



New Construction Sample Report

Sample

PROPERTY & ASSESSMENT DETAILS

DETAILS OF THE ASSESSMENT

Client:

Sample

Address of Property Assessed:

Sample

ASSESSOR DETAILS

Contact Phone:

Sample

Technician Name:

Sample

Accreditation Number:

8062.

ASSESSMENT DATE

10/06/2022.

TIME OF ASSESSMENT

8 AM.

REPORT PREPARED DATE

10/06/2022.

PURPOSE OF ASSESSMENT

The purpose of the assessment is to provide detail on the quality and adequacy of the completed structure and finishes for a newly constructed building or addition to a building.

SCOPE OF ASSESSMENT

The assessment and report provided is on an exceptions basis as set out in AS4349.1-2007 section 4, clause 4.1. Non-defective items and areas or items and areas performing to the correct standard will not necessarily be reported on.

The assessment comprised 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 the assessment.

The assessment & report in accordance with AS4349.1-2007 is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law. It does not include the

identification of unauthorised building work or of work not compliant with building regulations. The standard assumes that the existing use of the building will continue.

An estimate of the cost of rectification of defects is outside the scope of the assessment and therefore does not form part of this report.

The assessment included the building and the property within 30 metres of the building subject to inspection.

INSPECTION AGREEMENT

AGREEMENT NO:

Sample

DATE OF AGREEMENT:

Sample

ACCEPTANCE CRITERIA

The building has been 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.

WEATHER & ORIENTATION

Weather Conditions:

Dry.

Orientation:

For the purpose of identification South is assumed to be approximately at the main street frontage of the property.

PROPERTY DETAILS

Building Type:

Free Standing Domestic House.

No of Storeys:

2 Storey.

Flooring:

Concrete Slab on Ground & Timber.

Piers Type:

Nil.

Internal Walls:

Timber with Plasterboard.

External Walls:

Brick Veneer, Fibre-Cement Sheeting, Rendered Brick Veneer.

Roofing:

Colorbond.

Roof Type:

Trussed.

Garages:

Double Attached.

Carports:

Nil.

Decks:

Tiled Concrete.

Pergolas:

Nil.

Outbuildings:

Nil.

Fences:

Colorbond.

THE AREAS ASSESSED

Details:

Interior, Exterior, Roof Voids, Garages, Roof Exterior, Fences, Retaining Walls, and Decks.

HIGH RISK AREAS/S TO WHICH ACCESS SHOULD BE GAINED OR FULLY GAINED, SINCE THEY MAY SHOW EVIDENCE OF MAJOR FLAWS, TIMBER PESTS OR TIMBER DAMAGE

Details:

Nil.

EXPLANATORY NOTES

Definitions/Terminology:

Accessible Area:

An area on the site where sufficient, safe and reasonable access is available to allow assessment within the scope of the assessment.

Inaccessible Area:

An area on the site where sufficient, safe and reasonable access is **not** available to allow assessment within the scope of the assessment.

Major/Significant Flaw:

A flaw of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Flaw:

Minor flaws are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to material and finishes, such as de-silvering of mirrors. It is expected that flaws of this type would be rectified as part of normal ongoing property maintenance.

Safety Concern:

Any observed item that may constitute a present or imminent serious safety concern.

Further Investigation Required:

A matter identified requiring further investigation by an appropriately qualified expert.

Site:

Allotment of land on which a building stands or is to be erected.

Operational:

Items are in working order and able to be used at the time of the assessment.

Not Operational:

Items are NOT in working order and were unable to be used at the time of the assessment.

Explanation of codes used within the report

Relevant Specialist Description:

Relevant Specialist - the relevant expert who may be able to provide assistance in relation to repair or replacement of a particular item or area.

BUILDING REPORT SUMMARY

PURPOSE OF REPORT

The purpose of this report is to provide advice regarding the condition of the property at the time at the assessment. This assessment comprised a visual assessment of the property to identify major flaws and to form an opinion regarding the condition of the property at the time of the assessment.

The Definitions (High), (Typical) and (Low) noted in the summary below relate to the assessors opinion of the overall condition of the building:

Low:

The frequency and/or magnitude of flaws are lower than the assessors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical:

The frequency and/or magnitude of flaws are consistent with the assessors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

High:

The frequency and/or magnitude of flaws are beyond the assessors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

PROPERTY CONDITION

Details:

When compared with properties of a similar age this property is generally in:
Fair Condition.

MAJOR FLAWS

Details:

The incidence of Major Flaws to this building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:
Low.

MAJOR FLAWS REQUIRING ACTION

Details:

The Major Flaws requiring action are:
Nil.

MINOR FLAWS

Details:

The incidence of Minor Flaws in this building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:
High.

SAFETY CONCERNS

Details:

The incidence of Safety Concerns in this building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: Typical.

SAFETY CONCERNS REQUIRING ACTION

Details:

The significant Safety Concerns to this property are:

Incorrectly hinged toilet doors:

The doors to the two toilets open inwards towards the toilet pan, are closer than 1200mm and do not have removeable hinges.

NCC 2019 Clause 3.8.3.3 Construction of sanitary compartments

The door to a fully enclosed sanitary compartment must—

(a) open outwards; or

(b) slide; or

(c) be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure 3.8.3.3, between the closet pan within the sanitary compartment and the doorway.

This may pose a safety risk and should be corrected without delay.

FURTHER ASSESSMENT

Details:

The incidence of items requiring further investigation by an appropriately qualified expert in this building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

Low.

FURTHER ASSESSMENT ACTIONS REQUIRED

Details:

The Significant Items requiring further action for this property are:

Nil.

SPECIAL REQUESTS

Details:

Nil.

ASSESSOR'S ADDITIONAL COMMENTS

Details:

Excess building materials to be removed from various location around the site.



Sample

INTERNAL

AREAS ASSESSED

Details:

Main dwelling: Bathroom one, Bedroom one, Bedroom two, Bedroom four, Bedroom five, Entry, Family room, Garage, Hall one, Kitchen one, Laundry one, Lounge, Meals room, Study, Stairwell, Toilet one and Toilet two.



Family room



Hall one



Laundry



Bedroom two



Bedroom four



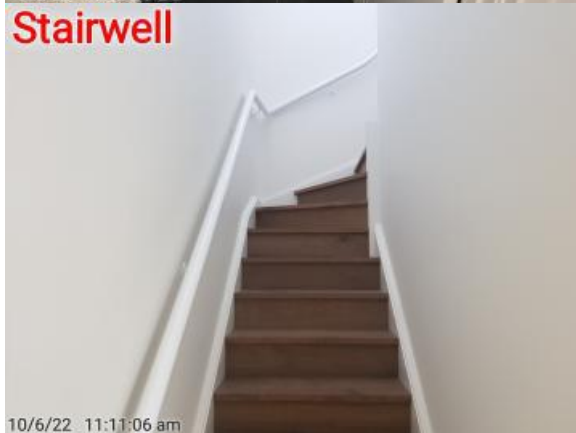
Toilet two



Bathroom one



Stairwell





ACCESS CONDITIONS

Details:

Assessment to the following areas was unfortunately limited:
Nil.

AREAS OF NO CONCERN

Details:

No notable issues were noted to the following areas:
Nil.

SAFETY/AMENITY

Smoke Alarm

OPERATIONAL SMOKE ALARM

This alarm appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Hall one and Study

Further inspection or advice required from specialist: No



Toilet

TOILET DOOR NOT MEETING THE CORRECT CODE FOR SAFETY

The toilet door opening inwards on enclosed sanitary compartment and not having 1200mm clearance does not meet the NCC code for safety. Must be fixed without delay to meet the Code

Repair priority: Immediate

Location: The item identified is located in Toilet one and Toilet two

Further inspection or advice required from specialist: Yes, by the licensed builder



Window (Metal)

WINDOW OPENS GREATER THAN 125MM

Must be fixed to meet the current National Construction Code (NCC). A serious safety concern (fall hazard).
Must be fixed without delay to meet the Code-window should only open 125mm or less.

Repair priority: Immediate

Location: The item identified is located in Bedroom one

Further inspection or advice required from specialist: Yes, by the licensed builder



NOTABLE FLAWS

Door

NOT LATCHING

Must be adjusted to allow for correct closure. Must be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in Bedroom one WIR

Further inspection or advice required from specialist: Yes, by the licensed builder



Kitchen Cupboards

INCORRECTLY OPERATING DOOR

No push opening mechanism on doors has been installed as there is no grab point installed on the doors above kitchen. Must be installed to allow for correct operation. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: Yes, by the licensed builder

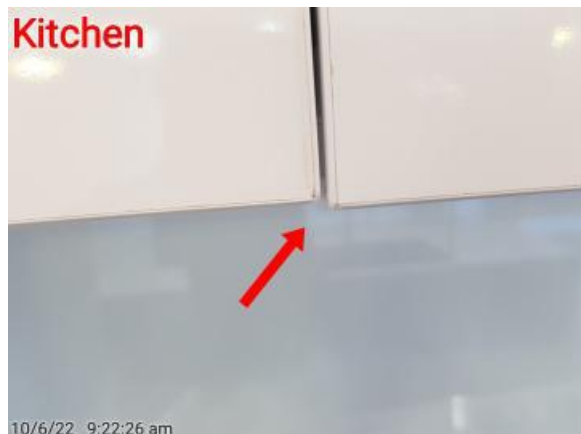
INCORRECTLY ALIGNED DOORS

Must be adjusted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: Yes, by the licensed builder



Tiles (Wall)

THE FINISH NOT TO AN ACCEPTABLE STANDARD

The top edge of the wall tiles has not been installed correctly. The edge is roughly finished with gaps in the grout and the tile edge exposed. As this is at eye level, it requires the correct method of repair to produce a smooth clean finish. Must be repaired or replaced to an acceptable finish. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Laundry one, Toilet one and Toilet two

Further inspection or advice required from specialist: Yes, by the licensed builder



FINISHES

Architrave

FINISH TO ARCHITRAVE ON WINDOW NOT TO AN ACCEPTABLE STANDARD

The architrave finish is very poor in this area and must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Main Ensuite

Further inspection or advice required from specialist: Yes, by the licensed builder

PAINT FINISH TO ARCHITRAVES ON DOORS AND WINDOWS NOT TO AN ACCEPTABLE STANDARD

The item identified are located in various locations, the tape is only an indication of some of the defects. All of the areas must be checked for defects.

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located throughout the dwelling

Further inspection or advice required from specialist: Yes, by the licensed builder





Bath Tub

POOR FINISH TO TILE/SILICONE IN BATH AREA

The bath should be installed on top of the tiles with a thin silicone bead installed to prevent moisture from entering the below area. Instead the bath has been installed on top of the substrate surface and then the tiles have been cut in poorly around the bath edge and poorly silicone the gaps. Must be removed correctly and installed to a smooth and uniform finish. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Bathroom one

Further inspection or advice required from specialist: Yes, by the licensed builder



Brickwork

RESIDUE TO BRICKWORK FINISH

Must be removed correctly without damage to the brickwork. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Garage

Further inspection or advice required from specialist: Yes, by the licensed builder



Ceiling

FINISH AROUND DOWN LIGHTS NOT TO AN ACCEPTABLE STANDARD
Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Family room and Meals room

Further inspection or advice required from specialist: Yes, by the licensed builder



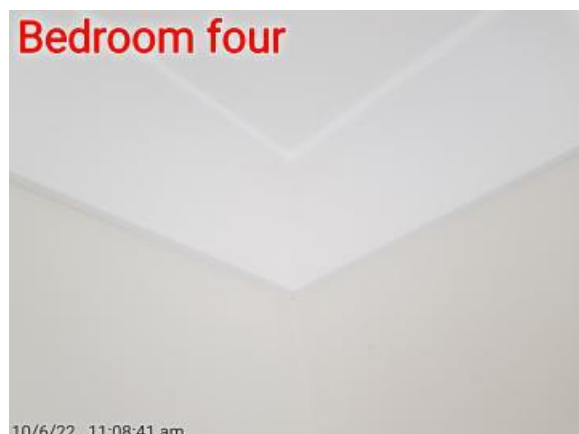
Comice

CRACKING TO MITRE JOINS VISIBLE
Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Bedroom four

Further inspection or advice required from specialist: Yes, by the licensed builder



Cupboard

CARPET FINISH NOT TO AN ACCEPTABLE STANDARD

Carpet in the cupboards are not finished to an acceptable standard. It is acceptable to not use smooth edge in cupboards but must be fitted correctly without ripples and gaps at edges. Bedroom one WIR has underlay missing in one section which is causing the carpet to be uneven in height. Must be repaired. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Bedroom one, Bedroom two, Bedroom four, and Bedroom five

Further inspection or advice required from specialist: Yes, by the licensed builder



Door

PAINT FINISH TO DOOR NOT TO AN ACCEPTABLE STANDARD

The entire door is not stained correctly and evenly. It is very patchy finish and has not been sanded correctly between coats. Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Entry

Further inspection or advice required from specialist: Yes, by the licensed builder

RESIDUE TO DOOR PAINT FINISH

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Entry, Garage, Hall one, and Toilet

Further inspection or advice required from specialist: Yes, by the licensed builder





Door (Internal Sliding)

PAINT FINISH NOT TO AN ACCEPTABLE STANDARD

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Bathroom one

Further inspection or advice required from specialist: Yes, by the licensed builder



Door Frame

PAINT FINISH TO DOOR FRAME NOT TO AN ACCEPTABLE STANDARD
Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Entry, Garage, Hall one, and Toilet

Further inspection or advice required from specialist: Yes, by the licensed builder

RESIDUE TO DOOR FRAME PAINT FINISH

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Entry

Further inspection or advice required from specialist: Yes, by the licensed builder





Floor (Concrete)

FINISH TO FLOOR NOT TO AN ACCEPTABLE STANDARD

The concrete finish to the garage floor is not to an acceptable finish with large sections not finished correctly. Must be repaired correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Garage

Further inspection or advice required from specialist: Yes, by the licensed builder

RESIDUE TO FLOOR FINISH

Must be removed without damaging the surface beneath. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Garage

Further inspection or advice required from specialist: Yes, by the licensed builder





Floor (Timber)

FINISH TO FLOOR NOT TO AN ACCEPTABLE STANDARD

There are gaps between the skirting and the floor throughout the dwelling. This should be sealed correctly and neatly to provide a neat finish. Must be repaired and finished correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located throughout the dwelling where the timber floor is installed

Further inspection or advice required from specialist: Yes, by the licensed builder





Kitchen Cupboards

THERE ARE NOTICEABLE GAPS TO THE KITCHEN CABINETRY

Must be repaired to achieve an acceptable standard of finish. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: Yes, by the licensed builder

RESIDUE TO KITCHEN SURFACES

Must be removed without damaging the surface beneath. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: Yes, by the licensed builder

NOTABLE DAMAGE TO DOOR FINISH

Must be repaired to achieve an acceptable standard of finish or replaced with new door/s. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: Yes, by the licensed builder

POOR SILICONE FINISH TO KITCHEN

Must be removed correctly and installed to a smooth and uniform finish. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: Yes, by the licensed builder



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Lights

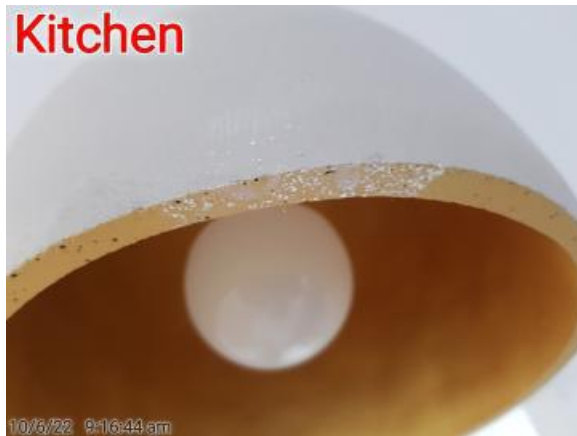
RESIDUE TO LIGHT FITTING

Must be removed without damaging the surface. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Laundry one

Further inspection or advice required from specialist: Yes, by the licensed builder



Lining (Plasterboard)

PAINT FINISH TO LINING NOT TO AN ACCEPTABLE STANDARD

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Hall one and Stairwell

Further inspection or advice required from specialist: Yes, by the licensed builder

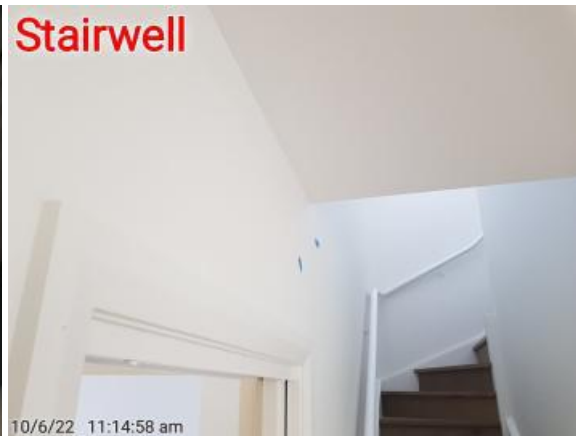
RESIDUE TO PAINT FINISH

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Family room

Further inspection or advice required from specialist: Yes, by the licensed builder





Skirting

PAINT FINISH TO SKIRTING NOT TO AN ACCEPTABLE STANDARD

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Meals room and Kitchen

Further inspection or advice required from specialist: Yes, by the licensed builder



Tiles (Floor)

RESIDUE TO FINISH

Must be removed without damaging the surface beneath. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Toilet

Further inspection or advice required from specialist: Yes, by the licensed builder



Tiles (Wall)

RESIDUE TO FINISH

Must be removed without damaging the surface beneath. All tile surfaces affected. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Bathroom one, Main ensuite, Toilet one and Toilet two

Further inspection or advice required from specialist: Yes, by the licensed builder





Vanity

VANITY NOT AS PER THE INCLUSION LIST

Must be removed and the correct vanity installed. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Toilet one

Further inspection or advice required from specialist: Yes, by the licensed builder



Window (Metal)

PAINT FINISH TO WINDOW FRAME NOT TO AN ACCEPTABLE STANDARD
Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Bathroom one, Garage, Kitchen one and generally throughout

Further inspection or advice required from specialist: Yes, by the licensed builder

THERE ARE NOTABLE SCRATCHES TO THE FRAME
Must be repaired or replaced. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located generally throughout

Further inspection or advice required from specialist: Yes, by the licensed builder

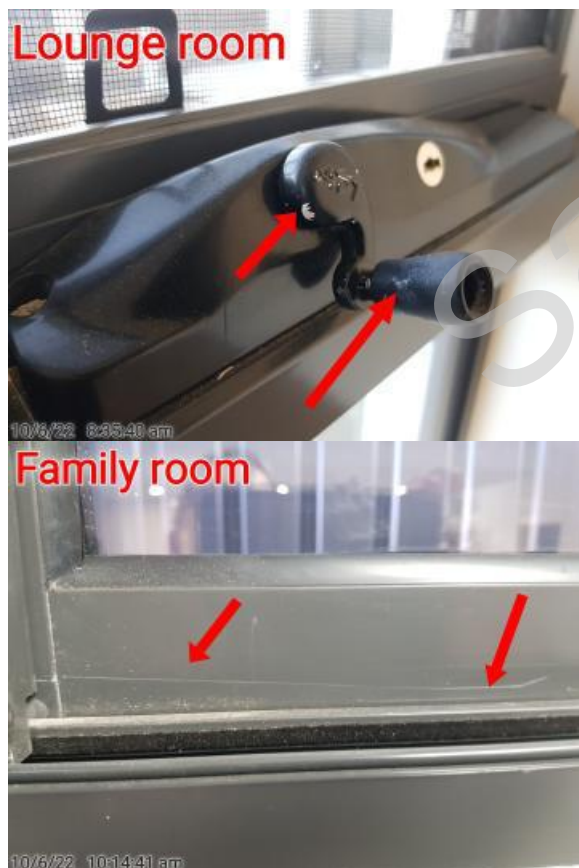
RESIDUE TO FINISH

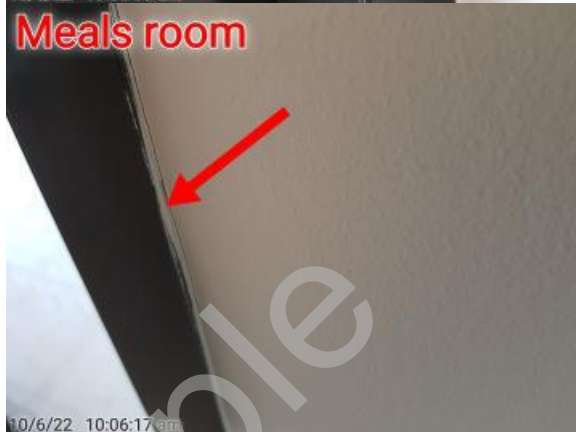
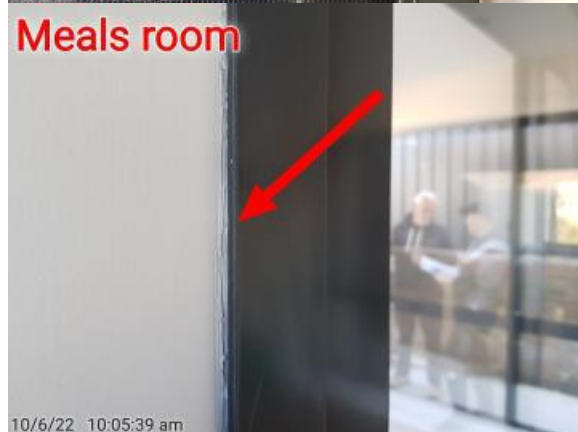
Must be removed without damaging the surface beneath. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located generally throughout

Further inspection or advice required from specialist: Yes, by the licensed builder





Lounge room



Lounge room



Lounge room



Lounge room



Lounge room



Lounge room



Family room



Family room



Vanity

CHIPPED/DAMAGED SPOUT

Must be repaired or replaced.

Repair priority: Immediate

Location: The item identified is located in Bathroom one

Further inspection or advice required from specialist: Yes, by the licensed builder



Sample

APPLIANCE ASSESSMENT

Air Conditioners

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: No



Dishwashers

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: No

Note: Remove protective covers.



Exhaust Fan

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Bathroom one, Main ensuite, and Toilet

Further inspection or advice required from specialist: No



Garage Door Operators

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Garage

Further inspection or advice required from specialist: No



Gas Cooktop

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: No



Heat Lamp

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Bathroom one and Main ensuite.

Further inspection or advice required from specialist: No



Intercom

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: No



Lights

LIGHT IS NOT OPERATING

Replace the globe and retest operation of light. Must be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in Main ensuite

Further inspection or advice required from specialist: Yes, by the licensed builder

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Bathroom one, Bedroom one, Bedroom two, Bedroom four, Bedroom five, Entry, Family room, Garage, Kitchen one, Lounge, Meals room, Study, Stairwell, Toilet one and Toilet two

Further inspection or advice required from specialist: No



Power Points

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Bathroom one, Bedroom two, Bedroom four, Family room, Garage, Kitchen one, Lounge, and Meals room

Further inspection or advice required from specialist: No

LOOSE POWER POINT

Must be resecured into position. For safety purposes any repairs to electrical items should be carried out by a Licensed Electrician. Must be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in Garage, Family room, and Main ensuite

Further inspection or advice required from specialist: Yes, by the licensed builder and the licensed electrician

THE ITEM WAS NOT INSTALLED OR NOT CONNECTED CORRECTLY AT THE TIME OF INSPECTION

The power point is not installed correctly behind the rangehood and should be connected to the wall. The item requires installation or connection before it can be tested. Test when full installation is complete.

Repair priority: Immediate

Location: The item identified is located in the Kitchen one

Further inspection or advice required from specialist: Yes, by the licensed builder and a qualified technician



Rangehood

NOT OPERATING CORRECTLY

The exhaust pipe is not connected correctly and is blowing the exhaust back into the cupboard. Inspection is required by a qualified technician. Must be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: Yes, by the licensed builder



Oven

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: No

Note: Remove protective covers



EXTERNAL

AREAS ASSESSED

Details:

Northern elevation, Southern elevation, Eastern elevation, Western elevation.

Southern elevation



Western elevation



Northern area



Eastern elevation



ACCESS CONDITIONS

Details:

Assessment to the following areas was unfortunately restricted:
Nil.

AREAS OF NO CONCERN

Details:

No notable issues were noted to the following areas:
Nil.

NOTABLE ITEMS

Brickwork

HOLES TO MORTAR

Must be fixed to an acceptable standard. To be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in the Eastern elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Eaves

MODERATE DAMAGE TO SHEETING

Must be repaired or replaced to prevent further deterioration and/or loss of utility. To be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in the Northern elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Fences

THE FENCE HAS NOT BEEN INSTALLED OR COMPLETED

The fence has yet to be completed correctly. There are large gaps to the underside of the fence that will easily allow animals to enter or escape the yard. To be finished without delay.

Repair priority: Immediate

Location: The item identified is located in the Southern elevation and Western elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Fences (Colorbond)

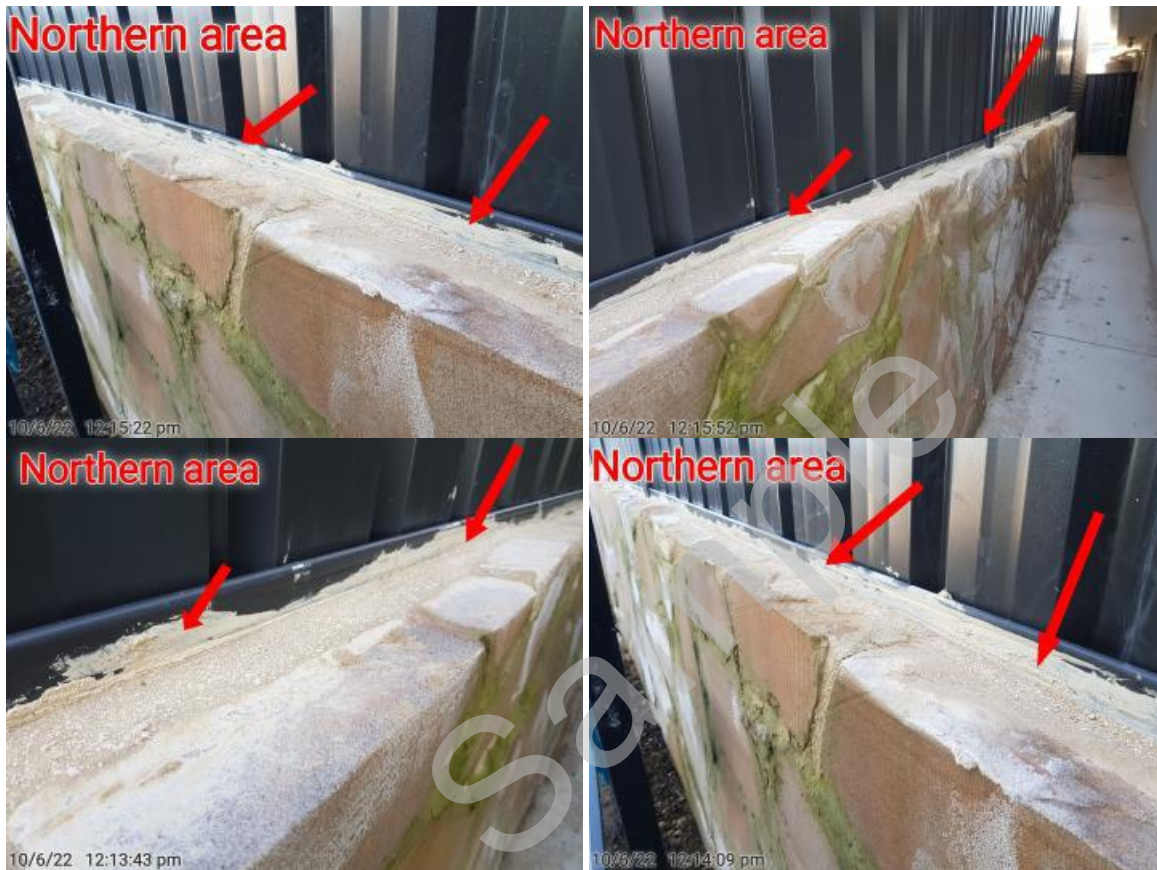
RESIDUE TO FINISH

The cement mortar from the retaining wall below has been smeared over the fence along the entire length. Must be removed without damaging the surface beneath. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in the Northern elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Render

CHIPPED RENDER

Must repair. To be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in the Northern elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Retaining Walls

INCORRECTLY INSTALLED RETAINING WALL

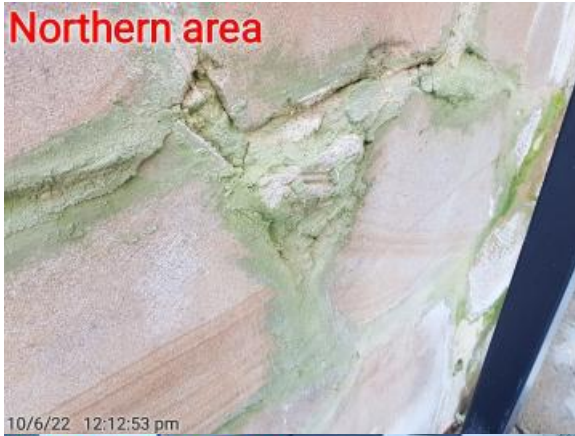
Must be repaired or replaced. To be constructed to an acceptable standard. The finish is not consistent to the neighbouring retaining walls in the complex with the finish of the mortar and with mould growing to the surface of the retaining wall due to inadequate waterproofing. To be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in the Northern elevation

Further inspection or advice required from specialist: Yes by the licensed builder





FINISHES

Brickwork painted

PAINT FINISH TO BRICKWORK NOT TO AN ACCEPTABLE STANDARD

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Western elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Brickwork

RESIDUE TO BRICKWORK FINISH

Must be removed without damaging the surface beneath. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Southern elevation and Western elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Door Frame

RESIDUE TO DOOR FRAME PAINT FINISH

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Northern elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Render

FINISH TO RENDER NOT TO AN ACCEPTABLE STANDARD

Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Southern elevation and Eastern elevation

Further inspection or advice required from specialist: Yes, by the licensed builder

RENDERED PAINT FINISH

Render has not been finished to an acceptable standard in many places throughout. Render has not been cleaned of the opening lintels before painting. Must be repaired and repainted correctly. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Southern elevation and Western elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Southern elevation



Southern elevation



Southern elevation



Southern elevation



Northern elevation



Northern elevation



Tiles (Floor)

RESIDUE TO FINISH

Must be removed without damaging the surface beneath. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Southern elevation and Western elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Window (Metal)

RESIDUE TO FINISH

Must be removed without damaging the surface beneath. Repairs required immediately.

Repair priority: Immediate

Location: The item identified is located in Western elevation and Southern elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Western elevation



Southern elevation



Western elevation



Sample

APPLIANCE ASSESSMENT

Hot Water Unit

OPERATIONAL BUT NOT FINISHED

This item appeared to be operating correctly at the time of the inspection but the external cover plate has not been installed at all..

Repair priority: Immediate

Location: The item identified is located in Northern elevation

Further inspection or advice required from specialist: Yes, by the licensed builder



Lights

OPERATIONAL

This item appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage

Location: The item identified is located in Northern elevation, Southern elevation, and Western elevation

Further inspection or advice required from specialist: No

SUBFLOOR

AREAS ASSESSED

Details:

No subfloor areas exist to the structures on the property.

ROOF

AREAS ASSESSED

Details:

Main dwelling.



ACCESS CONDITIONS

Details:

Assessment to the following areas was unfortunately limited:
Upper storey roof because of No safe access via a 3.6m ladder.



AREAS OF NO CONCERN

Details:

No notable issues were noted to the following areas:
Nil.

NOTABLE ITEMS

Cladding

NAILS POPPING

Must be secured or replaced so cladding attaches to the wall frame. Must be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in the Main dwelling Southern section

Further inspection or advice required from specialist: Yes, by the licensed builder



Roof (Metal)

DAMAGED BARGE CAPPING

Must be repaired correctly or replaced. Must be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in the Main dwelling Northern section

Further inspection or advice required from specialist: Yes, by the licensed builder

INCORRECTLY INSTALLED FLASHING

The flashing has not got the correct amount of cover over the corrugated roof and is turned up which will allow moisture to enter the roof void below. Must be repaired correctly or replaced to help prevent water entry into the roof void. Must be fixed without.

Repair priority: Immediate

Location: The item identified is located in the Main dwelling Eastern section

Further inspection or advice required from specialist: Yes, by the licensed builder



Windows

PLASTIC PROTECTIVE COVER

Must remove the plastic protective cover correctly as this will deteriorate and become difficult to remove with time. Must be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in the Main dwelling Southern section and Western section

Further inspection or advice required from specialist: Yes, by the licensed builder



ROOF VOID

AREAS ASSESSED

Details:

Main dwelling upper level.



ACCESS CONDITIONS

Details:

Assessment to the following areas was unfortunately restricted:

Main dwelling because of Installed ducting, Installed Insulation, Restricted crawlspace, and Cool unit.

AREAS OF NO CONCERN

Details:

No notable issues were noted to the following areas:

Main dwelling.

NOTABLE ITEMS

Insulation
BLANKET INSULATION INSTALLED

Blanket insulation, which is a combination of reflective foil and fiberglass is installed beneath the roof sheeting.

Repair priority: N/A

Location: The item identified is located in the Main dwelling

Further inspection or advice required from specialist: No

INSULATION BATTS INSTALLED

Insulation batts are installed to the complete ceiling area.

Repair priority: N/A

Location: The item identified is located in the Main dwelling

Further inspection or advice required from specialist: No

CRACKING

IMPORTANT INFORMATION REGARDING CRACKING AND MOVEMENT IN MASONRY AND CONCRETE

Details:

Regardless of the type of crack(s) and movement evident, a Building Assessor carrying out an assessment within the scope of a visual assessment is unable to determine the expected consequences of cracks and movement.

Obtaining information regarding:

- (a) The nature of the foundation material on which the building is resting
- (b) The design of the footings
- (c) The site landscape
- (d) The history of the cracks or movement and
- (e) Carrying out an invasive assessment

all fall outside the scope of this assessment. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking or movement and any remedial work needed.

