



COMPREHENSIVE PRE-PURCHASE BUILDING INSPECTION REPORT



This Report

- » Building Inspection Report ✓
- » Building Compliance ✓
- » Pest Inspection Report ✓
- » Electrical Safety Inspection ✓
- » Plumbing/Drainage/Stormwater Inspection ✓
- » Gas Inspection ✓
- » Asbestos Inspection ✓
- » Swimming Pool Safety Barrier Certification
- » Boundary & Building Identification Survey

Inspections listed above which are not contained in this report
are available to prospective purchasers on request

- » All inspections are comprehensive visual reports in accordance with Australian Standards AS4349 for Residential Buildings.
- » All inspections encompass the **structural integrity only** and not the cosmetic condition of the building.

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Building Report No.:	SAMPLE 002		
Date of Inspection:	9/11/2015	Weather:	Sunny
Time Arrived:	9.30am	Time Departed:	11.30am

Client Details:					
Name:	Ed Example				
Street Address:	555 Test Avenue				
Town:	Yackandandah	State:	VIC	Postcode:	3749
Phone:	-	Mobile:	0429 *** **		

Property Details:					
Street Address:	888 Buy Boulevard				
Town:	Jindera	State:	NSW	Postcode:	2642
Council/Shire:	Greater Hume				

Real Estate Details:					
Contact Person:	Harry Agent	Phone:	-	Mobile:	0427 *** **
Company:	Harry's Real Estate				

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

LOCAL GOVERNMENT BUILDING COMPLIANCE

Search of documents and files at local Council

	YES	NO	N/A	YEAR	NOTES
Original Plans and Permits					
House	✓			1990	
Verandas	✓				
Garages			✓		
Carports	✓				
Sheds			✓		
Pergolas			✓		
Decks			✓		
Outbuildings			✓		
Swimming Pools	✓				
Swimming Pool Fences	✓				
Retaining Walls	✓				
Fences	✓				
Development Application	✓			1989	DO DATES
Development Consent	✓			1990	
Building Application	✓			1990	
Building Consent	✓			1990	
Building Approval	✓			1990	
Construction Certificate	✓			1991	
Plumbing Application	✓			1990	
Plumbing Consent	✓			1990	
Occupation Certificate	✓			1992	

LOCAL GOVERNMENT BUILDING COMPLIANCE

Search of documents and files at local Council

	YES	NO	N/A	YEAR	NOTES
Alterations and Additions					
Extensions to existing house			✓		
Internal wall removal	✓			2001	Dining room wall removed.
Wall relocations	✓			2001	Wall relocation in lounge room and bedroom.
Bedrooms	✓			2001	
Lounge rooms			✓		
Family rooms			✓		
Dining rooms			✓		
Kitchens	✓			2004	New kitchen installed.
Bathrooms	✓			2005	Bathroom upgraded.
Ensuites			✓		
Laundry	✓			2005	Laundry upgraded.
Toilets			✓		
Development Application		✓			
Development Consent		✓			
Building Application		✓			
Building Consent		✓			
Building Approval		✓			
Construction Certificate		✓			
Plumbing Application		✓			
Plumbing Consent		✓			
Occupation Certificate		✓			

LOCAL GOVERNMENT BUILDING COMPLIANCE

Search of documents and files at local Council

	YES	NO	N/A	YEAR	NOTES
External Buildings					
Garages	✓				
Sheds			✓		
Verandas			✓		
Carports	✓				
Pergolas	✓				
Decks			✓		
Outbuildings			✓		
Swimming pools	✓			2005	
Pool fencing	✓			2005	
Structural retaining walls	✓			2005	
Fences			✓		
Development Application		✓			
Development Consent		✓			
Building Application	✓			2009	
Building Consent	✓			2009	
Building Approval	✓			2009	
Construction Certificate	✓			2009	
Plumbing Application		✓			
Plumbing Consent		✓			
Occupation Certificate		✓			

	YES	NO	N/A	YEAR	NOTES
Non Approved Structures					
Carport	✓				
Pergola	✓				

PROPERTY BUILDING AND STRUCTURES

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

Type of Building	Residential	✓	Unit						
Height	Single Storey	✓	Double Storey		Split Level				
Site Falls From	North	✓	South		East		West		
Building	Brick veneer	✓	Cavity brick		Concrete block		Stone		Timber frame
External Finish	Brick	✓	Cement Render		Weatherboard		Metal		Plastic Vinyl
	Hardy Plank		Cement Sheet		Other Sheeting		Colour bond	✓	
Windows	Aluminium	✓	Timber		Steel				
Door Frames	Aluminium	✓	Timber		Steel				
Doors	Aluminium	✓	Timber		Steel				
Garage	Brick	✓	Steel		Timber				
Carport	Brick		Steel	✓	Timber				
Veranda Front	Brick		Steel		Timber	✓			
Veranda Back	Brick		Steel		Timber	✓			
Pergola	Brick		Steel		Timber	✓			
Deck	Brick		Steel		Timber				
Sheds	Brick		Steel		Timber				
Out Buildings	Brick		Steel		Timber				
Balcony	Brick		Steel		Timber		Concrete		
Handrails	Timber		Steel		Brick		Concrete		Glass
Post	Timber		Steel		Brick		Aluminium		
Hot Water	Gas	✓	Electric						TBS
Hot Water Unit	Wall	✓	Ceiling		Internal		External	✓	Both
Heating	Gas	✓	Electric	✓	Wood				TBS
Air Conditioner	Ducted	✓	Wall						TBS

SITE SERVICES

Water Supply	Town	✓	Tank		Bore				
Gas Supply	Town	✓	Bottled						
Sewerage	Town	✓	Septic						
Stormwater	Street	✓	Tank						
Phone Supply	Underground	✓	Overhead						
Power Supply	Overhead	✓	Underground						
Site Drainage	Poor		Good	✓	Excellent				
Drainage Pits	Yes	✓	No		Blocked		Clear	✓	
Water Tank	Concrete		Fibreglass		Plastic		Steel		
Retaining Walls (non-structural)	Timber		Concrete		Brick				

BUILDING INSPECTIONS:

External Buildings and Land

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

DESCRIPTION	Garage	Carport	Front Veranda	Back Veranda	Patio Deck	Balcony	Pergola	Shed	Out Buildings
FLOOR	✓	✓	✓	M					
FLOOR STUMPS									
FLOOR DAMPNESS	✓	✓	✓	✓					
FLOOR MOVEMENT	✓	✓	✓	M					
WALLS	✓								
WALL DAMPNESS	✓								
WALL MOVEMENT	✓								
CEILING	✓	✓	✓	✓					
CEILING MOVEMENT	✓	✓	✓	✓					
ROOF FRAME	✓	✓	✓	✓					
SUPPORT BEAM	✓	✓	✓	✓					
POST	✓	✓	✓	✓					
ROOF CLADDING	✓	✓	✓	✓					
FASCIA									
EAVES									
GUTTERING	M	M	✓	✓					
DOWNPIPES	✓	✓	✓	✓					
WINDOWS	✓								
DOOR & FRAMES	✓								
INSIDE PAINTING		M							
OUTSIDE PAINTING	✓	✓	✓	✓					
TIMBER PEST DAMAGE	✓	✓	✓	✓					
ROLLER DOOR	TBS								
TILT/SLIDING DOORS	TBS								
ELECTRICAL MOTORS	TBS								

RECOMMENDATIONS EXTERNAL BUILDINGS AND LAND

Area	Notes
	Minor maintenance/repairs required in some areas as marked.

BUILDING INSPECTIONS:

External Checklist

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

Perimeter Fences	Steel		Timber	✓	Brick		Mesh		
Dividing Fences	Steel		Timber	✓	Brick		Mesh		
Gates	Steel		Timber		Steel & Timber	✓	Iron		
Stairs External	Brick		Steel	✓	Timber		Concrete		
Hand Rails	Brick		Steel		Timber	✓	Concrete		
Balustrades	Metal		Brick		Timber		Glass		
Retaining Walls (non-structural)	Timber		Concrete		Brick		Steel		
Driveways	Concrete	✓	Paving	✓	Gravel		Bitumen		
Paths	Concrete	✓	Paving	✓	Gravel		Bitumen		

DESCRIPTION		NOTES
FENCES – FRONT	✓	
FENCES – BACK	✓	
FENCES – SIDE	✓	
FENCES – SIDE	✓	
DIVIDING FENCE	✓	
GATES	✓	
DRIVEWAY PAVEMENT	✓	
PATHS PAVEMENT	✓	
EXTERNAL STAIRS	✓	
EXTERNAL HANDRAILS	✓	
TIMBER PEST DAMAGE	✓	
RETAINING WALLS	✓	
BALUSTRADES	✓	

RECOMMENDATIONS EXTERNAL CHECKLIST

Area	Notes

BUILDING INSPECTIONS:

Roof Space

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

Roof	Pitched	✓	Flat						
Roof Frames	Timber	✓	Trusses		Steel				
Roof Cladding	Tiles	✓	Colour Bond		Iron		Aluminium		
Fascia	Steel	✓	Timber						
Eaves	Sheet	✓	Metal		Timber				

DESCRIPTION		NOTES
ACCESSIBILITY YES	✓	
ROOF STRUCTURE	✓	
ROOF MOVEMENT	✓	
ROOF REPAIRS	✓	
ROOF CAPPINGS	✓	
ROOF FLASHINGS	✓	
ROOF GUTTER	M	Roof gutters are leaking on the corners
FASCIA	✓	
BARGE BOARDS		
DOWNPIPES	✓	
EAVES	✓	
POST SUPPORTS		
POSTS	✓	
TIMBER DECAY	✓	
ROOF INSULATION BATTS	✓	
ROOF SISALATION	✓	
SKYLIGHTS	✓	
FLUES AND CHIMNEYS FLASHING	✓	

RECOMMENDATIONS ROOF SPACE

Area	Notes

BUILDING INSPECTIONS:

Floor Space

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

Floor Structure	Concrete		Timber	✓	Concrete & Timber				
Footings	Strip	✓	Piers						
Floor Stumps	Brick		Concrete		Timber	✓	Steel		
Floor Framing	Timber	✓	Steel						
Wet Areas	Concrete	✓	Timber						
Floor Vents	Vents	✓	Weep Holes						
Ground Moisture	High		Moderate	✓	Low				

***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.

DESCRIPTION		NOTES
ACCESSIBILITY	YES	
FLOOR STRUCTURE	✓	
FLOOR MOISTURE	✓	
FLOOR MOVEMENT	✓	
FLOOR STUMPS	✓	
FLOOR FRAMING	✓	
TIMBER FLOOR	✓	
ANT CAPS	✓	
FLOOR VENTS	✓	
VENTILATION	✓	
AIR FLOW	✓	
TIMBER PEST DAMAGE	✓	

RECOMMENDATIONS FLOOR SPACE

Area	Notes

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.

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

Wall Frames	Timber	✓	Brick		Steel				
Wall Linings	Plaster	✓	Timber		Cement Sheet	Brick		Cement Render	
Ceiling Linings	Plaster	✓	Timber		Cement Sheet	Steel			
Joinery	Built-in robes	✓	Kitchens	✓	Vanities	✓	Cupboards	✓	Stairs
	Wall Units		Built-in cupboards						

	Entry	Hall	Lounge	Family	Bed 1	Bed 2	Bed 3		
FURNISHED YES									
WALL STRUCTURE	✓	✓	✓	✓	✓	✓	✓		
WALL MOVEMENT	✓	✓	✓	✓	✓	✓	✓		
WALL DAMPNESS	✓	✓	✓	✓	✓	✓	✓		
WALL DAMAGE	✓	✓	✓	✓	✓	✓	✓		
CRACKS IN WALLS	✓	✓	✓	✓	✓	M	M		
WALL PAINT	✓	✓	✓	✓	✓	✓	M		
WALL TILES									
REGROUT WALL TILES									
WALL VENTILATION			✓	✓	✓	✓	✓		
FLOOR MOVEMENT	✓	✓	✓	✓	✓	✓	✓		
FLOOR TILES									
REGROUT FLOOR TILES									
MOISTURE IN CEILING	✓	✓	✓	✓	✓	✓	✓		
CEILING VENTILATION									
CEILING DAMAGE	✓	✓	✓	✓	✓	✓	✓		
CRACKS IN CEILING	✓	✓	✓	✓	✓	✓	✓		
CEILING SAGGING	✓	✓	✓	✓	✓	✓	✓		
NAILS POPPING	✓	✓	✓	✓	✓	✓	✓		
CEILING PAINT	✓	✓	✓	✓	✓	M	M		
DOOR FRAMES	✓		✓	✓	✓	✓	✓		
DOORS	✓		✓	✓	✓	✓	✓		
WINDOWS/FRAMES	✓	✓	✓	✓	✓	✓	✓		
BUILT IN ROBES					✓				
TIMBER PEST DAMAGE	✓	✓	✓	✓	✓	✓	✓		

BUILDING INSPECTIONS:

Kitchen/Dining

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

WALL STRUCTURE	✓	NAILS POPPING	✓
WALL MOVEMENT	✓	CEILING PAINT	✓
WALL DAMPNESS	✓	DOOR FRAMES	✓
WALL DAMAGE	✓	DOORS	✓
CRACKS IN WALLS	M	WINDOWS/FRAMES	✓
WALL PAINT	M	KITCHEN CUPBOARDS	✓
WALL TILES	✓	KITCHEN BENCHTOP	✓
REGROUT WALL TILES	✓	SEAL BETWEEN KITCHEN BENCHTOP AND SPLASHBACK	No
WALL VENTILATION	✓	KITCHEN SPLASHBACKS	✓
FLOOR MOVEMENT	✓	KITCHEN DOORS	✓
FLOOR TILES	✓	KITCHEN OVERHEADS	✓
REGROUT FLOOR TILES	✓	KITCHEN PANTRY	✓
MOISTURE IN CEILING	✓	KITCHEN DRAINAGE	✓
CEILING VENTILATION	✓	KITCHEN TAPS / SPOUTS	✓
CEILING DAMAGE	✓	SINK	✓
CRACKS IN CEILING	✓	TERMITE PEST DAMAGE	✓
CEILING SAGGING	✓		

RECOMMENDATIONS KITCHEN/DINING

Area	Notes

BUILDING INSPECTIONS:

Wet Areas

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

	Bath	Ensuite	Toilet	Laundry			
WALL STRUCTURE	✓	✓	✓	✓			
WALL MOVEMENT	✓	✓	✓	✓			
WALL DAMPNESS	✓	✓	✓	✓			
WALL DAMAGE	✓	✓	✓	✓			
CRACKS IN WALLS	✓	✓	✓	✓			
WALL PAINT	✓	✓	✓	M			
WALL TILES	✓	✓					
REGROUT WALL TILES	✓	✓					
WALL VENTILATION	✓	✓					
FLOOR MOVEMENT	✓	✓	✓	✓			
FLOOR TILES	✓	✓	✓	✓			
REGROUT FLOOR TILES	✓	✓	✓	✓			
MOISTURE IN CEILING	✓	✓	✓	✓			
CEILING VENTILATION	✓	✓	✓	✓			
CEILING DAMAGE	✓	✓	✓	✓			
CRACKS IN CEILING	✓	✓	✓	✓			
CEILING SAGGING	✓	✓	✓	✓			
NAILS POPPING	✓	✓	✓	✓			
CEILING PAINT	✓	✓	✓	✓			
DOOR FRAMES	✓	✓	✓	✓			
DOORS	✓	✓	✓	✓			
WINDOWS/FRAMES	✓	✓	✓	✓			
SHOWER BASE	✓	✓					
SHOWER MOISTURE	✓	✓					
SHOWER SCREEN	✓	✓					
BATH / SPA (Spa TBS)	✓						
VANITY UNIT	✓	✓					
LAUNDRY TROUGH				✓			
TIMBER PEST DAMAGE	✓	✓	✓	✓			

RECOMMENDATIONS WET AREAS

Area	Notes

BUILDING INSPECTIONS:

Structural Defects

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

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.

DESCRIPTION		NOTES
CRACKS IN BRICKWORK	Yes	Minor movement cracks only, but OK.
GAPS AROUND WINDOWS	✓	
EXTERNAL WALL LININGS	✓	
INTERNAL WALL STRUCTURE	✓	
EXTERNAL WALL STRUCTURE	✓	
DAMPNESS IN EXTERNAL WALLS	✓	
DAMPNESS IN INTERNAL WALLS	✓	
WALL MOVEMENT EXTERNAL	✓	
WALL MOVEMENT INTERNAL	✓	
FLOOR STRUCTURE	✓	
FLOOR MOVEMENT	✓	
ROOF STRUCTURE	✓	
ROOF MOVEMENT EXTERNAL	✓	
ROOF MOVEMENT INTERNAL	✓	
CEILING STRUCTURE	✓	
CEILING MOVEMENT	✓	
SUPPORT BEAMS	✓	
POST SUPPORTS	✓	
EXTERNAL PAINTING	✓	
INTERNAL PAINTING	M	
TIMBER PEST DAMAGE	✓	
GLASS REPLACEMENT EXTERNAL	✓	
GLASS REPLACEMENT INTERNAL	✓	

TIMBER PEST INSPECTION

*Note: All timbers laying on the ground should be removed from site to prevent termite attack.

TERMITES = TER	BORERS = BOR			FUNGI = FUN	
PEST INSPECTION		TER	BOR	FUN	NOTES
<u>INTERNAL</u>	Inspected				Visual timber pest inspection in accordance with: AS4349.3-2010
FURNISHED	YES				
WINDOW FRAMES	✓				
DOOR FRAMES	✓				
WALLS & LININGS	✓				
SKIRTINGS	✓				
ARCHITRAVES	✓				
BUILT-IN JOINERY	✓				
FLUES AND CHIMNEYS	✓				
PROBING	✓				
MOISTURE IN WALLS	✓				
MOISTURE IN CEILINGS	✓				
MOISTURE IN FLOORS	✓				
<u>EXTERNAL</u>					
GROUND MOISTURE – MODERATE	✓				
WALL LININGS	✓				
VENTS	✓				
CONCRETE SLABS & PATHS	✓				
WOOD STORAGE					
TREES	✓				
STUMPS	✓				
POSTS	✓				
FENCES	✓				
GARDENS	✓				
TIMBER RETAINING WALLS	✓				All timber should be removed from the ground to prevent termite attack
TIMBER LANDSCAPING	✓				All timber should be removed from the ground to prevent termite attack
HOT WATER OVERFLOW	✓				
AIR CONDITIONER OVERFLOW	✓				
<u>EXTERNAL BUILDINGS</u>					
GARAGE	✓				
SHEDS	✓				
CARPORTS	✓				
VERANDAS	✓				
TIMBER DECKS					
PERGOLAS					
<u>ROOF CAVITY (IS ACCESSIBLE)</u>	YES				
ROOF TIMBERS	✓				
CEILING TIMBERS	✓				

	Inspected	TER	BOR	FUN	NOTES
<u>SUB-FLOOR (IS ACCESSIBLE)</u>	NO				
FLOORING	✓				
FLOOR FRAMING	✓				
VENTILATION	✓				
FLOOR STUMPS	✓				
ANT CAPS	✓				
GROUND MOISTURE – HI / MO / LO	LOW				
TIMBER MOISTURE	✓				
WATER LEAKS	✓				
DRAINAGE PIPES	✓				
<u>SUBTERRANEAN TERMITES</u>	Yes	No			NOTES
Visual Evidence		✓			
Active Termites		✓			
Termite Damage		✓			
Previous Damage		✓			
Termite Nest found		✓			
Previous Termites treatment		✓			Date of Treatment:
Termites in the area	✓				*All properties are considered to be at high risk of termite attack
<u>BORERS OF SEASONED TIMBER</u>					
Visible evidence found?		✓			
<u>TIMBER FUNGAL DECAY</u>					
Was visible evidence found?		✓			

*A pest inspection should be carried out every 12 months.

RECOMMENDATIONS

Area	Notes

ELECTRICAL INSPECTION:

Mains Power	Underground		Overhead	✓					
Switchboard	Safety Switches	✓	Fuses		Smart Meters		Meters		Upgrade Required
Switchboard Upgrade	Yes		No	✓					
Sub-Boards	Internal		External		Upgrade		Yes		No
Earth Stake	Checked	✓							
3 Phase Power	Yes		No	✓					
Roof Space	Wiring		Powerpoints		Lights	✓			
Floor Space	Wiring								
Solar Panels	Electric	✓	Heating						
Security Lighting	Outside								
Security System	Inside		Outside						

Safety Switches

Please Note: All houses sold after 1/9/2002 are required to have safety switches installed.

DESCRIPTION	House	Garage	Carport	Veranda	Deck/ Pergola	Sheds	Out Buildings	Swimming Pools	Other
EXTERNAL									
LIGHTS	✓	✓	✓	✓	✓			✓	
POWERPOINTS	✓	✓						✓	
SECURITY LIGHTS	✓	✓	✓	✓					
SECURITY SYSTEMS									

DESCRIPTION	Entry	Hall	Lounge	Family	Kitchen	Dining			
INTERNAL									
LIGHTS	✓	✓	✓	✓	✓	✓			
LIGHT SWITCHES	✓	✓	✓	✓	✓	✓			
LIGHT FITTINGS	✓	✓	✓	✓	✓	✓			
LIGHT GLOBES	✓	✓	✓	✓	✓	✓			
2 WAY SWITCHES			✓						
LIGHT DIMMERS			✓						
CEILING FANS			✓	✓		✓			
CONTROL SWITCHES									
EXHAUST FANS					✓				
EXHAUST FAN SWITCH					✓				
POWERPOINTS			✓	✓	✓	✓			
TV POINTS			✓	✓					
PHONE POINTS			✓		✓				

DESCRIPTION	Bed 1	Bed 2	Bed 3	Bed 4	Study
INTERNAL					
LIGHTS	✓	✓	✓	✓	
LIGHT SWITCHES	✓	✓	✓	✓	
LIGHT FITTINGS	✓	✓	✓	✓	
LIGHT GLOBES	✓	✓	✓	✓	
2 WAY SWITCHES					
LIGHT DIMMERS					
CEILING FANS	✓	✓	✓	✓	
CONTROL SWITCHES					
EXHAUST FANS					
EXHAUST FAN SWITCH					
POWERPOINTS	✓	✓	✓	✓	
TV POINTS	✓				
PHONE POINTS	✓				

DESCRIPTION	Bath	Ensuite	Laundry	WC
INTERNAL				
LIGHTS	✓	✓	✓	✓
LIGHT SWITCHES	✓	✓	✓	✓
LIGHT FITTINGS	✓	✓	✓	✓
LIGHT GLOBES	✓	✓	✓	✓
2 WAY SWITCHES				
LIGHT DIMMERS				
CEILING FANS				
CONTROL SWITCHES				
EXHAUST FANS	✓	✓		✓
EXHAUST FAN SWITCH	✓	✓		✓
POWERPOINTS	✓	✓	✓	
TV POINTS				
PHONE POINTS				

DESCRIPTION	NOTES
APPLIANCES	
HOT WATER UNIT	
AIR CONDITIONING	✓
HEATING UNIT	
WALL OVEN	✓
HOT PLATES	✓
STOVE	
SOLAR PANELS	✓
SOLAR EQUIPMENT	✓
IN FLOOR HEATING	
RANGEHOODS	✓
DISHWASHER	✓
SWIMMING POOL	✓

PLUMBING/GAS INSPECTION:

Water Supply	Town	✓	Tank		Bore				
Gas Supply	Town	✓	Bottle						
Sewerage	Town	✓	Septic						
Storm Water	Street	✓	Tank	✓	Ground				
Hot Water	Gas	✓	Electric	✓	Solar		Instantaneous		
Hot Water Unit	Wall		Ceiling	✓	Internal		External	✓	
Gas Heating	Ceiling Duct	✓	Ducted Floor	✓	Wall		Console	✓	Wood
Mains Water Pressure	High		Moderate	✓	Low				
Water Hammer	High		Moderate	✓	Low				
Gas Pressure	High		Moderate		Low	✓			
Cold Water Pressure	High		Moderate	✓	Low				
Hot Water Pressure	High	✓	Moderate	✓	Low	✓			
Sprinkler System	High	✓	Moderate	✓	Low	✓			
Storm Water Drainage	Blocked		Clear	✓					
Gas Stove	Yes		No	✓					
Gas Hot Plates	Yes		No	✓					
Gas Oven	Yes		No	✓					
Outside Taps	Yes	✓	No		No Drips	✓			

