



AUSTRALIAN PROPERTY &
— BUILDING INSPECTIONS —

Building Inspection Report

Inspection Details

Date / Time of Inspection:

Type of Report:

Building & Pest Inspection

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:

Australian Property & Building Inspection

ABN: 52 616 411 182

Queensland | NSW | Victoria | South Australia | Western Australia | Tasmania | Northern Territory

APBI Building Inspection Report

Australian Property & Building Inspections offers property inspection services for your home, by highly qualified inspection experts. Each of the inspectors agrees to comply with and are performance managed against APBIs Code of Conduct.

For further information about your report call 1300 657 546 or for further information on our code of conduct please visit <https://www.apbi.com.au/codeofconduct>

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PROPERTY INSPECTION PARTICULARS

1. Description of Property Inspected

Brief description of the building and other structures on the property:		
Type:	Domestic	Freestanding House
Bedrooms:	Four	
Bathrooms:	Three	
Car Park:	None	
Height:	Single Storey	
Building:	Brick Veneer	
Piers:	Concrete	
Floor:	Timber	
Roof:	Tile	
Age:	1970s	
Image of property:		



Weather at time of inspection?

Raining

Was the property furnished at time of inspection?

Yes

Please note: To conduct an inspection in accordance with AS 4349.3 the property would be vacant of all furnishing to enable a thorough visual inspection.

Were smoke detector fitted at time of inspection?

Yes

Was there evidence of any extensions at time of inspection?

Yes

Comment: Rear covered deck.

Weather at time of inspection?

Raining

Services connected to property

Electricity: Yes, Not Tested

Comment:

Gas: Yes, Not Tested

Comment:

Water: Yes, Not Tested

Comment:

Sewer: Yes, Not Tested

Comment:

Drainage: Yes, Not Tested

Comment:

Smoke Detector: Yes, Not Tested

Comment:

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 structural defect, no minor defect and there is no repair recommended.
General Advice on item:	The Inspector may choose to comment on the subject area, where it doesn't fall into the above categories.
Repair Recommended:	A suggestion that the repair of the defect be carried out by a licenced person, trades person or a person of ability, halting further deterioration to the property.
Major structural Defect:	A defect of sufficient magnitude where repair works must be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Unable to Inspect Due to access:	An area of the site where there is insufficient, unsafe or unreasonable access.
Not Applicable (N/A):	N/A: When the subject field doesn't make up any part of the inspected property.
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 silicon liquid or masonry sealant has been applied prior to the inspection. Such application is temporary waterproofing measure and may last for some months before breaking down. The tests of shower recesses are limited to running water within the recesses and visually checking for leaks. As shower are only checked for a short period of time, prolonged use may reveal leaks 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 building (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 high traffic areas should be replaced with safety glass or have shatterproof film installed.
Stairs & Balustrades:	The Australian Building Code 3.9 require that covering stairs, landings and balustrades ensure the safety of all occupants and visitors to a building. Those built prior to 1996 may not comply with the current standard. You must upgrade all such items.
Swimming Pools:	A pool is subject to a special purpose property report and is not applicable to this report.
Rooms Below Ground Level:	Rooms under the house or below ground level (whether they be habitable or not) may be subject to dampness and water penetration. Drains are not always installed correctly to these areas or could be blocked. It is common to have damp problems and water entry into these spaces, especially during periods of heavy rainfall and may not be evident on the day of the visual inspection. These rooms may also not have council approval. The purchaser should make their own enquiries to Council to ascertain if approval was granted.
Owners Corporation:	If the property is covered by an Owners Corporation (Strata Title) APBI recommend that an Owners Corporation search be conducted to ascertain their financial position, the level of maintenance afforded and any other relevant information that may impact your future 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 inspection is to provide advice regarding the condition of the property at the time of the inspection.

Reasonable Access to the property at time of inspection?

No	Note:	Inadequate clearance in the rear lower floor sub-floor area for inspection. Roof space inspection access was prevented by ducts. Insulation covered some of the structure. Other typical limitations to inspection included: Stored goods and furniture limited visibility in places, locked windows were not tested, Wall frames are concealed, Vegetation concealed some external areas.
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Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations 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 prevented inspection.

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 shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.

Dimensions for reasonable access:

- Roof Interior: 400mm x 500mm access hole; 600mm x 600mm 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 or the removal of screws and bolts or any other fastenings or sealants to access covers.
- Sub-floor areas sprayed with chemicals are not be inspected unless it is safe to do so.

Conditions

An inspection report may be conditional on:

- Prevailing weather conditions or recent occupancy and use of services that might affect observations;
- Information provided by the client or the 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 conclusions.

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 & damp problems;
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades;
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascia's and barge;
- The roof space: roof covering; roof framing; sarking; party walls; insulation;
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors;
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (general & swimming pool); surface water (drainage effectiveness).

4. Terms and Conditions

APBI Terms & Conditions

1. Australian Property and Building Inspections has prepared this report in accordance with the guidelines of Australian Standard 4349.1 – 2007 (Standard) which covers the minimum requirements for the visual inspection of residential buildings and based on the inspection of the property named (Inspected Property) in the administrative cover letter by the inspector named (Inspector) in the administrative building inspection report.

2. The Report is prepared for the sole and exclusive use of the person, persons or body named (Client) in the administrative cover letter and cannot be used or acted upon by any other party without the express permission of Australian Property and Building Inspections.

3. The Client, having been provided with the opportunity to read these Terms and Conditions following the making of a booking for a property inspection, accepts these Terms and Conditions. The Client acknowledges that these Terms and Conditions are also available via the website: www.APBI.com.au and can change without notice. These Terms and Conditions take precedence over any oral or written representations made by Australian Property and Building Inspections or the Inspector, to the extent of any inconsistency.

4. The Report is based on the condition of the Inspected Property at the date and time of inspection. While the Report is prepared with due care and diligence, the Report is based upon the prevailing conditions and the safe and reasonable access of the Inspector to the Inspected Property as outlined in the Standard.

5. 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.

6. The Report is not a certificate of compliance for the Inspected Property within the requirements of any Act, regulation, ordinance or local law or by-law. The Report does not cover enquiries of councils or other authorities.

7. The Report is 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 and a general impression of minor defects and safety hazards. The Report provides no guarantee and is not a warranty against problems developing with the Inspected Property in the future.

8. The Report does not include identification of unauthorised building work or of work not compliant with building regulations. An estimate of the costs of rectification of defects is not required in accordance with the Standard.

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 not assess the fitness of the Inspected Property for any other intended purpose. We advise you to verify any proposed change in use of the Inspected Property with the relevant authorities.

10. This Report is based on a visual assessment of the Inspected Property together with 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 and the Inspector having safe and reasonable access to all areas. Where the Inspected Property is a unit or apartment, associated areas may include common areas pertinent and immediately adjacent to the Inspected Property, or as specifically instructed by the Client. Areas not inspected are noted in the Report.

The Standard provides that “safe and reasonable access” shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. An inspector shall only inspect areas where safe, unobstructed access is provided and where the minimum clearances are available or, where these clearances are not available, areas within the inspector’s unobstructed line of sight and close enough to enable reasonable appraisal.

Minimum clearances are defined as at least 600mm vertical and horizontal clearance for roof space and sub floor area access. The interior and exterior roof must be accessible from a 3.6 metre high ladder for reasonable access to be available. Reasonable access does not include removing screws and bolts to access covers. Nor does reasonable access include cutting or making access traps, or moving furniture or stored goods.

11. This Report is not a rigorous assessment of all building elements and does not cover all maintenance items. This Report also does not cover defects in inaccessible areas, defects that are not reasonably visible, defects that may only be apparent in certain weather conditions or defects that have not yet arisen due to prolonged periods of wet or dry weather or other subsequent events.

12. As the Report only covers the visual aspects of the Inspected Property, it does not cover any part of the building located beneath the ground surface.

13. The Inspector can only make comment with regard to the general, visible condition of electrical wiring and plumbing. We suggest that a licensed tradesperson be contacted for a separate report.

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

15. The Report does not identify the presence of pests, or any damage caused by pests (e.g. termites, borers, etc.). We suggest that a professional pest inspector be contacted for a separate report.

16. No assessment or identification is made of asbestos or asbestos related products, toxic mould or other harmful substances. Asbestos dust is a hazardous material and should not be disturbed. It is vital that asbestos is not sawn, sanded, drilled or water blasted, etc. For more information about the handling and disposing of asbestos contact your local council.

APBI Terms & Conditions

17. 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.

18. 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.

19. Any maintenance and general advice items are intended as a helpful guide. The Report is not necessarily an exhaustive list of all maintenance and advice items.

20. You should address legal and conveyancing matters such as title and ownership to your solicitor or legal representative. Compliance issues in relation to the positioning of services, privacy, vehicle access, the siting of the buildings, zoning, permit or town planning issues or other legal matters should be directed to the relevant authority or to a solicitor or legal representative.


21. Unless otherwise notified Australian Property & Building Inspections will make vendor purchased reports available to prospective buyers. Please advise within 48 hours of receipt of this report if as a vendor you do not wish this report be made available to prospective purchasers of the property.


22. Acceptance of this report and payment by the Client acknowledges acceptance of the Inspection Agreement and Terms & Conditions.


VISUAL BUILDING INSPECTION


5. Hallways and General Living Spaces


Hallway, living and rumpus inspection checklist						
	Condition Visually FINE	General Advice on Item	Repair Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Balustrade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Hallways and General Living Spaces	
General Advice on Item	Floor
Comments	
<p>Floor discoloured near the kitchen, probably from previous plant watering, was dry at the time of inspection.</p>	

Hallways and General Living Spaces	
Repair Recommended	Windows
Comments	
Moderate fungal decay to window frame in the front lounge-room area.	

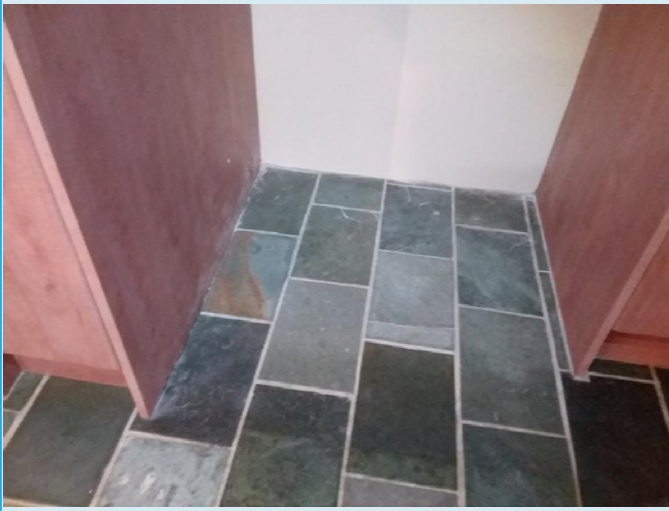
Hallways and General Living Spaces	
Repair Recommended	Doors
Comments	
Door was unable to be opened.	

Hallways and General Living Spaces	
General Advice on Item	-
Comments	
Otherwise, the hallways and general living spaces were visually fine at the time of inspection.	

Hallways and General Living Spaces	
General Advice on Item	-
Comments	
Hallways and general living spaces were visually fine at the time of inspection.	

6. Kitchen

Kitchen inspection checklist						
	Condition Visually FINE	General Advice on Item	Repair Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overhead Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Benchtops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drawers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink Mixer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sealants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiles or Glass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Kitchen	
Repair Recommended	Sealants
Comments	
Sealant is recommended to be installed around wall, kick-boards and tiles to avoid possible water intrusion.	

Kitchen

General Advice on Item

-

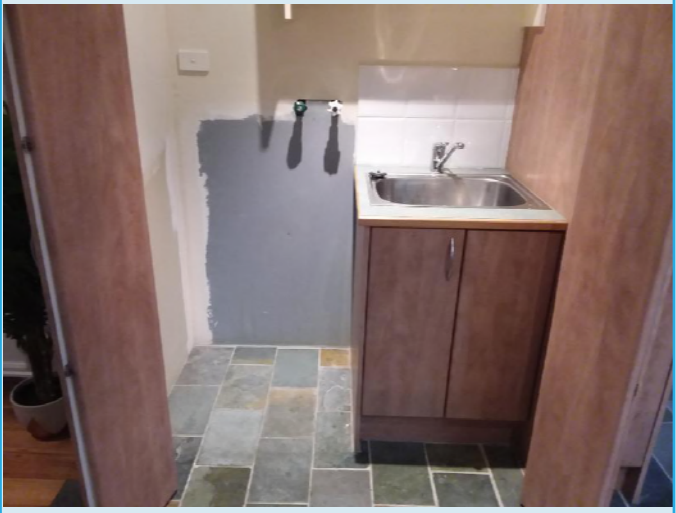
Comments

Kitchen cabinets and fixtures appear relatively new and in good condition.




7. Laundry


Laundry inspection checklist						
	Condition Visually FINE	General Advice on Item	Repair Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trough/Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sealants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhaust Fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Laundry	
General Advice on Item	
Comments	
<p>Laundry is unfinished. Recommend flanges around taps to cover gaps in the wall, sealants at floor tiles, and paint to seal the walls. Otherwise visually fine at the time of inspection.</p>	


8. Bedrooms


Bedrooms inspection checklist						
	Condition Visually FINE	General Advice on Item	Repair Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Bedroom 1						
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 2						
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 3						
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 4						
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

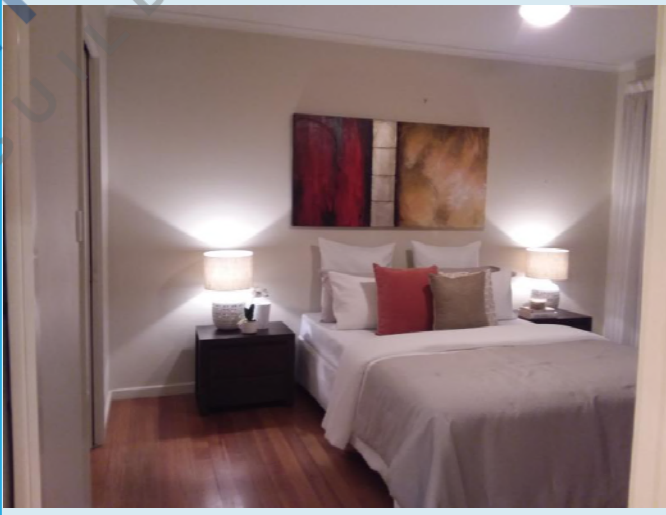
Bedrooms	
General Advice on Item	-
Comments	
Bedroom 1 was visually fine at the time of inspection.	

Bedrooms	
Repair Recommended	Doors
Comments	
Bedroom 2 door did not slide, and should be rectified.	

Bedrooms	
General Advice on Item	-
Comments	
Bedroom 2 otherwise was visually fine at the time of inspection.	


Bedrooms	
General Advice on Item	-
Comments	
Bedroom 3 was visually fine at the time of inspection.	

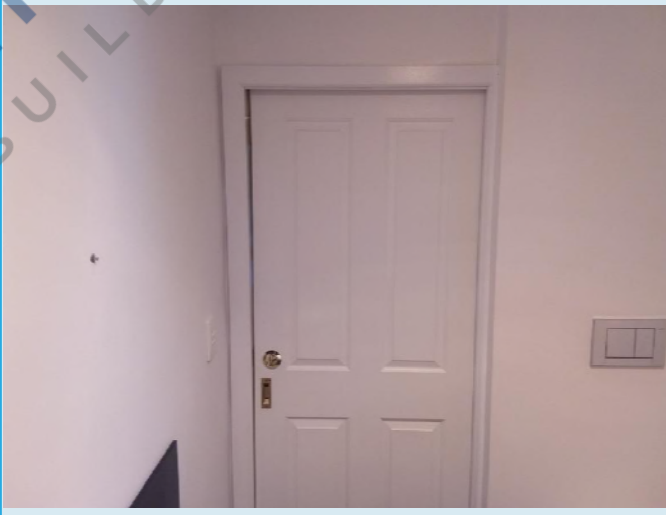
Bedrooms	
General Advice on Item	Floor
Comments	
Bedroom 4, Squeaky floorboards can be wedged from below.	

Bedrooms	
General Advice on Item	-
Comments	
Bedroom 4 was visually fine at the time of inspection.	

9. Bathroom

Main bathroom inspection checklist						
	Condition Visually FINE	General Advice on Item	Repair Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Shower Recess	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Breach Combo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bath Outlet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Screen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mirrors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhaust Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IXL Tastic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sealants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixer Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Rose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet Roll Holder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Towel Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bathrooms	
Repair Recommended	Floor
Comments	
Tiles edging is unfinished.	

Bathrooms	
Repair Recommended	Doors
Comments	
Adjust door to close and lock properly.	

Bathrooms

General Advice on Item

-


Comments


Otherwise, bathroom was visually fine at the time of inspection.




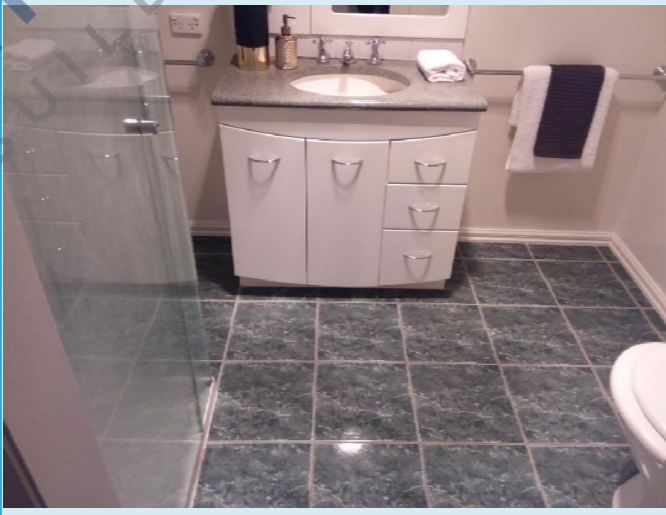
10. Ensuite

Ensuite inspection checklist						
	Condition Visually FINE	General Advice on Item	Repair Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Shower Recess	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Breach Combo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bath Outlet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shower Screen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mirrors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IXL Tastic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sealants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixer Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Rose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet Roll Holder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Towel Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ensuite	
Repair Recommended	Floor
Comments	
Tile edging is unfinished.	


Ensuite	
General Advice on Item	
Comments	
Otherwise, ensuite was visually fine at the time of inspection.	

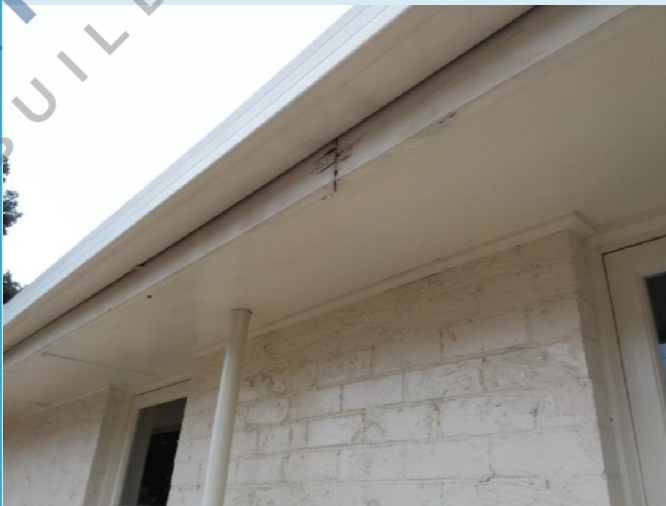
Ensuite	
Repair Recommended	Exhaust Fan
Comments	
Rear ensuite, exhaust fan was not functioning, and should be rectified to avoid damp buildup and mould.	


Ensuite	
General Advice on Item	-
Comments	
Otherwise, rear ensuite was visually fine at the time of inspection.	


11. External of House


Roof inspection checklist						
	Condition Visually FINE	General Advice on Item	Repair Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Driveways and Paths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expansion joints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window Placement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eaves	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skylights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Valleys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Down Pipes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pointing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gutters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sub Floor Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pergola	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Steps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handrails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stumps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Retaining Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage/Car Port	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


External	
General Advice on Item	Driveways and Paths
Comments	
There are metal stirrups at the driveway edges, presumably for carport posts, which could be hazardous.	


External	
Repair Recommended	Fascia
Comments	
Timber pest damage to fascia boards and rear pergola. See the comments below.	

External	
Repair Recommended	Eaves
Comments	
Eaves lining boards are loose on the south side of the house and should be refixed.	


External	
Major Structural Defect	Roof
Comments	
Heavy decay to the fascia boards corner where the awning beam structure is screw fixed. The eaves have sagged at the corner due to weight of the structure, which appears to cause water overflow from the sagging gutter, and should be rectified to avoid ongoing decay. The awning beam is checked out around the gutter and undersized where connected. The awning could collapse, and should be rebuilt for safety as soon as possible. Rectify the sagging eaves. Replace the gutter to enable water to drain properly to down-pipes.	


External	
Major Structural Defect	Roof
Comments	
As above.	


External	
Major Structural Defect	Roof
Comments	
As above, closer photo.	

External	
Repair Recommended	Roof
Comments	
Gaps in the roof edging at gable end should be rectified to prevent possible roof leaks.	


External	
Repair Recommended	Skylights
Comments	
The skylight frame is rusted and deteriorated, and should be replaced.	


External	
Repair Recommended	Down Pipes
Comments	
Down-pipes and gutters show rust holes in places and moderate surface rust, painted over. Recommend replacing gutters and down-pipes.	


External	
Repair Recommended	Gutters
Comments	
As above.	

External	
Repair Recommended	Drainage
Comments	
Drainage pipes are exposed and prone to damage. Recommend a plumber to assess all plumbing and advise on costs to rectify where needed.	


External	
Repair Recommended	Drainage
Comments	
Surface water drainage appears inadequate at the side of the house, which can cause differential settlement of footings over time and should be rectified. Gate is jamming due to leaning post.	

External	
Unable to Inspect Due to Access	Deck
Comments	
<p>Unable to inspect the rear deck subfloor area. Where visible, appeared fine at the time of inspection, although slightly springy.</p>	

External	
Repair Recommended	Porch
Comments	
<p>Some porch tiles are cracked. Replace at your discretion.</p>	

External	
Unable to Inspect Due to Access	Roof Space
Comments	
Unable to inspect the majority of the roof space due to obstructing ducts.	

External	
Repair Recommended	Roof Space
Comments	
Seaweed insulation is piled towards the rear of the roof area, and should be removed, as it may be a fire hazard and may attract vermin.	

External	
Unable to Inspect Due to Access	Stumps
Comments	
Sub-floor was not accessible for inspection under the lower floor section of the house, due to low clearance.	

External	
General Advice on Item	-
Comments	
Concrete stumps where accessible, appeared visually fine at the time of inspection.	

External	
Major Structural Defect	-
Comments	
<p>The shed external beam shows heavy fungal decay. Roof joists are attached to this, and could collapse. Replace decayed timber and reinforce the roof structure.</p>	

External	
Repair Recommended	-
Comments	
<p>As above.</p>	

MAJOR REPORT FINDINGS

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.

12. Report Summary

Summary

Internal areas were in overall very good updated condition. At the exterior, the roofed awning area is unsafe and should be repaired or replaced. This, and other repairs and maintenance are recommended as detailed in comments above.

Major Defects noted

Yes

A defect of sufficient magnitude where rectification has to be carried out without undue delay to avoid: unsafe conditions, posing a threat to life or serious injury; loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function; or further substantial deterioration of the building.

Roofed awning area should be repaired or replaced, as detailed in the comments above.

Serious Structural Defects noted

Yes

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

Shed roof is decayed in places.

VISUAL TIMBER PEST INSPECTION

13. Timber Pest Report

Requirement for timber pest inspection agreement

This report is the result of a Visual Inspection Only. Inspection of the subject property and this report has been completed with reference to AUSTRALIAN STANDARD AS 4349.3 - 1998 Inspection of buildings Part 3: Timber Pest Inspections. The report is intended to be read as a whole, please read our detailed inspection information 3.5 Scope of Inspection, which includes a number of important disclaimers.

Important Note

It is strongly recommended that a full pest inspection be undertaken every 6-12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur through early detection.

Areas Inspected

Where applicable and where there is reasonable access, the following areas are examined during our inspection:

- ☒ **Interior and exterior of structures**
- ☒ **Roof cavity**
- ☒ **Garage or carport**
- ☒ **Subfloor**
- ☒ **Retaining walls and garden borders**
- ☒ **Garden and storage sheds**
- ☒ **Structures, fences and trees within 50m of the building within the boundaries of the property**
- ☒ **Pergolas and decks**

Report on Areas Inspected

Our visual inspection is undertaken to identify the following timber pests:

- ☒ **Subterranean termite activity or damage**
- ☒ **Borer activity**
- ☒ **Wood decay (rot) fungi damage**

14. Timber Pest Inspection Report

Timber pest inspection checklist						
	Condition Visually Fine	Activity or Damage Advice on Item	Action Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Dwelling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Cavity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sub Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage/Carport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fence line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden Borders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pergola	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Timber Pest - Findings and Recommendations


Activity or Damage Advice on Item


Pergola

Comments

Heavy fungal decay to several external areas, as detailed in the building section of the report.



Timber Pest - Findings and Recommendations	
Activity or Damage Advice on Item	Windows
Comments	
Moderate fungal decay to the window frame, should be repaired.	

Timber Pest - Findings and Recommendations	
Activity or Damage Advice on Item	Fence line
Comments	
Moderate fungal decay to sections of fencing.	

Timber Pest - Findings and Recommendations

Action Recommended

Retaining Walls

Comments

Retaining walls, garden edging and timber paths are an attraction to termites and should be replaced with durable materials.



15. Areas Conducive to Timber Pest Attacks

Areas Conducive

Timber Pest attacks are likely to occur if the following items are not considered and planned for:

- ☐ Hot water system overflow should be directed away from building or to a drain
- ☐ External timbers in contact with the building may allow termites to enter undetected
- ☐ Landscape timbers should be removed or replaced with treated timbers
- ☐ Landscape timbers should be removed or replaced with treated timbers
- ☐ Weepholes in brick work need to be free from soil

Note: Timber debris below the house is an attraction to termites and should be removed.

16. Environmental Conditions and Summary

Report on Drainage

A visual inspection is undertaken to identify potential drainage problems:

- ☐ Concrete slab
- ☐ Stumps
- ☒ Other

Note: Poor subfloor drainage increases the likelihood of termite attack. If drainage is considered inadequate, a plumber or other building expert should be consulted.

Note:

Report on Ventilation

A visual inspection is undertaken to identify potential ventilation problems:

- ☐ Concrete slab
- ☐ Stumps
- ☒ Other

Note: Ventilation of the sub-floor region is important in minimising the opportunity for subterranean termites to establish themselves. If found to be inadequate, remedial measures should be taken. You should explore arranging the installation of high air flow vents and/or improve the cross flow of air within the subfloor, so as to produce ventilation equivalent to 8400 sq mm net ventilation area per lineal metre on external and internal walls.

Note:

Evidence of Possible Termite Treatment

A visual inspection is undertaken to identify evidence of possible termite treatment:

- ☐ Concrete slab
- ☐ Stumps
- ☒ Other

Note: No evidence of termite treatment was found.

Subterranean Termite Treatment Recommendation

At the time of the inspection it is our opinion that the need for a treatment, in accordance with Australian Standard 3660.1 to control or prevent subterranean termites from infesting and causing damage to the property is:

- ☐ High ☒ Moderate ☐ Low

Overall Degree of Risk of Timber Pest Infestation

Considering all of the relevant factors, it is our opinion that the overall degree of risk of termite infestation to the property is:

- ☐ High ☒ Moderate ☐ Low

Note: The overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include, but are in no way limited to, location and proximity to bushland and trees and/or other timber structures, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack, such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that, in the inspector's opinion, raise the risk of future timber pest attack.

It should be noted that if the risk factor is high, this is not meant to deter a purchaser from purchasing the property; it is simply to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be observed.

With reference to the degree of pest infestation noted above, it is recommended that pest inspections be completed by a qualified pest inspection every six to twelve months

17. Report Summary

Summary and Recommendations

There was no evidence of termites or borers in the accessible timbers of the house. Some of the sub-floor was inaccessible. Annual termite inspections are recommended. Please see all comments in the report.

18. Timber Pest Terms and Conditions

APBI Terms & Conditions

Disclaimer of liability to third parties: This report is made solely for the benefit of the owner / builder named on the face of this report and no liability or responsibility whatsoever, in contract or tort is accepted to any third party who may rely on the report either wholly or in part. Any third party acting or relying on this report, whether in whole or in part, does so at their own risk. This disclaimer does not apply to persons responsible for building approvals.

A Termite Management Program is dependent upon the provision of a complete, treated soil barrier around the structure (s) using approved termiticides. If this treated soil barrier is in any way disturbed then concealed entry by subterranean termites is possible. With pre-construction treatments it is the responsibility of the builder / owner to ensure that the site is properly prepared in accordance with AS3660.1 before the treatment is commenced.

The Australian standard AS 3660 highly recommends inspections at intervals not exceeding 12 months. Where the termite risk is high or the building is susceptible to termite attack, more frequent inspection (3-6 Months) should be undertaken. Termites can build around barriers but they can be detected more readily during routine inspections.

No responsibility is accepted, or warranty implied, for any timber damage that may occur as the result of past, current or future termite activity.

This termite management program can be rendered ineffective due to building, alterations, renovations, additions (including pergolas, awning, verandahs etc) introducing infested materials, distributing materials, distributing external gardens, pathways etc, adjacent to the areas protected and through establishing lawns and / or garden beds adjacent to the protected areas (such changes are likely to breach the termite protection barrier). Where such changes occur further treatment is essential. Precautions must be taken to ensure that the soil barrier is not damaged in any way.

With a concrete slab on ground structure it is important that the edge of the slab remains exposed and is not Covered (eg. By pavers, soil, pine bark or similar). Also air vents or weep holes must never be blocked. Do not use untreated timbers for garden beds or retaining walls as they may attract termites.

VERY IMPORTANT

The purpose of a treated soil barrier is to impede and discourage concealed termite entry. The completion of this report does not in itself certify that the structure treated overleaf has been managed with AS 3660/ AS 3660.1

Important information: The Australian Standard AS 3660 Protection of Buildings from Subterranean Termites Provides details for minimising the risk to buildings from termite attack, and methods for treatments to control termite infestations. Whilst the provision of a complete termite barrier will impede termite entry into buildings, it cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.

VISUAL TERMITE INSPECTION REPORT IN ACCORD WITH AS 3660

This is a visual inspection only in accord with the requirements of AS 3660

Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the day of inspection.

The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation. Floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

Scope of report; This report is confined to reporting on the discovery, or non-discovery, of infestation caused by subterranean and damp wood termites, present on the date of the inspection. Borers of seasoned timber and wood decay fungi were excluded from the inspection, but have been reported on if any visual evidence of infestation happened to be found.

Determining extent of damage; This report does not and cannot state the extent of damage. It is not a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. Where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. Wall linings may have to be removed to ascertain extent of any damage that may be present. APBI is not responsible for the repair of any damage, whether disclosed or not.

Possible hidden damage; If termite activity and/or damage is found, within the structure or the grounds of the property, then damage may exist in concealed areas, such as framing timbers. An invasive inspection is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

Terms & Conditions

SUBTERRANEAN TERMITES

No property is safe from termites. Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests show 1 in every 5 homes is attacked by termites at some stage in its life. CSIRO data, however, indicates that it could be as high as 1 in 3. Australia's subterranean termites are the most destructive termites in the world. It can take "as little as 3 months for a termite colony to severely damage almost all of the timber in a home".

How termites attack your home; The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when nests mature near your home. Your home provides shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over an area as large as one hectare. Individual galleries may extend up to 50 metres to enter your home to satisfy their search for timber to feed upon. Even concrete slabs do not prevent entry, as they can penetrate through cracks in the slab to gain entry. They can also build mud tunnels to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of a property without making contact with the ground. In these cases it may be impossible to determine their presence until excessive timber damage occurs.

Termite damage; Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the termites can cause many thousand dollars damage and cost thousands of dollars to treat.