Cracks that are small in width, length and movement which is minimal on the day of the assessment may have the potential to develop over time into structural problems or may exhibit no further changes.

If cracks or movement has been identified in the table below, then only a Structural Engineer is **qualified** to determine the significance of the cracking or movement.

CRACKING OR MOVEMENT OF MASONRY AND/OR CONCRETE

Concrete

Garage

1-3mm cracking visible, Serviceability flaw



Render

Northern elevation

Hairline cracking visible, Serviceability flaw



Appearance Flaw

Where in the assessor's opinion the appearance of the building item has deteriorated at the time of the assessment and the significance of this cracking or movement is unknown until further information is obtained.

Serviceability Flaw

Where in the assessor's opinion the performance of the building item is flawed at the time of the assessment and the expected significance of this cracking or movement is unknown until further information is obtained.

Structural Flaw

Where in the assessor's opinion the structural soundness of the building item has diminished at the time of the assessment and the expected significance of this cracking or movement is unknown until further information is obtained.

IMPORTANT ADVICE**Strata and Company Title Properties:**

The assessment is limited to the interior and immediate exterior of the particular unit being inspected. The complete assessment of other common property areas would be the subject of a Special-Purpose Assessment Report.

Trees:

Where trees are located close to a house, this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical assessment can determine the foundation material and advise on the best course of action with regards to the trees.

Septic and Water Tanks:

Septic and water tanks do not form part of this assessment and report as specified in AS4349.1-2007. These items are the subject of a Special-Purpose Assessment Report and we strongly recommend a licensed plumber be engaged to carry out these assessments.

Swimming Pools and Spas:

Swimming Pools & Spas do not form part of the assessment and report as specified in AS4349.1-2007. We strongly recommend a pool expert be consulted to examine any pools, spas, associated equipment, fencing and plumbing.

Surface Water Drainage:

The retention of water from surface run-off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run-off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Foundations:

As our assessment is visual only, we cannot inspect and report on the condition of the foundations. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. This manifests in the building fabric by cracking or causing windows and doors not to operate efficiently, hence to fully assess the sub strata on which the building structure rests a Geo-technical report is required. Alternatively the Local Council may be contacted regarding potential site instability. Local Councils can also advise on local flooding and the adequacy of stormwater reticulation.

Woodrot:

Woodrot is generally the result of timbers absorbing water over a period of time. This generally occurs with hardwoods and "Oregon" timber (Douglas Fir). In the past, these were the commonly used timbers for the construction of most parts of the building. These days, Treated Pine, which is resistant to woodrot is used for outdoor purposes.

Earth Leakage/ Residual Current Detectors:

Earth Leakage Circuit Breakers (ELCBs) also known as Residual Current Detectors (RCDs), are compulsory in all new homes and most industrial sites in Australia, their function is to detect a tiny imbalance or accidental current flow returning to the Earth conductor and to rapidly isolate the power in that circuit. The prime purpose of the protection is to prevent and protect against accidental electrocution, where connected equipment may be faulty, cords frayed or wiring insulation compromised. For safety purposes it is highly recommended that old systems be upgraded to the new standards.

Building Regulations:

Current Council and Building Codes may differ to the regulations in place at the time of construction of the inspected buildings. An item quoted as not meeting current regulations is not necessarily considered illegal and may be acceptable given it meets with the old regulations. However items such as low balustrades may pose a safety risk.

Lead Paint:

Older houses are known to contain lead paint. Future renovation work and paint scraping can be hazardous to children and to health. Precautions are recommended. Dust accumulated in roof voids in older industrial suburbs will most likely contain particles of lead. We strongly recommend a qualified expert such as an Industrial Hygienist be engaged to inspect and report on any areas suspected of containing lead paint.

Other Assessments and Reports Recommended:

As a purchaser you may like to consider obtaining the following Assessments and Reports prior to any decision to purchase the Property, so that you can be well equipped to make an informed decision. These Assessments and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Assessment Report.

Timber Pest Assessment Electrical Assessment Plumbing Assessment Asbestos Assessment Mechanical Services

Drainage Assessment Mould Assessment Air conditioning Assessment Appliances Assessment
Alarm/Intercom/Data Systems

Structural (Engineer) Geotechnical Assessment Durability of Exposed Surfaces Hydraulics
Assessment Swimming Pool Assessment

Council Plan Assessment Hazards Assessment Fire/Chimney Assessment Estimating Report Garage
Door Mechanical Gas fitting Assessment

Important Information Regarding the Scope and Limitations of the Inspection and this Report**Important Information:**

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

1) This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or major/significant defects apparent at the time of the inspection. Whether or not a defect is considered major/significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*e.g In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; detection and identification of illegal wiring; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

4) CONSUMER COMPLAINTS PROCEDURE. In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

5) ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the report. Buildings constructed prior to 1985 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings constructed after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to people's health. You should seek advice from a qualified asbestos expert."

6) Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non-wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industrial Hygienist.

7) CONDITIONS :- This standard property report is conditional upon or conditional in relation to -

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

8) DISCLAIMER OF LIABILITY TO THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement.

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