

# ***Building Inspection Report***



25 Intrepid Lane, The Placetobe , 7171

Inspection prepared for: Gary Brown  
Inspection Date: 1/6/2011 Time: 3.55pm

Age: 2004

Weather: Overcast

\*\*\*\* Sample Inspection Report \*\*\*\*

Inspector: Paul Antonelli  
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## **An Overview of the Property Inspection**

A property Inspection is a non-invasive visual examination of a property, performed for a fee, which is designed to identify observed material defects within specific components of the property. It is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the property and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Within the report you will find items in **RED**. These are items which have been flagged as deficient and require attention. For your safety and liability, we recommend that you hire only licensed contractors when having any work done.

**Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure.

### **Important - Please Read Carefully**

You will note in the report there is set of boxes next to each section with the following written options across the top:

#### **MAINT - PREV - MONIT - DEFR - DEFIC**

**These are the definitions of these terms which may be selected:**

**MAINT - MAINTENANCE:** A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

**PREV - PREVENTIVE:** Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

**MONIT - MONITOR:** An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

**DEFR - DEFERRED:** An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

**DEFIC - DEFICIENT:** A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

Items Requiring Attention - Summary

The summary below consists of significant findings and defects. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Any items within the report marked as deferred in the category box, we were either unable to inspect or are not items that we inspect as part of our inspection process.

**If there are no items listed below, it indicates that there are no items which require attention.**

Roof		
Page 7 Item: 2	Roof Condition	<p>There is 1 cracked tile that you should have repaired or replaced to forestall the possibility of leakage. This is located near the front of the home above the garage.</p> <p>There is a gap on a connection point between the hip and ridge cap tiles above the alfresco area that needs repair as it is currently a potential leak source.</p>

# Inspector

## 1. Your Inspector

Paul Antonelli

Contact Information:

Email: paul@resicert.com

Mobile: 0400 321 451

# Inspection Type

## 1. Inspection carried out

Builder Warranty Inspection

## 2. Reason for inspection

Quality and workmanship

# Inspection Details

## 1. Attendance

In Attendance:

- Client present

## 2. Occupancy

Occupancy: Occupied - Furnished

## 3. Inspection Limitations

1. We are not trained or appropriately qualified to provide you with any information with regards to rodents, pests, termites and other wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the property inspected for these conditions by an appropriately qualified and licensed pest control company to conduct a pest inspection in accordance with the latest revision of AS 4349.3.

2. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

3. The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected.

# Structural Summary

## 1. Structural Summary

MAINT	PREV	MONIT	DEFR	DEFIC

**Summary:**

- As requested, I have conducted a visual structural inspection of the property. The inspection and this report has been undertaken in accordance with the Resicert Inspection Agreement.

Generally, this property appears to be in satisfactory structural condition.

Some issues that are considered minor from the viewpoint of structural integrity or are preventative in nature, are addressed under the various headings below.

# Property Information

## 1. Structure Style

**Observation:**

- Detached
- Single Family Home
- Double Storey Home

## 2. Home Orientation

Observation: The front of the home is facing west.

## 3. Property Comments

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

**Observations:**

- There is a 6 year builder warranty required for all new homes. This home was completed less than 6 years ago is therefore still under warranty.

**Observations:**

- An alarm system was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.
- An intercom system was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.
- Central ducted vaccum system was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.





4. Structure Type

Materials: Brick and Tile

# Foundations

1. Slab Foundation

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Visible sections of the concrete slab appeared satisfactory.
- Most areas of the concrete slab not visible due to floor coverings.

# Structural Components

1. Wall Structure Comments

MAINT	PREV	MONIT	DEFR	DEFIC

Observations

- The wall structure components appeared functional.

2. Ceiling Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations: The ceiling structure appeared functional unless where noted. Due to the placement of insulation on the top of the ceilings it is not possible to fully inspect the condition of the ceiling structure and supports. Inspection was limited and based on what was visually accessible at the time of the inspection.

3. Suspended Floor

MAINT	PREV	MONIT	DEFR	DEFIC

Materials: There is a timber suspended floor.

Observations:

- The suspended floor structure appears functional

# Internal Roof Space

1. Access

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

- Access from a manhole in the bathroom.
- Due to space constraints the inspection of the attic space was undertaken from the manhole.
- Limited visibility and access due to central gas heating and aircon ductwork through out the ceiling space.



2. Duct Work

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Where visible the central air conditioner duct work appeared to be in a satisfactory condition.

3. Insulation Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Fibreglass batt insulation in the ceiling space.

Depth:

- Insulation averages 125 to 150mm.

