.  
There is a dual flush toilet provided.  
There is an exhaust fan and floor waste.  
The vanity unit and tap fixtures are in satisfactory condition.  
Tiling is satisfactory.  
Due to stored items, a full visual inspection of the bathroom was restricted.

## LAUNDRY

This area is located to the exterior and adjoins the home office (shed) and appears to be in satisfactory condition.  
There is a floor waste.  
Normal plumbing points have been provided.  
Stored goods restricted a visual inspection of the laundry.

## TOILETS

The one dual flush toilet installation is in working order.

## HOT WATER SYSTEM

The hot water system is provided by a gas instantaneous unit which is located to the right side of the house and was in working condition at the time of inspection

*No indication can be given as to the life expectancy of any hot water, as failure may occur at any time.*



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## SERVICES

Water lines are in copper pipes and the water pressure was normal at the time of inspection.

Smoke detectors have been provided.

An RCD electrical safety switch has been provided.

The pest sticker is not located in the meter box.

The PVC drainage pipes are supported in loose bricks and recommend brackets fixed to the underside of the floor.

Check plumbing and electrical services by a relevant authority or licensed contractors.



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## EXTERNAL

### ROOF

The pitched roof is covered with corrugated steel and generally appears to be in satisfactory condition.

The lower roof flashing has minimal fixing and requires additional fixing to prevent wind lift.

### ATTIC AND ROOF TIMBERS

The cut and pitched roof timbers appear to provide adequate support.

The raked roof to rear allows no access.

Due to the age of the house, the timber structure does not comply with current Australian standards as the roof purlins are missing and the rafters show a visual deflection.

Due to stored goods, a full visual inspection of the roof space was restricted.

There is insulation material over the ceiling area and the under side of the roof to original house.

Insulation material restricted visual inspection of the timber ceiling structure.

### GUTTERS AND DOWNPIPES

The gutters and downpipes are in satisfactory condition.

The downpipes flow into the ground and appear to be connected to a stormwater dispersal system.

The downpipe stormwater pipe to the side is supported on loose bricks.

### EAVES

There is missing eaves to the right side as the insulation is exposed and is subject to birds entering the roof space.

### FASCIA AND BARGE BOARDS

The fascia and barge boards are in satisfactory condition.

All timber work should be kept in painted condition to prevent deterioration.

### EXTERNAL WALLS

The timber framed section to the building is lined with timber weather boards and weather-tex (masonite) and generally appears to be in satisfactory condition, the original weather boards to the right side are showing age and weather deterioration.

A visual wave is noted to the external wall lining.

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## WINDOWS

The external condition of the windows is satisfactory to fair, showing signs of age and weather deterioration.

## FOUNDATIONS

Foundations are on brick piers and strip footings and appear sound some piers show signs of settlement and brick joints are fretting.

## SUB-FLOOR

The condition of the soil was damp at the time of inspection.  
Full access was not possible due to restricted crawl space.  
Ant capping is missing to the original house.  
Loose timbers should be removed from the sub-floor area.  
Stored goods restricted visual inspection of the sub-floor area.  
Site drainage will require attention as surface water appears to be entering the sub-floor to the rear below the deck.  
The brick piers are in reasonable condition.

## VERANDAH

Entry verandah with a corrugated iron roof supported on timber posts has been altered into a porch to allow for a car to be parked to the front of the house.  
The timber posts are not plumb and show lateral movement as the brick pedestal pier is leaning (or built) out of level.  
Vegetation to the front restricted full inspection.  
The timber roof beam is undersized for the span and shows a visual deflection.  
(minor)

## OUT BUILDING

Timber framed shed used as a home office with a skillion roof appears to be in fair condition.  
The external walls are lined with asbestos cement with some cracking noted to the panel.

## PAVING

There is minor cracking and subsidence to the driveway and paths.  
Recommend the right side passage to be paved and drained.



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## **FENCING**

The condition of the boundary fencing is fair, showing age and weather deterioration.

Due to overgrowth of vegetation, a full visual inspection of the boundary fence was restricted.

## **DRAINAGE**

The site should be monitored during heavy rainfall as drainage may not be adequate to the rear below the deck and left passage.



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## RECOMMENDATIONS

A Section 149 Building Certificate should be obtained from the Local Council to make sure the property complies with all their requirements and to see whether any alterations have been carried out to the property and if they have been approved by Council.

We do not generally comment on the adequacy of the ventilation in sub-floor areas as this relates to the acceptable level of moisture content of sub-floor timbers. This is linked to the presence or otherwise of timber destroying pests and should be covered in a qualified pest inspection.

An Engineer's opinion should be sought out in accordance with the 1990 AS.2870.1 residential slab footing codes, regarding any cracks found to the building structure; as there may be hidden or latent defects that may have an effect on the structural adequacy of the building.

Checking and testing of electricity, gas and plumbing services should be carried out by appropriately qualified contractors.

Check with the Water Board to see if the fixture layout is in accordance with their drainage diagram.

Obtain an up to date survey of the property to ensure that there are no encroachments along the boundaries.

### **DISCLAIMER OF LIABILITY**

*No liability is accepted for the failure of this report to notify of any problems that occur in areas or sections of the property physically inaccessible for inspection.*

*Liability of this report is for one year from the date of inspection.*

*The costings indicated in the report are only estimates and recommend the main defects to be checked and quoted by the relevant licensed sub-contractors.*

### **DISCLAIMER OF LIABILITY TO THIRD PARTIES**

*The information contained in this report is for the benefit of the client named above.*

*No liability or responsibility is accepted for any third party who may rely on this report.*

### **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 cost to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependant 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.*



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Please feel free to contact the inspector who carried out this inspection. Often it is difficult to fully explain situations, problems, access difficulties or timber pest activity and/or damage 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 was carried out by:

Inspectors contact phone number:

State Licence No: BC599

Insurance Accreditation Number: 2039

Dated this 2<sup>nd</sup> day of March 2007

SIGNED FOR AND ON BEHALF OF: Energy Efficient Homes

Signature: