

New Building Inspection Report - Lockup Stage

Inspection Detail.

Date / Time of Inspection:

Monday, 29 / 11 2024 08:00 AM

Type of Report:

New Building Insp. ction Lockup Stage

Address of Property:

Client Details

Client Name:

Client Email Address:

Client Phone:

Real Estate Agent Details

Agent Name:

Company:

Mobile:

Email Address:

Inspector Details

Inspector Name:

Inspector Office:

Inspector Phone:

Inspector Email Address:

ISPECT

New Building spection Report - Lockup Stage

iSPECT Building Inspections offers property inspection so vices or your property, by highly qualified inspection experts. Each of the inspectors agrees to comply with and are performance managed against iSPECT's Code of Conduct. For further information about your report call 1300 477 328 or for further information on our code of conduct please visit https://ispect.com.au/code-of-conduct



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1. Description of property

Brief description of the building and other structures on the property:

Freestanding House Domestic **Dwelling Type: Dwelling Configuration:** Single Storey **External Walling: Brick Veneer** Plasterboard **Internal Walling:** Windows: Aluminium Piers: Concrete Slab Footing Ty **Roof:** Tile



Weather at time of inspection?

Fine



2. Definitions						
Definition of terms used to describe the current state of repair for each item inspected						
Condition Visually Fine:	When the Inspector has viewed the subject area and sees no major defect, and sees no safety hazard.					
Minor and/or Major Defect	Any defect observed to the property in accordance with the Standards and Tolerances where applicable, where repair works must be carried out. Repairs should be carried out by a suitably qualified or licenced trades person.					
Incomplete Item	Any item that is deemed incomplete at the time of the inspection, but not deemed a defect at that time.					
Unable Inspect Due to Access	An area of the site where there is insufficient, unsafe or unreasonable access.					
Not Applica. //A):	When the subject field doesn't make up any part of the inspected property.					
Report Defin. ion						
Shower Recesses:	not re eal leaks or show incorrect waterproofing if silicon liquid or masonry sealant has been applied prior to the inspection. Such application is temporary waterproofing measure are may but for some months before breaking down. The tests of shower recesses are inited for uning water within the recesses and visually checking for leaks. As shower are only necked in a short period of time, prolonged use may reveal leaks were not detected at a time of aspectan. No evidence of a current leak during inspection does not accept any that the shower does not leak.					
Glass Caution:	Glazing in some by sing (a tilt before 1978) may not necessarily comply with current glass safety standards \$12.8. If the interests of safety, glass panes in doors and windows especially in high raffic was should be replaced with safety glass of have shatterproof film installed.					
Stairs & Balustrades:	The Australian Building Code 3.9 recurre that overing stairs, landings and balustrades ensure the safety of all occupant can visitors a building. Those built prior to 1996 may not comply with the current standard. The property of the current standard is a property of the current standard.					
Swimming Pools:	A pool is subject to a special purpose poperty and is not applicable to this report.					
Rooms Below Ground Level:	Rooms under the house or below ground level (when her they be habitable or not) may be subject to dampness and water penetration. The its area of the ways installed correctly to these areas or could be blocked. It is common to have a amp to blems and water entry into these spaces, especially during periods of heavy rate all and rolly not be evident on the day of the visual inspection. These rooms may also room to be evident on the purchaser should make their own enquiries to Council to ascerta.					
Owners Corporation:	If the property is covered by an Owners Corporation (Strata The) APT recommend that an Owners Corporation search be conducted to ascertain their financial popularity, elected of maintenance afforded and any other relevant information that may in fact your later ownership of the property.					



3. Inspection Agreement

Requirement for inspection agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Purpose of inspection

The purpose of the in action is to provide advice regarding the condition of the property at the time of the inspection.

Reasc able ccess to the property at time of inspection?

Yes

NO

Areas where reasonable et y is depict the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access unitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that never that the reverse of the rection.

The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection hall include on accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonal cap, taised

Reasonable access includes a prerequisite that the pramum clearances specified in the table below are safely available. Dimensions for reasonable access:

- Roof Interior: 400mm x 500mm access hole; 600mm x 60c yr crawl space; and accessible from a 3.6m ladder;
- Roof exterior: 400mm x 500mm access hole; 600mm x 600mm crawl space; and accessible from a 3.6m ladder placed on the ground

Supplementary notes:

- Reasonable access does not include the cutting of access holes of the revolution of access and bolts or any other fastenings or sealants to access covers.
- Sub-floor areas sprayed with chemicals are not be inspected unless it is a fe to do so.

Conditions

An inspection report may be conditional on:

- Prevailing weather conditions or recent occupancy and use of services that might affer observations.
- Information provided by the client or agents of the client.
- Deliberate concealment of defects.
- Any other relevant factor limiting the inspection.

Scope of inspection

What is not reported on, general exclusions detailed in AS 4349.1 - 2007

- Parts of a building that are under construction;
- The inspection is not intended to include rigorous assessment of all building elements in a property;
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures;
- Defects not apparent due to occupancy or occupancy behaviour e.g. non-use of a leaking shower;
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future;
- Unauthorized building work or of work not compliant with building regulations;
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters:
- Estimation of the cost of rectification of specific defects.

What is not reported on, specific exclusions detailed in AS 4349.1 - 2007

- Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment;
- The operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except



external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators);

• Soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

What is reported on

The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different

The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs &
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; nimneys; staid, by conies, verandas, patios, decks, suspended concrete floors, balustrades;
 The roof e erior: of (including tiles, shapes & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; chimneys; sta
- The roof e guttering aves, fascia's and barges;
 - The
 - The
- rol. covering; roof framing; sarking; party walls; insulation; pace: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors; this 20m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution The p taining walls (where supporting other structures and landscaping retaining walls > 700mm high); facilities and paths & driveways ng (general & swimming pool); surface water (drainage effectiveness).



4. Terms & Conditions

APBI Terms & Conditions

General

- 1. Australian Property and Building Inspections (APBI) has prepared this report in accordance with the guidelines of **Australian Standard 4349.0 2007 Inspection of Buildings Part 0: General requirements** (the Standard) which covers the minimum requirements for the visual inspection of buildings and based on the inspection of the property by the Inspector named in the building inspection report.
- 2. This Standard is used for any of the following inspection purposes:
 - · Building Defect
 - · Commercial Building
 - Building Dilection
- 3. The Report is repaid of or the sole and exclusive use of the Client (person, persons or body) named in the Booking Confirmation and cannot be used or acted upon by any other party without the express permission of APBI.
- 4. The Term conduct are available on the website: www.apbi.com.au and can change without notice.
- 5. The Client, having become dided with the opportunity to read these Terms and Conditions following the making of a booking and a payment for an inspection descepts these Terms and Conditions.
- 6. The Client acknowledges that these terms and Conditions take precedence over any oral or written representations made by APBI or the Inspector, to the extent of the inspector.
- 7. A report prepared in accordage with the Standard is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local lay of by the or as a warranty or an insurance policy against problems developing with the building in the future.

The Inspection

- 8. All inspections will be a non-invasive visual inspect on and will be limited to those areas and sections of the property to which Reasonable Access (see below) is both available apper trace on the date and time of Inspection.
- 9. The inspection is undertaken, and the Report prepared, by the inspector on the assumption that the existing use of the Inspected Property will continue. As such, the Inspector will no assess the fitness of the Inspected Property for any other intended purpose. We advise you to verify any proposed entage in use of the inspected Property with the relevant authorities.
- 10. The Inspected Property shall be compared with a building that was a structed practice at the time of construction and which has been maintained at the time as been no significant loss of strength and serviceability.

Reasonable Access

- 11. The Standard provides that "safe and reasonable access" shall be determined by the its pector at the time of the inspection, based on the conditions encountered at the time of inspection. An inspector shall only seed a reas where safe, unobstructed access is provided and where the minimum clearances are available or, where the echarance not available, areas within the inspector's unobstructed line of sight and close enough to enable reasonable appraisal.
- 12. Minimum clearances are defined as at least 600mm vertical and horizontal clearances are roof stace and sub floor area access. The interior and exterior roof must be accessible from a 3.6 metre high ladder for real on about 25st 10cc ailable.
- 13. Reasonable access does not include removing screws and bolts to access covers. Nor does real mable are ess include cutting or making access traps or moving furniture or stored goods.
- 14. No assessment or identification is made of asbestos or asbestos related products, toxic mould, Methan shetaming another harmful substances. Asbestos dust is a hazardous material and should not be disturbed. It is vital that asbestos is processawn, sanded, drilled or water blasted, etc. For more information about the handling and disposing of asbestos contact your local council.
- 15. Our inspection does not assess the operation of appliances, alarms, security and communication systems, smoke detectors, heating and cooling systems, blinds (internal and external), soft furnishings, telephones, spa and pool equipment, building automation, electrically operated doors, plant and equipment. Any item not specifically noted in this Report is excluded from the inspection of the Inspected Property. We suggest that a licensed tradesperson be contacted for a separate report in respect of gas or electrical appliance and fittings.
- 16.No item of furniture or fixtures will be removed, moved or modified during the inspection and items and conditions covered by such furnishings and fixtures are not inspected or considered. Nor do we assess the condition of conspicuous, non-structural items such as carpets, vinyl floor coverings etc.
- 17. The Inspector can only make comment about the general, visible condition of electrical wiring and plumbing. We suggest that a licensed tradesperson be contacted for a separate report.

The Inspection Report



- 18. The Report must be read carefully and, in its entirety, to gain a complete understanding of the findings of the inspection of the Inspected Property. It will help you understand the limitations faced by an inspector and why it is not possible to guarantee that a property is completely free of defects.
- 19. This Report describes the visual assessment of the Inspected Property including: the relevant features of the Inspected Property within 30m of the building and within the boundaries of the site, the prevailing structural, soil and weather conditions at the date and time of the inspection.
- 20. The Report is a subjective assessment of the Inspected Property and therefore outlines the opinion of the Inspector on the general condition of the Inspected Property at the date and time of the inspection in relation to major defects or safety hazards and a general advice on minor defect items.
- 21. The Report does not cover any part of the building located beneath the ground surface or identify any unauthorised building work or of work not compliant with building regulations.
- 22. An estimate of the costs of rectification of defects is not required in accordance with the Standard.
- 23. Any maintenance and general advice items are intended as a helpful guide. The Report is not an exhaustive list of all maintenance and general advice items.
- 24. The Paport Provide no guarantee and is not a warranty against problems developing with the Inspected Property in the future.
- 25. This Report is not a rigorous assessment of all building elements and does not cover all maintenance items. This Report also does not cover after that may only be apparent in certain weather condition. Lefect that have not yet arisen due to prolonged periods of wet or dry weather or other subsequent events.
- 26. This Inspection Report door not be notify the presence of timber pests, or any damage caused by timber pests (e.g. termites, borers, etc.). If you wish to include this you will need to request a Timber Pest inspection report. If there is a concern regarding other types of pests then a willy quarteen st Controller should be contacted.

Other matters

- 27. You should address legal and conceyant ag man ers such as title and ownership to your solicitor or legal representative. Compliance issues in relation to the positioning of struces privacy, vehicle access, the siting of the buildings, zoning, permit or town planning issues or other legal manetal should be directed to the relevant authority or to a solicitor or legal representative.
- 28. Unless otherwise notified, Australian Property & ailding asspections will make vendor purchased reports available to prospective buyers. Please advise within 48 hours a regret of this report if, as a vendor, you do not wish this report to be made available to prospective purchasers of the property.



5. External of house **Condition Visually Minor and/or Major Not Applicable** Unable to Inspect Due Incomplete Item Fine Defect to Access (N/A) ₫ Roof ₫ **External Walls** ₫ **Windows** ₫ **Doors** ☑ Fascia ₫ Gutte П П ◁ П Dc npipe ◁ Ea ◁ П П П П **Flashings External of house inspect**

External Walls

Comments

Incomplete Item

It has been observed that the brick was new yet ally completed at the time of the inspection.







Incomplete Item

Eaves

Comments

It has been observed that the eaves were not yet completed at the time of the inspection.



External of house inspection

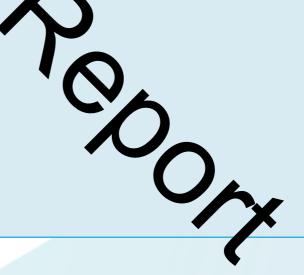
Incomplete Item

Downpipes

Comments

It has been observed that the downpipes were not set in taked at the time of the inspection.







6. Internal of house								
	Condition Visually Fine	Minor and/or Major Defect	Incomplete Item	Unable to Inspect Due to Access	Not Applicable (N/A)			
Internal Walls		₫						
Ceilings		₫						
Waterproofing					₫			
Insulation			₫					
Plumbing		₫						
Electric	₫							
Internal of leave hear	ostion.							

Internal of house inspection

Minor and/or wajor Defect: Ceilings

Comments

Entry, left elevation right and sid it has been observed at the cornice line appears to be bowed.







Minor and/or Major Defect

Ceilings

Comments

Bedroom 1, rear elevation left hand side, it has been observed at the cornice line appears to be bowed.





Internal of house inspection

Minor and/or Major Defect

Ceilings

Comments

Ensuite, right elevation centre area, it has been observe at the cornice line appears to be bowed.







Minor and/or Major Defect

Ceilings

Comments

Walk-in robe, left and right elevations, it has been observed at the cornice lines appears to be bowed.











Minor and/or Major Defect

Internal Walls

Comments

Bedroom 1, rear elevation right hand side, it has been observed that the wall corner junction has not yet been nailed off.





