



Business: Canberra Building Inspections Fast and Professional Email: info@canberrainspections.com.au Registered Inspector: Nicholas Broadhurst 045 2233 863	ABN: 32524279672															
Inspection Date:																
Client: Contact: Address: Sample Report Suburb:																
<p><i>The following inspection report is designed as a statement of the condition of said property at the time of the inspection. The inspector is not obligated or qualified to give legal advice to any client as a part of this inspection. It will be the client's obligation to discuss these issues with the agent directly to determine any remedies or expectations that may form part of the offer and acceptance. Depending on the clauses included in the "offer and acceptance" the vendor may not be obligated to make good some or all of the issues discovered in this report. This is not a termite/ pest inspection report. It is the buyer's responsibility to carefully read the offer and acceptance and accurately follow the requirements of the contract within the designated required time frames where significant defects are to be reported to the vendor.</i></p> <p style="text-align: center;">A PrePurchase Building report is compliant with Australian Standards 4943.1- 2007</p>																
Abbreviations: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">LV low voltage</td> <td style="width: 33%;">NW north west</td> <td style="width: 33%;">GPO general power outlet</td> </tr> <tr> <td>RHS right hand side</td> <td>SE south east</td> <td>NE north east</td> </tr> <tr> <td>LHS left hand side</td> <td>SW south west</td> <td>WIR walk in robe</td> </tr> <tr> <td>WC water closet (toilet)</td> <td>GF ground floor</td> <td>cnr corner</td> </tr> <tr> <td>HWU hot water unit</td> <td>FF first floor</td> <td></td> </tr> </table>		LV low voltage	NW north west	GPO general power outlet	RHS right hand side	SE south east	NE north east	LHS left hand side	SW south west	WIR walk in robe	WC water closet (toilet)	GF ground floor	cnr corner	HWU hot water unit	FF first floor	
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Access restrictions Did any of the below listed items limit access to the property? Y or N																
Furniture in the home.	Y															
Insufficient manholes to roof space.	N															
Insulation present in roof space.	Y															
<i>The presence of insulation will partially affect visibility of ceiling joists</i>																
Type of insulation:	Batts															
Additional types:																
Air conditioner ducting in roof space.	Y															
Safe access to top of roof limited by excess height	N															
Insufficient access to subfloor areas- Timber floors only.	N															
Locked doors to store rooms/ sheds.	N															

Address: Sample Report
Suburb: Macgregor

Significant Defects Summary

Action may be enforceable under a significant defect clause on the following items:

- 1 An extreme fire hazard is present in the roof around the flume vent from the wood fire. Ash and burn marks are present on the ceiling and battens in the region. The fire should be either replaced with a gas unit or cleanly connect to the outside air without any gaps that could allow embers to enter the roof cavity. The home would very likely have burned if it not for the fact that the roof frame is a steel truss.



Comments:

No significant defects were found during the inspection.

End Of Significant Defect Report Summary

Address: Sample Report
Suburb: Macgregor

Maintenance Report Summary

The following items are not enforceable unless specified:

- 1 It is advisable to renew the termiticide chemical perimeter barrier to prevent termite infestation.
- 2 It is advisable to install over flow pops in the gutters where water stains are present in the eaves.
- 3 It is advisable to keep the gutters and flashings clean and free from leaves and debris.
- 4 A drummy wall tile is present above the ensuite shower recess which may require some maintenance in the future
- 5 A crack is present along a join in the garage ceiling. This is due to the movement in the roof trusses. It is advisable to have this retaped and repaired, however, it is not a significant defect.
- 6 The pool fencng requires self closing gates to comply with council regulations.
- 7 The eaves are loose along the right side of the home and should be reclipped back into the fascia to prevent collapse. This is not a significant defect. This is caused by rainwater overflowing into the eaves.
- 8 It is advisable to connect all downpipes to soak wells to divert water away from the footings to prevent subsidence and possible attraction of termites to moist ground.
- 9 The dog has damaged the shopper and laundry doors.
- 10 It is advisable to paint unpainted doors to preserve them.
- 11 Moisture ingress is present behind the bathroom shower wall. The reading is 45/100 which is approaching the damp level. The grout and water membrane should be repaired as normal maintenance here.
- 12 Moderate cornice cracking has occured around the home due to movement in the steel trusses. This should be repaired as normal cosmetic maintenance.

End Of Maintenance Report Summary

REI Regulations Summary

These items are enforceable under REI regulations:

- 1 Hard wired smoke detectors appear to be installed as required.
- 2 Two RCDs are installed in the meter box.

Note- The building inspector is not a licensed electrician. These comments are based on a visual inspection only. A safety inspection by a licensed electrician is recommended to ensure that the home is compliant with all safety regulations.

End Of REI Regulations Summary

Address:
Suburb:

Faulty Fixtures & Fittings Summary

Faulty Fixtures and Fittings (enforceable under most fixtures and fittings warranty clauses)

Any missing light globes that are identified in item 53 on the checklist should be rechecked at the final inspection to ensure that no significant electrical fault is present here.

- 1 The air conditioner is not in good working order.
- 2 The pool is not clean; the equipment should be tested to ensure that it is in good working order.

End Of Fixtures & Fittings Summary

Structural Checklist

Any item marked with an R will have a corresponding note in the relevant summary section of this report.

R	Refer to Summary notes
OK	No significant issue
N/A	Not Applicable

External

Outside of Roof

- 1 Overall roof cover condition acceptable. OK

- 2 Visible cracks to roof tiles exceeding tolerance. *(tiled roof only)* OK

- 3 Visible cracking to flexipointing exceeding tolerance. *(tiled roof only)* OK

- 4 Sags or bows in any plane of roof causing structural concern. OK

- 5 Excessive rusting of flashings causing significant leaks. OK

- 6 Gutters generally functional. Excessive rust or leaks? OK

- 7 Significant water backflow leaks evident in eaves. R

Meter Box

- 8 Termite perimeter barrier treatment within warranty. R

- 9 Access to live mains adequately covered. OK

- 10 2 x Electrical RCD safety switches installed in meter box. R **REI**

- 11 Any isolated or danger tagged circuits. OK

External Walls & Perimeter

- 12 Any Horizontal cracking which exceeds normal settlement cracks. OK

- 13 Any Vertical cracking which exceeds normal settlement cracks. OK

- 14 Visual evidence of rising damp in the bottom 400mm of the walls. OK

- 15 Asbestos may be present but not necessarily limited to the following areas: OK

- 16 Any significantly loose brickwork or soft mortar. OK

- 17 Steps to outside of home in good condition and safe. OK

- 18 All visible waste pipes connected to drains. OK

- 19 Garage ceiling lining in good condition OK

Footings/ Foundations

- 20 Cracks visible in concrete footings. OK

- 21 Sides of footings fully covered beneath soil level. OK

Pergolas

- 22 Any timbers rotten or damaged beyond safe tolerances. OK

- 23 Fixing of posts to ground creating a termite barrier. OK

Retaining Walls

- 24 Retaining wall construction acceptable. OK
- 25 Significant horizontal or vertical cracks in retaining walls. OK
- 26 Loose Brickwork present in retaining walls. OK
- 27 Soft mortar or limestone resulting from insufficient tanking. OK
- 28 Rotten stumps, beams or sleepers in retaining walls. OK

Interior

Ceilings

- 29 Popped screws or degraded straps causing sagging. R
- 30 Sagging to ceilings causing structural concern. R
- 31 Cracks along ceiling joins beyond acceptable tolerances. OK
- 32 Cornice cracking exceeding normal settlement expectations. OK
- 33 Evidence of significant water leaks in ceilings. OK
- 34 Severe mould or water damage to wet areas. OK
- 35 Hard wired or equivalent smoke detectors near all bedrooms. R **REI**

Internal Walls

- 36 Any cracking which exceeds normal settlement cracks. OK
- 37 Moisture reading behind shower recess walls R **30-50/100 Normal**
- 38 Any evidence of significant moisture barrier issues in the plaster. OK

Internal Floors

- 39 Cracks to ground slabs exceeding normal limitations. OK
- 40 Condition of timber floor boards (if applicable) N/A
- 41 Sufficient access panels available to sub floors (if applicable) N/A

Roof Space

- 42 Any significant gaps between structural members due to sagging. OK
- 43 Unsound modifications done to roof/load bearing walls removed. OK
- 44 Lateral shift in hangers or strutting beams. OK
- 45 Sagging to any major roof beams, struts or purlins. OK

Stairs & Balconies

- 46 Balustrading present to balconies and stairs (if applicable) N/A
- 47 Balustrading in good condition and undamaged. (if applicable) N/A

Additional PrePurchase Items

Electrical

Note; This PrePurchase inspection is not a substitute for a safety inspection by a licensed electrician. Items identified by your inspector are advisory only, a technical assessment by a licensed electrician may uncover additional issues that can not be reasonably identified by a registered building inspector.

External

- 48 Unsafe exposed wiring to external walls below 2.4m
- 49 Orange conduit used above ground unpainted exposed to UV light.
- 50 External wall lights correctly functioning and properly installed.
Some sensor lights can only be switched on at night time due to built in light sensors in this event the sensor light may not be properly tested during the inspection.
- 51 Garage sectional door opening and closing properly.
Flat batteries to remotes may limit testing of this item.

Internal

- 52 Light switches in good condition and functioning throughout.
- 53 Light globes missing or blown during inspection.
The following rooms contained missing or blown light globes, therefore, these lights were not properly tested during the inspection.
none
-

- 54 GPOs in good condition and correctly fixed to walls.
- 55 Wet area exhaust fans working properly.
- 56 Exposed wiring below 2.4m inside the home.
- 57 Ceiling fans functioning correctly.

Roof space

- 58 Loose wiring present in the roof space causing safety concern.
- 59 Single insulated lengths of wiring present in the roof space causing safety hazard.
- 60 Heat shields present over low voltage down lights. (if applicable)
- 61 Any obvious evidence of electrical extensions by uncertified individuals which may require safety testing by an electrician?

Plumbing

- 62 Gas connected and available to site
- 63 Taps functioning correctly and easy to turn.
- 64 Shower roses in good condition and functioning.
- 65 Toilet flushing correctly, cisterns refilling without running continuously.

66 Leaks present to wastes beneath sinks/ basins/ troughs. OK

67 Significant blockages to basin/ sink wastes. OK

Appliances

68 Oven functioning. OK

*Oven will be turned on and considered to be functioning if heat is being produced.
Older gas ovens can be difficult to light, in this instance the oven may not be properly tested and a notation will indicate this in the summary of this report.*

69 Hotplate functioning. OK

All burners will be tested and will be considered functional if heat is being produced.

70 Air conditioner functioning. R

The air conditioner will be tested for basic function only. A detailed inspection of the functions is not included as a part of a PrePurchase inspection. If required this must be carried out by an air conditioner technician. Air conditioning may not be tested if remotes are not present or batteries are flat during the inspection.

71 HWU working and in good condition. Check base of unit for corrosion. OK

72 Kitchen range hood functioning. OK

Water Bodies

73 Fencing to water bodies compliant with safety recommendations. OK

74 Self closing gates and doors to water body access points. R

75 Safe header course around swimming pool. OK

76 Unsafe wiring present to pool pump area. OK

77 Orange conduit unpainted above ground in pool pump area. OK

Boundaries

78 Any part of the structure extending over boundary fences. OK

79 Any additions or other structures that may require evidence of council approval. OK

81 General condition of fencing within 30m of the home. OK

Fencing will be considered adequate if it is performing it's intended function.

Note; reticulation, bore pumps, dishwashers, heaters, spa pumps, TV antennas and other appliances or fixtures not included on this list will not be tested as a part of a standard PrePurchase inspection these items require an inspection by specialized technician if necessary. Comments on these items may be volunteered by the inspector. The presence of asbestos may not be noted as a part of a PrePurchase inspection. A separate asbestos inspector may be required to conduct a specialized inspection to assess for any health and safety concerns that may be present on homes built before 1987. The contents of this checklist may be subject to change without notice. Please read the Terms and Conditions on our website for more details.

End of Checklist