



HANDOVER INSPECTION PRE-PURCHASE BUILDING INSPECTION REPORT



This Report

- » Building Inspection Report
- » House **ONLY**
- » House **AND** Unit



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- » All inspections are standard visual reports in accordance with Australian Standards AS4349 for Residential Buildings.

Terminology/Definitions

To Be Serviced by Others	TBS	Inspected to Standard	✓	Doesn't Apply	X
Maintenance Required	M	Repairs Required	R	Not Applicable	N/A
High	HI	Moderate	MO	Low	LO

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Building Report No.:	1111		
Date of Inspection:	18/11/2015	Weather:	Sunny
Time Arrived:	10.00am	Time Departed:	11.00am

Client Details:					
Name:	Sally Sample				
Street Address:	666 Test Street				
Town:	Lavington	State:	NSW	Postcode:	2641
Phone:		Mobile:	0427 *** **		

Property Details:					
Street Address:	555 Report Road				
Town:	Albury	State:	NSW	Postcode:	2640
Council/Shire:	Albury				

Real Estate Details:					
Contact Person:	Rob Real	Phone:		Mobile:	0429 *** **
Company:	Rob's Realty				

PROPERTY BUILDING AND STRUCTURES

Type of Building	Residential	✓	Commercial		Unit or Flats				
Height	Single Storey	✓	Double Storey		Split Level		Multiple storey		
Building	Brick veneer	✓	Cavity brick		Concrete block		Stone		Timber frame
Windows	Aluminium	✓	Timber		Steel				
Doors	Aluminium	✓	Timber	✓	Steel				
Driveways	Concrete	✓	Paving		Gravel		Bitumen		
Path	Concrete	✓	Paving		Gravel		Bitumen		

BUILDING INSPECTIONS:

Structural Defects

Movement Cracks – External Walls, Internal Walls, Ceiling Linings and Cornices

- Movement cracks are caused by the building structure, its integrity, age, and movement over the years. These cracks can be either major, minor or hairline cracks.
- Major cracks in the building structure will be identified in this report.
- Minor and hairline cracks are generally considered to be of no concern and will only be identified where necessary.

FEATURE	MEETS STANDARD	RECOMMENDATIONS
CRACKS IN BRICKWORK	✓	
GAPS AROUND WINDOWS	✓	
BRICKWORK MOVEMENT	✓	
WALL CLADDING	✓	
RISING DAMP	✓	
GARDENS	✓	

NOTES

Area	Notes
Stormwater	The stormwater pipe at the side of the building needs to be repaired.
Outside Brickwork	The outside brickwork on the pathway to the unit needs to be cleaned.

BUILDING INSPECTIONS: External Buildings and Land

FEATURE	MEETS STANDARD	RECOMMENDATIONS
GARAGE	✓	
CARPORT		
FRONT VERANDA	✓	
BACK VERANDA	M	The roof beam needs to be filled with building filler and repainted.
PATIO DECK		
PERGOLA		
SHEDS		
OUT BUILDINGS		
BALCONY		
FENCES	✓	
NON STRUCTURAL RETAINING WALL		
SITE DRAINAGE	✓	
EXTERNAL FENCING	✓	

NOTES	
Area	Notes

BUILDING INSPECTIONS:

Roof Space

FEATURE	MEETS STANDARD	RECOMMENDATIONS
ROOF LININGS	✓	
ROOF STRUCTURE	✓	
ROOF MOVEMENT	✓	
ROOF REPAIRS	✓	
ROOF GUTTERING	✓	
ROOF CAPPING	✓	
ROOF FLASHINGS	✓	
DOWNPIPES	✓	
FASCIA	✓	
BARGE BOARDS		
EAVES	✓	
SUPPORT BEAMS	✓	
POST	✓	
WOOD DECAY		

NOTES	
Area	Notes

BUILDING INSPECTIONS:

Floor Space

***Note:** All timber floors have movement which can cause the squeaking of floor boards. This can be addressed by rescrewing to the floor joists at a later stage when the floor coverings have been taken up.

FEATURE	MEETS STANDARD	RECOMMENDATIONS
ACCESS	NO	
GROUND MOISTURE		
FLOOR		
FLOOR STRUCTURE		
FLOOR STUMPS		
FLOOR MOVEMENT		
FLOOR DAMPNESS		
FLOOR VENTILATION		
FLOOR VENTS		
TIMBER PEST DAMAGE		

NOTES	
Area	Notes

BUILDING INSPECTIONS:

Internal

FEATURE	MEETS STANDARD	HOUSE	UNIT (if applicable)	RECOMMENDATIONS
FURNISHED	YES / NO			
ENTRY	✓	✓		
HALLWAY 1	✓	✓		
HALLWAY 2	✓	✓		
LOUNGE ROOM	✓	✓	✓	
RUMPAS ROOM	✓			
FAMILY ROOM	✓			
GAMES ROOM	✓			
DINING ROOM	✓	✓		
KITCHEN	✓	✓	✓	
BEDROOM 1	✓	✓	✓	
BEDROOM 2	✓	✓	✓	
BEDROOM 3	✓	✓		
BEDROOM 4	✓	✓		
BATHROOM 1	✓	✓	✓	
BATHROOM 2	✓	✓		
ENSUITE	✓	✓		
TOILET 1	✓	✓	✓	
TOILET 2	✓	✓		
LAUNDRY	✓	✓	✓	

NOTES	
Area	Notes
Hallway (House)	The walls need to be repaired as there are nail holes showing through the plaster which need to be repaired and repainted.

BUILDING INSPECTIONS:

Internal Construction

Movement Cracks – Walls, Ceiling Linings and Cornices

- » Movement cracks are caused by the building structure, its integrity, age, and movement over the years. These cracks can be either major, minor or hairline cracks.
- » Major cracks in the building structure will be identified in this report.
- » Minor and hairline cracks are generally considered to be of no concern and will only be identified where necessary.

Windows

- » All timber windows will need ongoing maintenance.
- » Aluminium windows may need ongoing maintenance.

Doors and Latches

- » All doors will need to be maintained due to movement over the years.

FEATURE	MEETS STANDARD	RECOMMENDATIONS
WALL LININGS	✓	
WALL STRUCTURE	✓	
WALL MOVEMENT	✓	
WALL DAMPNESS	✓	
WALL DAMAGE	M	Nail holes protruding in the hallway (house).
CRACKS IN WALLS	✓	

Ceiling

FEATURE	MEETS STANDARD	RECOMMENDATIONS
CEILING LININGS	✓	
CEILING STRUCTURE	✓	
CEILING MOVEMENT	✓	
CEILING MOISTURE	✓	
CEILING DAMAGE	✓	
CRACKS IN CEILING	✓	
CRACKS IN CORNICE	✓	

NOTES	
Area	Notes

PROPERTY IMPROVEMENT RECOMMENDATIONS

Area	Notes
Vanities	All vanities throughout the property need to be sealed back to the tiles, as there is a gap between the vanity and the wall tiles.
Kitchen Benchtops	All kitchen benchtops need to be sealed between the benchtops and the side cupboards.

SAMPLE

QUALIFIED IN BUILDING SURVEYING

• CONSULTANT • INSPECTOR • ADVISOR

INSPECTIONS

- BUILDING COMPLIANCE • BUILDING
- POOL SAFETY BARRIERS • TIMBER PEST • ASBESTOS ASSESSOR
- ELECTRICAL • PLUMBING • GAS
- BUILDING AND BOUNDARIES IDENTIFICATION

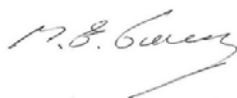
ALL VISUAL INSPECTIONS AND REPORTS ARE
IN ACCORDANCE WITH AUSTRALIAN STANDARDS
FOR RESIDENTIAL BUILDINGS

Australian Standards Requirements

- Inspection of Buildings General Requirements AS 4349.0.2007
- Inspection of Buildings Part 1: Pre-Purchase Inspections – Residential Buildings AS 4349.1 – 2007
- Inspection of Buildings Part 1: Property Inspections – Residential Buildings AS 4349.1 - 1995
- Inspection of Timber Pests AS 4349.3.2010
- Inspection of Asbestos AS TME 1368-14
- Inspection of Pool Safety Barriers AS 1926.1.2012
- Electrical Inspections AS 3000
- Plumbing Inspections AS 3500
- Building Compliance - Inspection of Council Files Building Permits, Approvals, Plans and Specifications, Alterations and Additions, and non-compliance work.
- Australian Building Codes Board
- Building Code of Australia (BCA)
- Federal, State and Local Government Building Regulations
- Guide to Standards & Tolerances- *Published by the Building Control Commission 1st April 1999*
- National Code of Practice – Construction Industry Compliant

Inspections on the above property have been carried out in accordance with Australian Standards AS4349 for Residential Buildings, and as per Building Inspection Certificate (Aust.) Pty Ltd Terms and Conditions.

Signature:



Date:

18/11/2015

Michael Tracey

This report was prepared by
Building Inspection Certificate (Aust) Pty Ltd
Trading as B.I.C. (Aust)

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FOR TERMS AND CONDITIONS REFER TO WEBSITE

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