Internal of house inspection

Minor and/or Major Defect

Plumbing

Comments

Bedroom 1, left elevation, it has been observed that the as one appears to be cut/not yet fully roughed in.







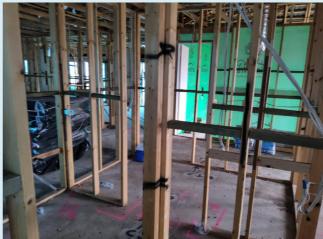
Minor and/or Major Defect

Internal Walls

Comments

Ensuite WC, right elevation left hand side, it has been observed that the wall corner junction has not yet been nailed off.





Internal of house inspection

Minor and/or Major Defect

Internal Walls

Comments

Ensuite WC, right elevation, it has been observed that the wall requires straightening.







Minor and/or Major Defect

Internal Walls

Comments

Ensuite, front elevation right hand side, it has been observed that the wall requires straightening.





Internal of house inspection

Minor and/or Major Defect

Ceilings

Comments

Theatre, front elevation left hand side, it has been absenced that there appears to be a ceiling trimmer missing.







Minor and/or Major Defect

Internal Walls

Comments

Kitchen, front elevation, it has been observed that the wall requires straightening.





Internal of house inspection

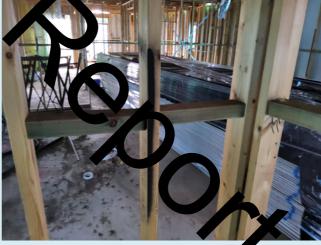
Minor and/or Major Defect

Internal Walls

Comments

Pantry, front elevation right hand side, it has been observed that the wall requires straightening.







Minor and/or Major Defect

Internal Walls

Comments

Bedroom 2, right elevation left-hand side, it has been observed that the wall requires straightening.





Internal of house inspection

Minor and/or Major Defect

Internal Walls

Comments

Bathroom, rear elevation left-hand side, it has been ob

w

that the wall corner junction has not yet been nailed off.







Minor and/or Major Defect

Ceilings

Comments

Rumpus, rear elevation centre area, it has been observed at the cornice line appears to be bowed.





Internal of house inspection

Minor and/or Major Defect

Ceilings

Comments

Bedroom 4, front elevation centre area, it has been observe at the cornice line appears to be bowed.







Minor and/or Major Defect

Ceilings

Comments

Bedroom 4, front elevation right hand side, it has been observed that there appears to be a ceiling trimmer missing.





Internal of house inspection

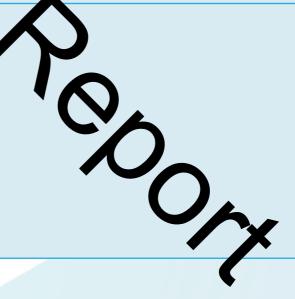
Incomplete Item

Insulation

Comments

It has been observed that the wall insulation was at year, alled at the time of the inspection.





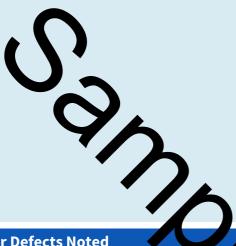


7. Findings and summary

This Building Inspection summary provides you with a "snapshot" of the items the inspector considers of greatest significance for you, in respect of the building only, when considering this property. Please refer to the Definitions and the complete Report for detailed information regarding visible defects. Note that this Summary is not the complete Report and that in the event of an apparent discrepancy the complete Report overrides the Summary information.

Report Summary

The lockup/pre-plaster presents well, with a number of items identified that will need to be rectified prior to the plasterboard being installed.



Major Defects Noted

No

A summary of any major defects found. A defect of sufficent magnitude widelay to avoid: unsafe conditions, posing a threat to life or serious injury; magnitude whe ectification has to be carried out without undue ility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended fund er substantial deterioration of the building.

Major Structural Defects Noted

No

ously affects the structural A major defect in any internal or external primary load bearing component of the build integrity of the building requiring rectification to be carried out without undue delay to life or serious injury; loss of utility, whereby the defect is such that the whole of the relevant part tions, posing a threat ding can no longer serve its intended function; or further substantial deterioration of the building. In the case of crac denotes severe cracking as defined by Category 4, Appendix C – Australian Standard AS 2870-2011 us structural defect



8. iSPECT Building Inspections

The iSPECT Building Inspections is a national franchise building inspections business. iSPECT engages with trade qualified builders with a minimum of 10 years residential and commercial building experience to complete property inspections. Each home and building inspection completed is then detailed in a report that is completed to Australian Standards AS4349.0, AS4349.1 and/or AS4349.3. iSPECT has franchises nationally who are supported by a national call centre located at 8 Anderson Street, Port Melbo rne. Our office locations follow:



