



# BUILDING INSPECTION

Complies with Australian Standard AS 4349.1-2007  
Inspection of Buildings Part 1: Pre-Purchase  
Inspections of Residential Buildings - Appendix C

Feb 25, 2021

## PROPERTY ADDRESS

1 Adelaide Street  
Brisbane, QLD  
4000, Australia

Inspection Date: 25 Feb 2021  
T: 1234 567 890

Inspected by: John Smith  
E: jsmith@example.com

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# 03 Description of Building

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## Type of Building:

✓ Residential House

## Style of Building:

✓ Conventional single storey

## Number of Stories:

✓ Single Storey

## Age of Building:

✓ 3-5 years old

## Roof Covering:

✓ Colour Bond Sheeting

## Roof Frame:

✓ Hardwood Roof Trusses

## External Walls:

✓ Weather Board Walls

## Floor Construction:

✓ Concrete Slab on Ground

## Internal Walls:

✓ Timber Framed Walls

## Building Tenancy:

✓ Occupied

## Building Furnished:

✓ Yes

## Building Frontage Faces:

✓ East

## Hot Water Unit:

✓ External free standing gas HWU

## Solar:

✓ Electrical solar panels present

## Airconditioning:

✓ Split system

## Mains (Submains) Power Board:

✓ 2 x RCD's

## Smoke Alarms:

✓ Hard wired smoke alarms

# 04 General

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Weather Conditions at the time of the inspection:

✓ Dry

Recent weather conditions:

✓ Dry

Date and time of inspection:

✓ 25 Feb 2021



# 05 Summary of Inspection

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## Results of Building Inspection - Summary

	Found	Not Found
Safety Hazard	✓	
Major Defect	✓	
Minor Defect	✓	

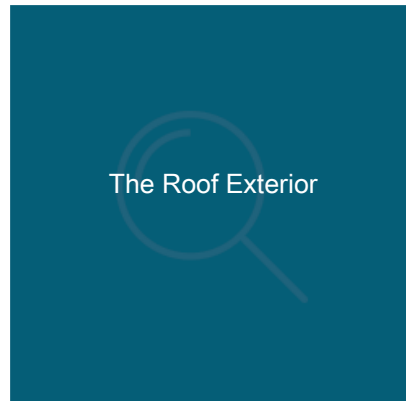
Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is Above Average.

# 06 Areas Inspected

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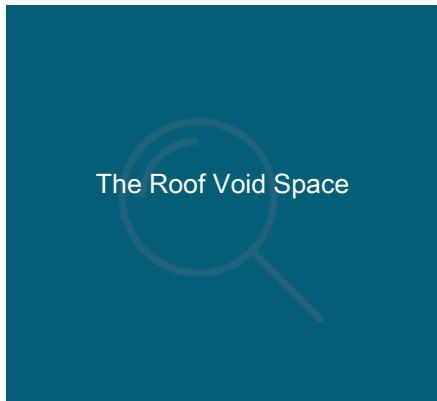
The areas inspected were



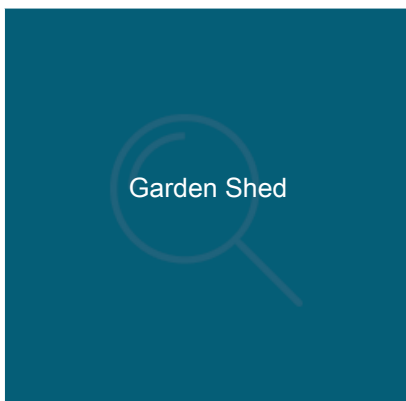
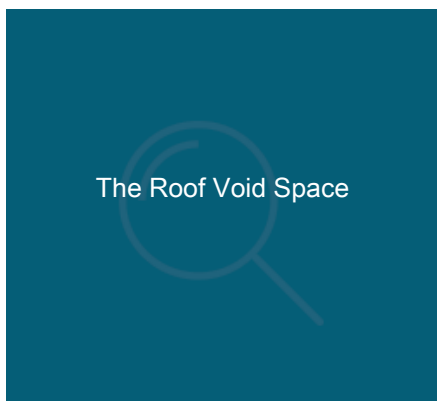
# 07 Areas Not Inspected