TERMINOLOGY:	High	HI	Moderate	MO	Low	LO
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DESCRIPTION	Bath	Ensuite	WC	Laundry	Kitchen
COLD WATER PRESSURE	MO	MO	MO	MO	MO
HOT WATER PRESSURE	MO	MO		MO	MO
TAP SPINDLES	✓	✓	✓	✓	✓
TAP FITTINGS	✓	✓	✓	✓	✓
SHOWER HEAD	✓	✓			
WC PAN			✓		
WC CISTERN	✓	✓	✓		
DRAINAGE	✓	✓	✓	✓	✓
WATER LEAKS	✓	✓	✓	✓	✓
FLOOR WASTE	✓	✓		✓	
SINK				✓	
TROUGHS				✓	
BATH		✓			
DISHWASHER FITTINGS					✓
BASINS	✓	✓			
WASHING MACHINE TAPS				✓	

ASBESTOS INSPECTION

If this property was built after 1990, no asbestos will be present and no inspection was required.

If this property was built prior to 1990, asbestos will be present and an inspection was undertaken.

Manufacture and the use of asbestos products was banned nationally from December 31st 2003.

Asbestos in its present state and location is ok. It is only when you carry out renovations that you will need to get the asbestos assessed and sent away for testing. This can be arranged by MBA Building Management.

Please note: If unsure have the material tested.

This report was performed in accordance with the Code of Practice: How to Manage and Control Asbestos in accordance with Health and Safety Regulations 2011.

External									
External Wall Linings	North		South		East		West		
Eave Linings	North		South		East		West		
Gable Ends	North		South		East	✓	West	✓	
Roof Cladding	Yes		No						
Roof Vents	Yes		No		No. of				
Flue Pipes	Yes		No		No. of				
Roof Guttering	North		South		East		West		
Electrical Meter	Yes	✓	No						
Window In fills	Yes		No						
Fences	North		South		East		West		
Garages	North		South		East		West	✓	
Veranda Back	North		South		East		West	Ceilings	✓
Veranda Front	North		South		East		West	Ceilings	✓
Internal									
Internal Wall Linings									
Bathrooms	North	✓	South	✓	East	✓	West	✓	Ceilings ✓
Ensuites	North		South		East		West		Ceilings
Laundries	North	✓	South	✓	East	✓	West	✓	Ceilings ✓
Toilets	North	✓	South	✓	East	✓	West	✓	Ceilings ✓
Kitchens	North		South		East		West		Ceilings ✓
Hallways	North		South		East		West		Ceilings
Bedroom 1	North		South		East		West		Ceilings
Bedroom 2	North		South		East		West		Ceilings
Bedroom 3	North		South		East		West		Ceilings
Vinyl Floor Tiles									

Site Assessment

The following table provides a summary of the Risk Assessment for the site; the specific findings are presented in the Asbestos Register.

Asbestos Level	
High	
Medium	
Low	✓

In accordance with Part 8.6 of Health and Safety Regulations 2011, the person with management and control of the building must ensure that before the demolition or refurbishment is carried out, an asbestos register is reviewed for the property.

An Asbestos Management Plan should be developed and updated for asbestos materials remaining in situ.

We are only identifying asbestos which could be present in the property.

RECOMMENDATIONS

Area	Notes

BONDARY AND BUILDING IDENTIFICATION SURVEY

***Note:** All properties should have a boundary and building identification survey carried out prior to purchase to ensure that the boundary alignments are in place and that buildings are not built over the boundary or any other easements.

»	We have not carried out a survey of the property, however it would be in your interest to have one carried out.
»	B.I.C. can assist you with a survey of the property if required.

Inspector Details:					
Contact Person:	Michael Tracey	Phone:	(02) 6040 3100	Mobile:	0417 990 001
Company:	Building Inspection Certificate (B.I.C.)				
Licence No.:	271685C				

Electrical Inspector Details:					
Contact Person:		Phone:		Mobile:	
Company:					
Licence No.:					

Plumbing & Gas Inspector Details:					
Contact Person:		Phone:		Mobile:	
Company:					
Licence No.:					

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

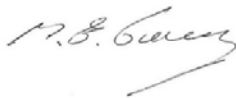
ALL VISUAL INSPECTIONS AND REPORTS ARE
IN ACCORDANCE WITH AUSTRALIAN STANDARDS
FOR RESIDENTIAL BUILDINGS

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:



Michael Tracey

Date:

9/11/2015

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
(www.bic.net.au)