Subterranean termite ecology; Termites are social insects usually living in underground nests. Nests may be found in trees or in rare instances in above ground areas within the property. They tunnel underground to enter the building and remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to discover their presence, especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in varied locations which are usually not visible. There may be more than one nest on the property. The diet of termites is made up of the various hard and soft wood species found throughout Australia. These same timbers are used in buildings. Worker termites move out from their nests into surrounding areas where they obtain food to provide food to other members of their nest. Termites are extremely sensitive to temperature, humidity and light and therefore do not move over the top of the ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground to the affected structure. This requires an experienced inspector.

Termite barriers protect a building by forcing termites to reveal themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termites or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the subfloor means that the detection should be fairly easy. However, many styles of construction do not lend themselves to straightforward detection of termites. The design of some properties is such that they make the detection by a pest inspector very difficult, if not impossible.

The tapping and probing of walls and internal timbers is an additional means of termite location. Moisture meters are sometimes used to detect termites concealed in wall cavities. This method only detects high levels of activity and on occasions can provide false readings. Termite tracks may be present in the ceiling space, however some roofs are a low pitch and with the presence of sisalation, insulation air conditioning ductwork and hot water services, a full inspection may not be possible. Therefore, as certain detection is not possible in all cases, protective barriers and regular inspections are necessary to protect from possible termite infestation.

TIMBER DECAY FUNGI

Wood decay fungi varies greatly in shape, size and colour. The fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below a homes' wet areas, exterior timbers and in areas that retain water in the soil. The durability and type of timbers used in and around a home, along with temperatures and environment are usually factors in whether fungi is present or not. Removal of a source of moisture assists greatly in the reduction of the problem. Fungal decay is attractive to termites and if not rectified may well lead to future termite attack.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced during a termite inspection and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites.

This information is an integral part of the report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, formwork timbers, scrap timbers, tree stumps etc. either in the subfloor, adjoining or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All formwork, scrap and stumps must be removed from under and/or around the building. This is an inspection only. No treatment or replenishment of any existing chemical termite barriers has taken place. Termites may still enter the buildings or structures at any time. You acknowledge this fact and agree that this business is not liable for any termite entry, or for any damage that may result. Modern termite chemical barriers are designed to degrade. This means that the lifespan of these barriers is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access was available were inspected. AS 3660 refers to AS 4349.3 which defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearance specified are available or, where these clearances are not available, areas within the inspectors' 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 reasonable access include cutting or making access traps, or moving heavy furniture or stored goods".

The standards allow for these minimums in certain areas;

- o Access to ceiling space should be through an access hole no smaller than 450x400 mm
- o Subfloor should be accessible through a door of 500x400 mm

- o Roof crawl space should be no smaller than 600x600 mm

- o Subfloor space should be 400 mm to bearer and 500 mm to suspended concrete slab

Roof access has to be from a ladder no higher than 3.6 m in height.

Terms & Conditions

Concrete slab homes: Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage etc. conceal the edge of the slab, then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when termites attack termites in the roof void, which may in turn be concealed by insulation, can their presence be detected. When termite damage is located in the roof it should be expected that concealed framing timbers may be damaged.

With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks; A more thorough invasive inspection can be undertaken. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2 metres have been visually inspected, where possible and practicable, for evidence of termite activity. It is difficult, and sometimes not possible to locate termite nests as they are generally underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important maintenance advice regarding integrated pest management for protecting against termites.

Termites can attack any structure. Periodic maintenance should include measures to minimize possibilities of infestation in and around the property. Factors that may lead to infestation include;

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, or areas with less than 400mm clearance.
- Foam insulation at foundations
- Poor drainage, leaking pipes, damp areas, formwork timbers, scrap timbers, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls.
- Gardens, pathways, or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.
- All timber in contact with soil, such as formwork, retaining walls, scrap timbers or stumps must be removed from under and around the buildings, and any leaks or poor drainage repaired. You should endeavour to ensure such conditions do not occur around your property.

DISCLAIMER OF LIABILITY; No liability shall be accepted on account of failure of the report to notify of any termite activity and/or damage present at, or prior to the date of the report in any areas of the property physically inaccessible for inspection, or to which access is denied by or to the inspector (including but not limited to any areas specified in the report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES; This report is made solely for the use and the 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 his/her own risk.

19. Australian Property & Building Inspections

19.1 Profile

The Australian Property & Building Inspections is a national organisation that promotes quality building inspections.

APBI 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 AS4349.3.

APBI currently has 17 offices nationally who are supported by a national call centre located at Level 14, 330 Collins Street, Melbourne. Our office locations follow:

Victoria

- Melbourne
- Geelong
- Mornington Peninsula
- Ballarat

New South Wales

- Sydney
- Parramatta
- Neutral Bay (North Sydney)
- Bathurst

Queensland

- Brisbane
- Gold Coast
- Sunshine Coast

South Australia

- Adelaide

Western Australia

- Perth
- Fremantle

Tasmania

- Hobart

Northern Territory

- Darwin