Observations:

- Insulation appears adequate.



# Roof

1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations The roof structure generally appears sound, although some minor deflections due to settling in over time were noted.



2. Roof Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

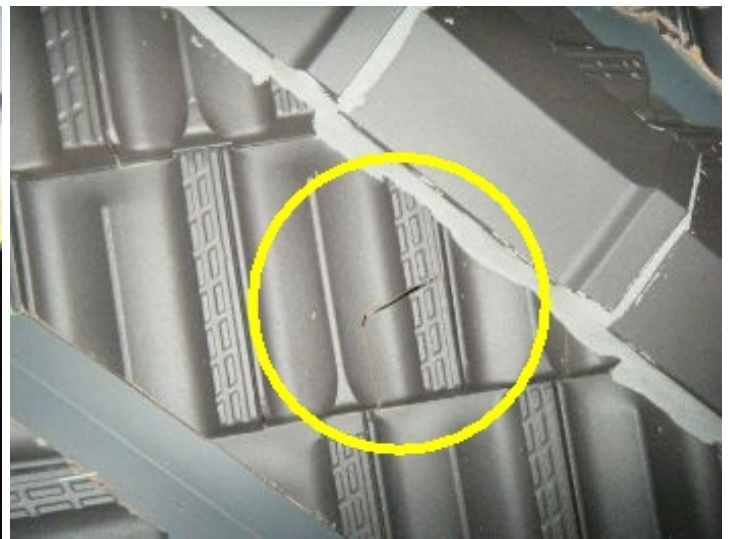
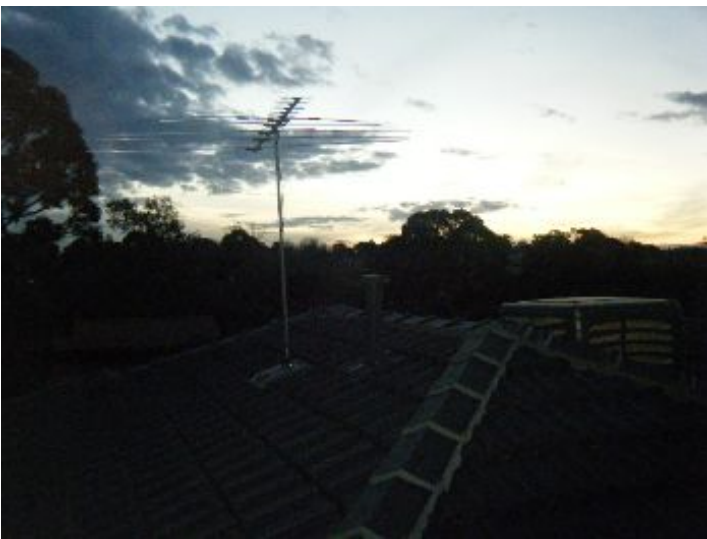
Comments:

- Roof was walked upon for the inspection
- TV Antennae noted on the roof.

Observations:

There is 1 cracked tile that you should have repaired or replaced to forestall the possibility of leakage. This is located near the front of the home above the garage.

There is a gap on a connection point between the hip and ridge cap tiles above the alfresco area that needs repair as it is currently a potential leak source.



Cracked tile

3. Flashing

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- Some of the valley flashings have some leaf debris which should be cleared out.





4. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- No major function concerns noted at time of inspection.

# Interior Areas

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Plastered walls noted which appeared functional.

2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The ceilings are gyprock which appear to be functional.



3. Smoke Detectors

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Hard wired smoke detectors installed in the bedroom hallway and entry.

4. Doors

MAINT	PREV	MONIT	DEFR	DEFIC

- Observations:
- The exterior doors function satisfactorily.
  - The interior doors function satisfactorily.

5. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC

- Materials:
- Aluminum framed windows noted.
  - Wood framed windows noted.
- Observations:
- Operated windows appeared functional.
  - A representative number of windows were inspected.

## Bathroom and Toilets

1. Toilets

MAINT	PREV	MONIT	DEFR	DEFIC

- Observations:
- Operated when tested. No deficiencies noted.

2. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC

- Observations:
- The sink and related components functioned normally when tested.



3. Exhaust Fan

MAINT	PREV	MONIT	DEFR	DEFIC

- Observations:
- The bathroom exhaust fans responded to normal user controls.
  - The toilet exhaust fans responded to normal user controls.



4. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

5. Showers

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The shower(s) and related components operated normally when tested.



6. Bath Tubs

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Observations:

- The bath tub and related components operated normally when tested.
- Spa bath upstairs was noted but it was not tested as this is not part of our inspection. This should be filled to the minimum level and tested at the final inspection.



