

APPENDIX 1

SURETY PROPERTY'S INSPECTION LIST FOR BUILDING ELEMENTS AND SERVICES

Surety Property's fully qualified inspectors are detailed in their approach when conducting building and property inspections. Our approach is methodical so we are as thorough as possible on your behalf.

Tables 1 to 6 list many of the types of areas we inspect and the types of problems we look out for on behalf of you, our client. These tables are provided to you for information and to illustrate the depth of the work we undertake.

AS4349.1 2007 Appendix C & D was used as a guidance in preparing the following Appendix 1 & 2.

Building Inspection Checklist 1 BUILDING INTERIOR

Inspection area	Detailed inspection components	Examples of item to be inspected
All	Damp problems	Condensation
		Falling
		Penetration—horizontal or lateral
		Rising
Bathrooms	Bath	Damage
		Recessed properly
		Seals—adequate
	Mirrors	Cracks
		De-laminating
	Shower	Glass condition
		Leaks (visual signs)
		Screen condition
		Water supply and operation
	Taps	Leaks
		Water hammer
		Water supply and operation
	Tiles	Cracks
		Drummy
		Grout
		Loose
		Sealant
	Vanity	Condition, including doors and drawers
		Water damage
	Ventilation	Fans
Opening windows		
Washbasin	Damage	
	Loose	
	Waste/trap	
	Water supply and operation	
Ceilings		Cracks

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		Damage
		Plaster condition
		Popping nails
		Sagging
		Water damage
Doors		Jamming
		Poorly fitted
	Door hardware	Damaged
		Defective or missing
	Frames	Alignment
		Corroded or decaying
Floors—concrete		Cracks
		Damage to surface
		Dampness
		Level
		Surface damage
Floors—timber		Dampness
		Damage
		Level
		Movement
		Surface damage
Kitchen	Bench top	Damage
		Delamination
		Lifting
		Water damage
	Cupboards	Doors
		Drawers
		Water damage
	Sink and taps	Chips, cracks, leaks
		Waste/trap
		Water hammer
		Water supply and operation
	Tiles	Cracks
		Drummy
		Grout and sealant
Loose		
Missing		
Laundry	Cabinet	Damaged
		Rust
	Taps	Leaking
		Operation
		Water hammer
		Water operation
	Tiles	Cracks
		Drummy
		Grout and sealant
		Loose
	Tub	Condition

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		Cracked
		Waste/trap
	Ventilation	Fans or opening windows
Stairs	Balustrades	Low height
	Handrails	Stability
	Newel posts	Stability
	Stringer	Stability
	Treads and risers	Correct rise and tread
Toilet		Cracks Leaks Solid installation Water supply and flushing
Walls	Brick	Bulging
	Plaster lined	Cracks—brick and plaster
		Dampness and damp damage—brick and plaster
		Defective lining—plaster
		Distortion vertical—brick and plaster
		Drummy plaster and render
		Nails popping—plaster
		Plumb and level
Windows	Frame—metal	Rust
	Frame—timber	Rotting and decay
	Glass	Broken or cracked
	Sash fittings and hardware	Damaged, breaking down
	Sash operation	Operational
	Seals and putty	Condition
	Weather proofing	Damage
		Water entry

Building Inspection Checklist 2

BUILDING EXTERIOR

Inspection area	Inspection components	Examples of inspection
Balconies & Balustrades		Loose
		Safety
		Structural integrity
Chimneys	Brickwork	Condition
		Vertical not leaning
	Flashing	Damaged
		Rust
Decks		Structural integrity
Doors and windows		Corrosion
		Flashing—deteriorated
		Moulding—deteriorated
		Sills—water leaks, woodrot

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Frames—steel		Rust
		Damage
		Structural integrity
Frames—timber		Damage
		Structural integrity
		Woodrot
Pergolas		Structural integrity
Suspended concrete floors		Concrete cancer
Verandah		Structural integrity
Stairs		Rust—steel
		Structure integrity
		Safety
		Woodrot
Walls	External cladding	Damaged
		Finish deteriorated
		Missing damp-proof course or flashing
	Render	Damaged and cracked
		Drummy
	Lintels	Bowed
		Rusted

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Building Inspection Checklist 3

ROOF EXTERIOR

Inspection area	Inspection components	Examples of inspection
Barges		Woodrot
Downpipes		Connection to stormwater
		Leaks
		Rust
Eaves		Damaged
Fascias		Damaged
		Deterioration
		Woodrot
Flues		Flashing condition
		Leaks
Guttering		Adequate fall
		Leaks
		Rust
Roof	Gables	Distortion—damage
	Roof flashing	Damage
	Sheet roofing (metal)	Nails popping
		Rust
		Rusted screws
	Shingles and slates	Decay
		Loose
	Tiles	Broken
		Chipped
		Cracked
Loose or displaced		
Pointing and bedding		
Skylights		Flashing
		Leaks
		Rust
Valleys		Leaks
		Rust

Building Inspection Checklist 4

ROOF SPACE

Inspection area	Examples of inspection
Insulation	Laid correctly & not over downlights
Party walls	Integrity
	Fire proofing
Roof covering	Deterioration
Roof framing	Distortion
	Inappropriate modification
	Physical damage—plumb and level
	Woodrot
Sarking	Damaged

Building Inspection Checklist 5

SUBFLOOR SPACE

Inspection area	Inspection components	Examples of inspection
Floors—suspended concrete		Concrete cancer
Piers – Brick	Supports	Leaning, not supporting floor
Floors—timber		Level
		Warped
		Water damage
	Supports	Not supporting floor
		Deflection of bearers or joists
		Leaning
		Rust
		Spalling
Ventilation, drainage, damp	Termite caps	
	Inadequate	
Wet areas located above floor but visible in subfloor		Water leaks

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Building Inspection Checklist 6

BUILDING SITE

Inspection area	Inspection components	Examples of inspection
Carport		Structural integrity
Driveway		Cracking
		Subsidence
		Trip hazard
Fencing	General	Deterioration
		Leaning,
		Woodrot
	Swimming pool	Safety
		Self-closing
		Self-closing gate
Garden shed		Condition
Paths		Cracking
		Subsidence
		Trip hazard
Retaining walls		Cracking
		Leaning
		Structural integrity
		Stability
Steps		Riser heights
		Subsidence
		Trip hazard
		Tread widths
Surface water	Drainage	Effectiveness
		Ponding of water against structures

APPENDIX 2

SURETY PROPERTY'S LIST OF ITEMS EXCLUDED FROM INSPECTION

Surety Property does not inspect the types of items listed in this appendix during a routine inspection. This is because some of these types of items cannot be accessed by our fully qualified inspectors. It can also be because they are not considered to be part of the building itself.

This list is not exhaustive. Rather we provide it to illustrate the types of items we do not routinely inspect.

1. Adequacy of roof drainage as installed
2. Air conditioning**
3. Alarm systems
4. Automatic garage door**
5. Concealed items such as damp-proof course, framing-timbers, plumbing, tie-downs
6. Control joints
7. Electrical appliances (for example, dishwashers and ovens) **
8. Electrical installations (for example, intercoms, light switches and fittings, security systems, smoke detectors) **
9. Energy efficiency mechanisms
10. Environmental matters (for example, BASIX and BCA Environmental Provisions)
11. Floor cover
12. Footings below ground
13. Furniture
14. Gas fittings and fixtures
15. Health hazards (for example, asbestos, lead content and soil toxicity)
16. Insulation
17. Landscaping
18. Paint coatings (except external protective coatings)
19. Soil conditions
20. Stored items
21. Sustainable development provisions
22. Swimming pools and associated filtration and equipment
23. Timber and metal framing sizes and adequacy
24. Plumbing pipes
25. Electrical wiring
26. Building Compliance (approval of renovations & structures)***
27. Timber pest activity.*

*If you have requested a timber pest inspection along with this building inspection, please refer to your 'Timber Pest Agreement'.

**If you have asked to include these items along with your building inspection they will be checked for operation (working order) at the time of the inspection. Please refer to your 'Building Agreement'.

***If you have requested a building compliance along with the building inspection. Refer to your 'Building Agreement'.

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