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The areas NOT accessible for any inspection were



The areas in which visual inspection was obstructed



# 08 Inspection

## Kitchen

### Access Limitations

✓ No limitations

### Photographs

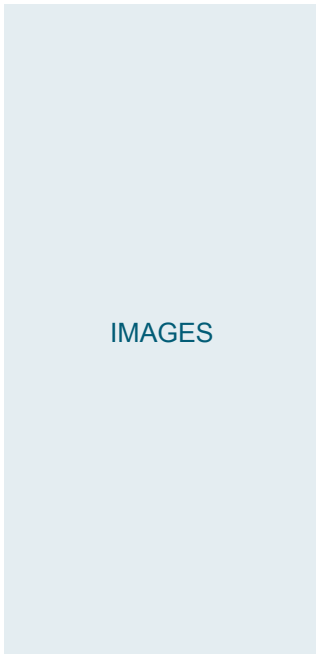


Photo Ref #1



Photo Ref #2

### Ceiling

✓ No defects

### Walls

✓ No defects

### Floor

✗ Drummy tiles



Comments : Gaps in timber flooring  
Defect Significance: Minor  
Defect Type: A (Damage)



IMAGES



Photo Ref #3

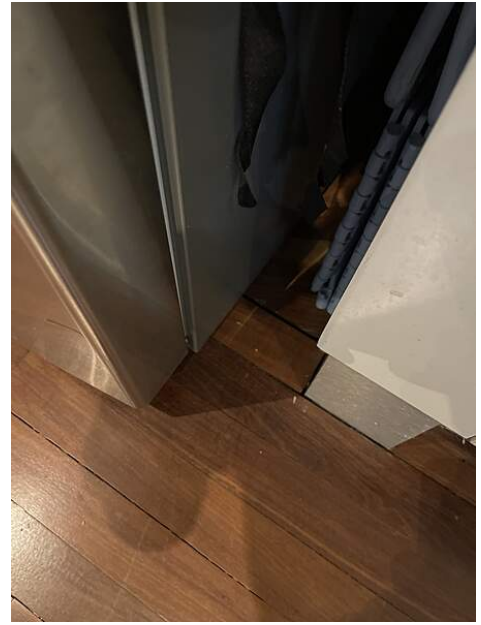


Photo Ref #4

Sink

✓ No defects

Taps

✓ No defects

Splashback

✓ No defects

Bench top

✓ No defects

Top Cupboards

✓ No defects

Bottom Cupboards

✓ No defects

Food Cupboards

✓ No defects

Window/s

✓ No defects

**Lounge Room**

Access Limitations

✓ No limitations

Photographs

IMAGES



Photo Ref #5

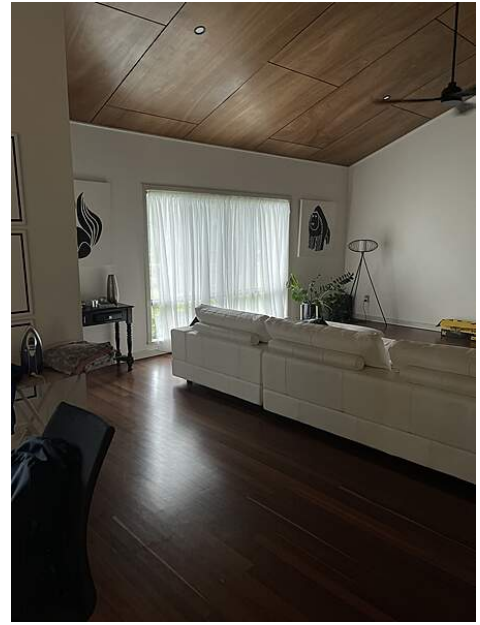


Photo Ref #6

Ceiling

✓ No defects

Walls

✓ No defects

Floor

✓ No defects

Doors and door furniture

✓ No defects

Front Door and door furniture

✓ No defects

Window/s

✓ No defects

**Dining Room**

Access Limitations

✗ Furniture, Clutter

Photographs

## IMAGES



Photo Ref #7

### Ceiling

✓ No defects

### Walls

✓ No defects

### Floor

✓ No defects

### Window/s

✓ No defects

### Rear Exit Door

✓ No defects

### Skirting

✓ No defects

### Architraves

✓ No defects

## Front Entrance Area

### Access Limitations

✓ No limitations

### Photographs

IMAGES



Photo Ref #8

#### Ceiling

✓ No defects

#### Walls

✓ No defects

#### Floor

✓ No defects

#### Front Door and door furniture

✓ No defects

### Passageway to Bedrooms

#### Access Limitations

✓ No limitations

#### Photographs

IMAGES

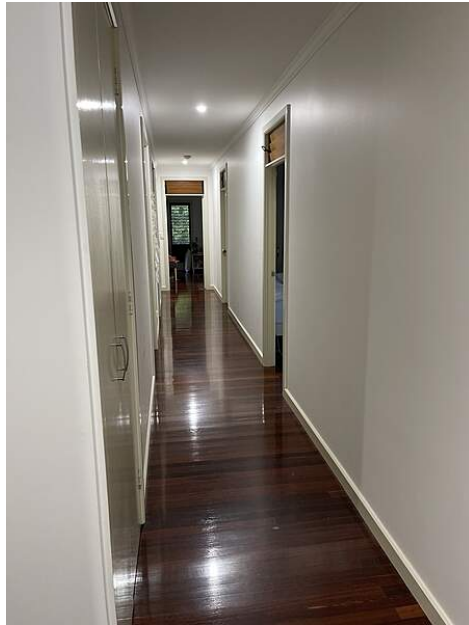


Photo Ref #9



Photo Ref #10

Ceiling

✓ No defects

Walls

✓ No defects

Floor

✗ Other

EXPLANATIONS

Comments : Timber floor boards damaged  
Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



Photo Ref #11



Photo Ref #12

IMAGES



Photo Ref #13

## Bedroom 1

### Access Limitations

✓ No limitations

### Photographs

IMAGES



Photo Ref #14

### Ceiling

✓ No defects

### Walls

✓ No defects

### Floor

✓ No defects

### Window/s

✓ No defects

### Door/s and door furniture

✓ No defects

### Skirting

✓ No defects

### Architraves

✓ No defects

### Robe

✓ No defects

## Bedroom 2

### Access Limitations

✓ No limitations

### Photographs

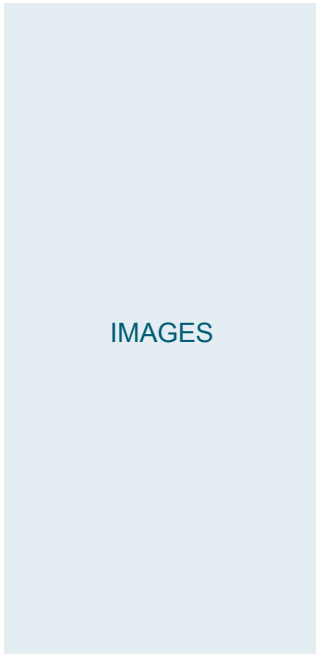


Photo Ref #15

### Ceiling

✓ No defects

### Walls

✓ No defects

Floor

✓ No defects

Window/s

✓ No defects

Door/s and door furniture

✗ Other

EXPLANATIONS

Comments : Damaged plantation shutters  
 Defect Significance: Safety Hazard  
 Defect Type: A (Damage)

IMAGES



Photo Ref #16



Photo Ref #17

Rear Exit Door/s

✓ No defects

Skirting

✓ No defects

Architraves

✓ No defects

Robe

✓ No defects

Main Bathroom

Access Limitations

✓ No limitations



Photographs

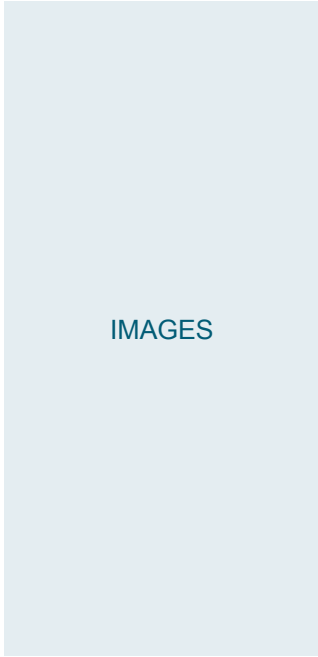


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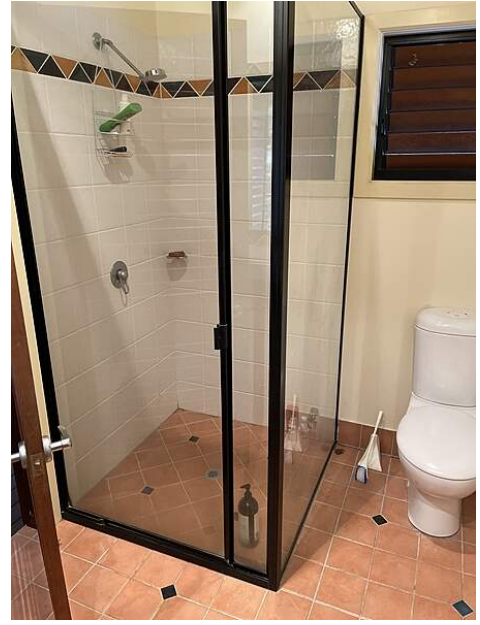


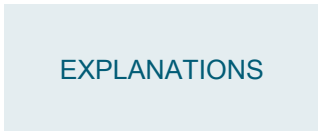
Photo Ref #19

Ceiling

✓ No defects

Walls

✗ Other



Defect Significance: Minor  
Defect Type: B (Distortion, Warping, Twisting)

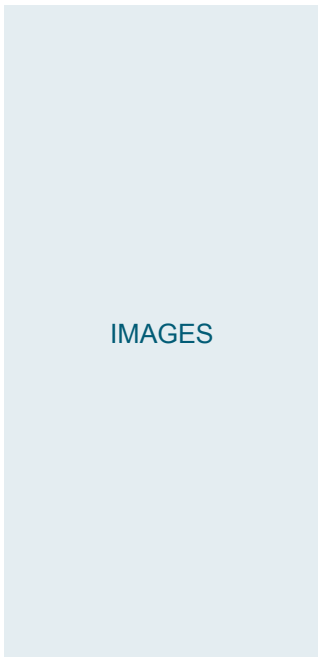


Photo Ref #20

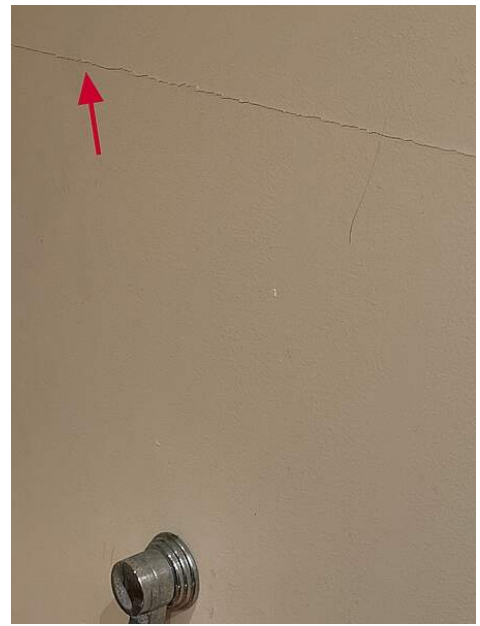


Photo Ref #21

## Wall Tiles

✓ No defects

## Shower Wall Tiles

✓ No defects

## Shower floor

✓ No defects

## Shower Screen

✓ No defects

## Bathroom floor

✓ No defects

## Basins

✓ No defects

## Splashback Tiles

✓ No defects

## Taps

✓ No defects

## Mirror

✓ No defects

## Vanity Cupboard

✓ No defects

## Bath

✓ No defects

## Bath Splashback

✓ No defects

## Bath Side Tiles

✓ No defects

## Pan and cistern

✓ No defects

## Door and door furniture

✓ No defects

## Window/s

✓ No defects

## Architraves

✓ No defects

## Skirting tiles

✓ No defects

## Garage

### Access Limitations

✓ No limitations

### Photographs

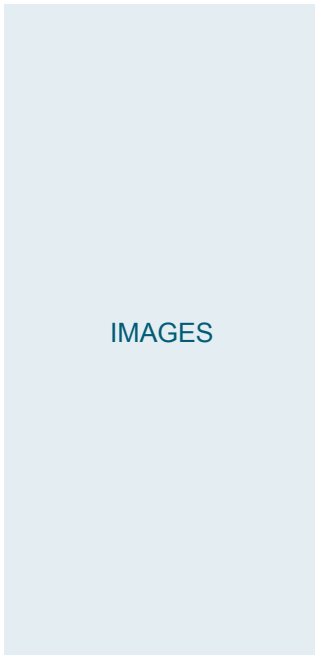


Photo Ref #22

## Ceiling

✓ No defects

## Walls

✓ No defects

## Concrete Floor

✓ No defects

## Window/s

✓ No defects

## Entrance Doors

✓ No defects

## Side entrance door

✓ No defects

Rear Exit Door/s

✓ No defects

Internal Access Door

✓ No defects

Rear roller door

✗ Door damaged suggest maintenance

EXPLANATIONS

Defect Significance: Major  
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Photo Ref #23



Photo Ref #24

IMAGES



Photo Ref #25

## Exterior

### Access Limitations

✓ No limitations

### Photographs

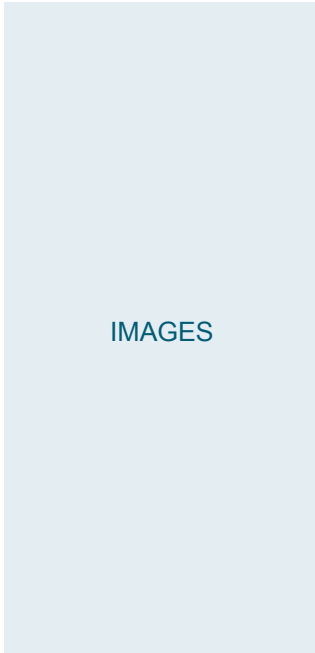


Photo Ref #26



Photo Ref #27

### Exterior cladding/finish

✓ No defects

### Windows

✓ No defects

### Windows

✓ No defects

### Window sills

✓ No defects

### Doors

✓ No defects

### Doors

✓ No defects

### Door sills

✓ No defects

### Chimney/Flue

✓ No defects

Weep holes

✓ No defects

**Sub Floor**

Access Limitations

✗ Clutter

Photographs

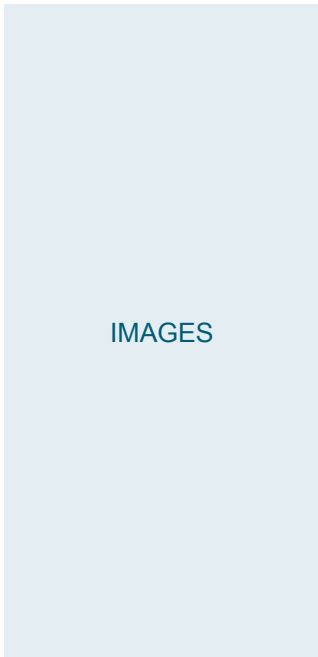


Photo Ref #28

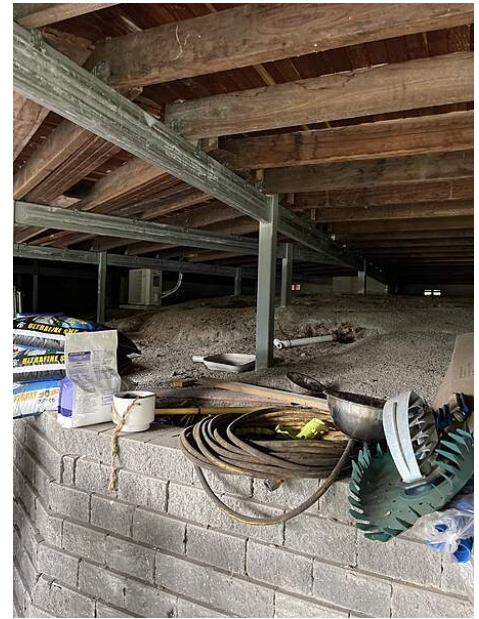


Photo Ref #29



Photo Ref #30

Flooring

✓ No defects

### Ventilation

✓ No defects

### Sub floor door

✓ No defects

### Piers

✓ No defects

### Areas of Subfloor NOT inspected

✗ Front and rear landings. No access available.

## Roof Exterior

### Access Limitations

✓ No limitations

### Photographs



Photo Ref #32

### Roof Covering

✓ No defects

### Ridges

✓ No defects

### Gutters

✗ Holding water in some areas

### EXPLANATIONS

Defect Significance: Minor  
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Photo Ref #33

#### Downpipes

✓ No defects

#### Valleys

✓ No defects

#### Eaves

✓ No defects

#### Fascia

✓ No defects

#### Bargeboard

✓ No defects

#### Lead flashings

✓ No defects



# 09 General Photographs

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Photograph 1



Photograph 2



Photograph 3

# 10 Defects and Safety Issues

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## Safety Hazards in this Building:

Door/s and door furniture

✗ Other

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Damaged plantation shutters

Safety Hazard

A (Damage)

## Major Defects in this Building:

Rear roller door

✗ Door damaged suggest maintenance

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Major

B (Distortion, Warping, Twisting)

## Minor and Other Defects in this Building:

Floor

✗ Drummy tiles

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Gaps in timber flooring

Minor

A (Damage)

Floor

✗ Other

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Timber floor boards damaged

Minor

A (Damage)

## Walls

✗ Other

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)

## Gutters

✗ Holding water in some areas

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)

# 11 Other Inspections and Reports Required

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## Further Inspections Recommended



# 12 Conclusion & Summary

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The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of Major Defects** in this Residential Building as compared with similar Buildings is considered:

**Low**

**The incidence of Minor Defects** in this Residential Building as compared with similar Buildings is considered:

**Typical**

**The overall condition** of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

**Above Average**

**Overall Condition Comments:**

**Please Note:** This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

**This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in this Report and anything in this summary, the information in the report shall override that in this summary.**

# 13 Contact

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We take this opportunity to thank you for your instructions.

If you have any queries, please do not hesitate to contact our inspector.

Yours faithfully,



John Smith  
Test Company  
E: [jsmith@example.com](mailto:jsmith@example.com)  
T: 1234 567 890

# 14 Terms & Conditions

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## Part 1: Purpose and Scope of Inspection

This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings.

### Inspection Agreement - Individual title property

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.

### Purpose of Inspection

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

### Important Information and Disclaimer

Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Residential Pre-Purchase Building Inspection Report, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This 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. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

### Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

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.

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, fascias and barges
  - 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 (excluding swimming pool fences) ; surface water (drainage effectiveness)

What is not reported on:

- general exclusions detailed in the standard 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 behavior eg 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.
- Specifics excluded by the standard 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.



## Special Requirements

It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

## Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

## Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's 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 it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

## Dimensions for Reasonable Access

**Roof Interior** - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

**Roof Exterior** - Must be accessible from a 3.6m ladder placed on the ground.

# 15 Definitions

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**High:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The Building and its parts show some significant defects and/or poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Major Defect:** Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Defect:** Any Defect other than what is described as a major defect.

**Structural Element:** Physically distinguishable part of a structure. Note: for example, wall columns, beam, connection.

**Accessible area:** is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or inspection areas.

**Damage:** The building material or item has deteriorated or is not fit for its designed purpose.

**Distortion, Warping, Twisting:** The item has moved out of shape or moved from its position.

**Water Penetration, Dampness:** Moisture has gained access to unplanned and/or unacceptable areas.

**Material Deterioration:** The item is subject to one or more of the following defects, rusting, rotting, corrosion, decay.

**Operational:** The item or part does not function as expected.

**Installation:** The installation of an item is unacceptable, has failed or is absent.