7. Enclosure

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The shower enclosure was functional at the time of the inspection.

## Kitchen

1. Cook top condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gas cook top noted and operated normally when tested.



2. Oven & Range

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The electric oven elements were tested at the time of inspection and appeared to function properly.





**3. Sinks**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

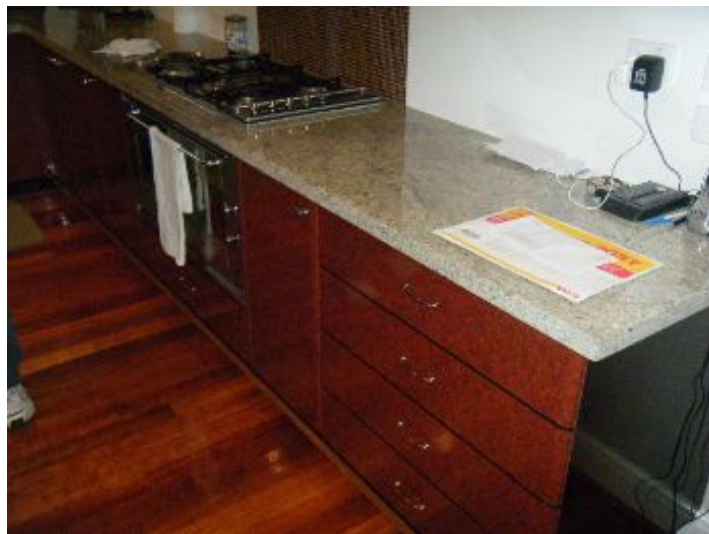
- The sink and related components are functional.

**4. Counters**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Appeared functional at time of inspection.
- Granite tops noted.



**5. Cabinets**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Appeared functional and in satisfactory condition, at time of inspection.

**6. Vent Condition**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** The built in vent hood responded normally to user controls





**7. Dishwasher**

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

**Observations:**

- Dishwasher was not tested as this is not within the scope of our inspection. This should be tested at the final pre-settlement inspection.



# Laundry

**1. Cabinets**

MAINT	PREV	MONIT	DEFR	DEFIC

**Observations:**

- Appeared functional and satisfactory at the time of the inspection.

**2. Wash Basin**

MAINT	PREV	MONIT	DEFR	DEFIC

**Observations:**

- The trough and related components are functional.



## Electrical

### 1. Electrical Panel

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

- Main Location:
- North side of the house.

**Observations:**

- There are at least 2 RCD's installed which protect both the powerpoint and light circuits. This complies with current regulatory requirements.



### 2. Power points

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- All tested interior power points were functional unless otherwise noted.
- Some outlets not accessible due to furniture and or stored personal items.

### 3. Lights and Switches

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- All tested interior and exterior light fixtures and switches were functional unless noted.

# Water Heater

## 1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Heater Type:**

- Gas storage hot water heater.

**Location:** Exterior

**Observations:**

- No major system safety or function concerns noted at time of inspection.



## 2. TPRV

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- A pressure & temperature relief valve & extension is present and appears satisfactory

# Air Conditioner

## 1. Evaporative Air Conditioner

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comment:** The central evaporative air conditioner system was tested and responded to normal user controls.



## Exterior Areas

### 1. Eaves & Facia

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:  
• The eaves are in satisfactory condition.

### 2. Render

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:  
• Appears satisfactory.

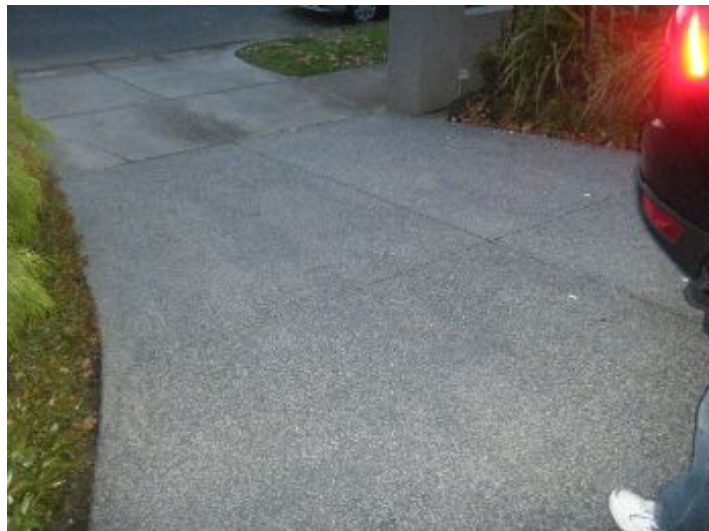


## Grounds

### 1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials: Concrete driveway noted.  
Observations:  
• Driveway in good shape for age and wear. No deficiencies noted.





### 2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

**Observations:**

- Surface drainage conditions within 3 metres of the inspected structure(s) appeared satisfactory.



### 3. Balcony

MAINT	PREV	MONIT	DEFR	DEFIC

**Observations:**

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



### 4. Patio Enclosure

MAINT	PREV	MONIT	DEFR	DEFIC

**Observations:**

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

### 5. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC

**Materials:**

- Timber

**Observations:**

- Appeared serviceable at time of inspection.
- Fence leaning in areas.





6. Yard Walls

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Brickwork walls

Observations:

- The yard walls appear to be functional and displayed no evidence of failure or damage.



Dampness evident

7. Sprinklers

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

- Sprinkler system was noted. It is not tested as part of the inspection. This should be tested at the final walk through inspection.



# Gas

## 1. Gas fittings

MAINT	PREV	MONIT	DEFR	DEFIC

Materials: Gas supply to property.



# Garage

## 1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The attached brick garage appears structurally sound.

## 2. Garage Door Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials: Sectional door noted.

Observations:

- No deficiencies observed.

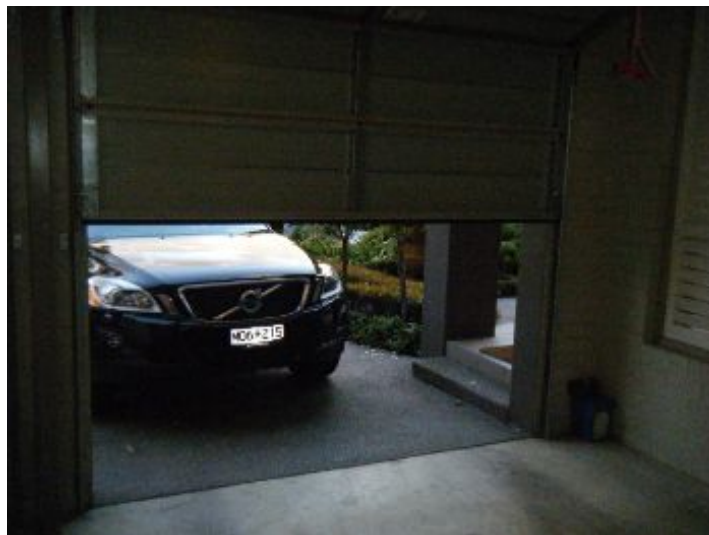


**3. Garage Opener Status**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Appeared functional using normal controls, at time of inspection.



**Pool**

**1. Gate & Fence Condition**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Metal fence

**Observations:**

- The fencing appears to be satisfactory and to comply with the required regulations. For confirmation please consult with a pool fencing specialist.

**2. Pumps**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Operated normally when tested.



**3. Structure Condition**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Below ground

Materials: Vinyl

Observations:

- Appeared satisfactory



**4. Water Condition**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- clear

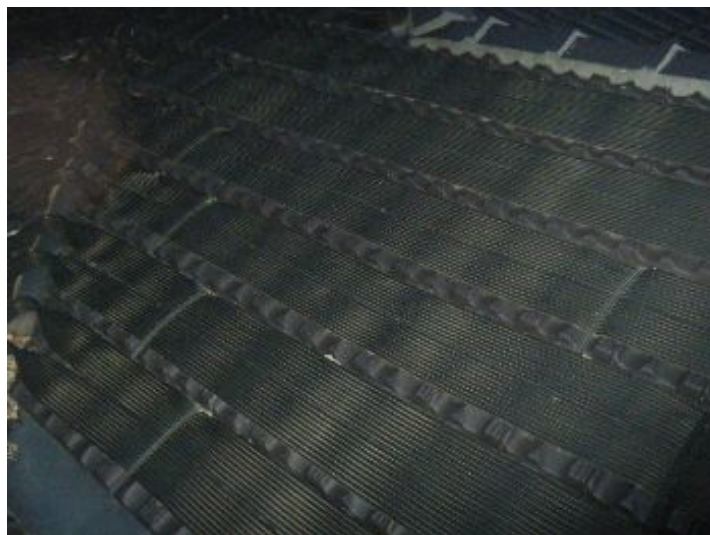
**5. Pool Heater**

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Materials: A solar pool water heating system was noted.

Observations:

- The solar heating system was not tested as it is not within the scope of our inspection.



Thank you