



PRE-SALE 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.

Building Inspection Certificate Recommendation Options		This Report
Option 1	The property owner will carry out ALL of the rectification work identified in this report. A second report will be issued detailing the rectification work carried out.	
Option 2	The property owner will carry out SOME of the rectification work identified in this report. A second report will be issued detailing the rectification work carried out.	✓
Option 3	The property owner will put the property on the market as is, and NO rectification work will be carried out.	

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Building Report No.:			
Date of Inspection:	09/11/15	Weather:	Sunny
Time Arrived:	3.45pm	Time Departed:	5.30pm

Property Details:					
Street Address:	999 Sale Street				
Town:	Albury	State:	NSW	Postcode:	2640
Council/Shire:	Albury				

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				1955	
Verandas	✓				
Garages			✓		
Carpports	✓				
Sheds			✓		
Pergolas	✓				
Decks			✓		
Outbuildings			✓		
Swimming Pools			✓		
Swimming Pool Fences			✓		
Retaining Walls			✓		
Fences	✓				
Development Application			✓		
Development Consent			✓		
Building Application	✓			30/12/1954	
Building Consent	✓			01/03/1955	
Building Approval	✓			01/03/1955	
Construction Certificate			✓		
Plumbing Application	✓			03/03/1955	
Plumbing Consent	✓			05/03/1955	
Occupation Certificate			✓		

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	✓			2003	
Internal wall removal	✓			1998	
Wall relocations	✓			1998	
Bedrooms	✓			1998	
Lounge rooms			✓		
Family rooms			✓		
Dining rooms	✓			1998	
Kitchens	✓			2004	
Bathroom	✓			1995	
Ensuites	✓			2004	
Laundry	✓			2004	
Toilets			✓		
Development Application	✓			12/03/2003	
Development Consent	✓			22/03/2003	
Building Application	✓			12/03/2003	
Building Consent	✓			23/03/2003	
Building Approval	✓			23/03/2003	
Construction Certificate	✓			23/03/2003	
Plumbing Application	✓			23/03/2003	
Plumbing Consent	✓			23/03/2003	
Occupation Certificate	✓			18/07/2004	

LOCAL GOVERNMENT BUILDING COMPLIANCE

Search of documents and files at local Council

	YES	NO	N/A	YEAR	NOTES
External Buildings					
Garages	✓			1967	
Sheds	✓			1973	
Verandas	✓			1955	
Carports	✓			19/06/2003	
Pergolas	✓			2003	
Decks	✓			2003	
Outbuildings	✓				No details available
Swimming pools			✓		
Pool fencing			✓		
Structural Retaining walls	✓			2003	
Fences	✓				Upgraded 2006
Development Application			✓		
Development Consent			✓		
Building Application	✓			1967/2003	
Building Consent			✓		
Building Approval	✓			1967/2003	Approved with the original drawings
Construction Certificate	✓			1967	
Plumbing Application	✓			1967/2003	
Plumbing Consent	✓			1967/2003	
Occupation Certificate	✓			01/09/2005	

	YES	NO	N/A	YEAR	NOTES
Non Approved Structures					
Extension to back of garage	✓				
Pergola and barbecue area	✓				

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	✓		✓				✓		
FLOOR STUMPS									
FLOOR DAMPNESS	M		✓				✓		
FLOOR MOVEMENT	✓		✓				✓		
WALLS	✓		✓						
WALL DAMPNESS	✓		✓						
WALL MOVEMENT	✓		✓						
CEILING			✓						
CEILING MOVEMENT			M						
ROOF FRAME	✓		✓				✓		
SUPPORT BEAM	✓		✓				✓		
POST	✓		✓				R		
ROOF CLADDING	✓		✓				✓		
FASCIA			✓						
EAVES			✓						
GUTTERING	✓		✓				✓		
DOWNPIPES	✓		✓				✓		
WINDOWS	✓								
DOOR & FRAMES	✓								
INSIDE PAINTING			✓						
OUTSIDE PAINTING			M				M		
TIMBER PEST DAMAGE	✓		✓				✓		
ROLLER DOOR	✓ TBS								
TILT/SLIDING DOORS	TBS								
ELECTRICAL MOTORS	TBS								

RECOMMENDATIONS EXTERNAL BUILDINGS AND LAND

Area	Notes
Front Veranda/Pergola	Recommend re-painting front veranda and pergola to improve their overall appearance.
Garage	Rising dampness in concrete floor will need to be addressed.
Front Veranda	The existing ceiling sheets are starting to sag and will need to be renailed or screwed and repainted.
Pergola	The corner posts of the pergola will need to be replaced.

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	M	Back fence is starting to lean and will need to be straightened.
FENCES – SIDE	✓	
FENCES – SIDE	✓	
DIVIDING FENCE	R	The slats on the dividing fence will need to be replaced.
GATES	M	The gate lock needs to be repaired.
DRIVEWAY PAVEMENT	R	Movement cracks throughout the driveway
PATHS PAVEMENT	✓	
EXTERNAL STAIRS	✓	
EXTERNAL HANDRAILS		
TIMBER PEST DAMAGE	✓	
RETAINING WALLS	✓	
BALUSTRADES		

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	M	The roofing iron will need to be rescrewed as the nails are starting to lose their grip.
ROOF CAPPINGS	✓	
ROOF FLASHINGS	M	The roof flashings on the gabled end will need to be repaired.
ROOF GUTTER	✓	
FASCIA		
BARGE BOARDS	✓	
DOWNPIPES	M	Downpipes will need to be repaired as they are leaking.
EAVES	✓	
POST SUPPORTS	✓	
POSTS	✓	
TIMBER DECAY	R	The corners of the fascia are rotted out due to the guttering leaking and will need to be repaired.
ROOF INSULATION BATTS		
ROOF SISALATION	✓	
SKYLIGHTS		
FLUES AND CHIMNEYS FLASHING	✓	

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		No accessibility to timber floor area
FLOOR STRUCTURE	✓	
FLOOR MOISTURE	✓	
FLOOR MOVEMENT	R	In bedroom 3 there is some major movement in the floor caused by the timber stumps rotting out, and will need to be replaced.
FLOOR STUMPS	R	There are some stumps throughout the building which will need to be replaced at some stage.
FLOOR FRAMING	✓	
TIMBER FLOOR	✓	
ANT CAPS		
FLOOR VENTS	✓	
VENTILATION	M	More ventilation is required under the house.
AIR FLOW	M	More air flow is required to the floor space area.
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.

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	Study
FURNISHED	YES							
WALL STRUCTURE	✓	✓	✓		✓	✓	✓	
WALL MOVEMENT	✓	✓	✓		✓	✓	✓	
WALL DAMPNESS	✓	M	✓		✓	✓	✓	
WALL DAMAGE	✓	✓	✓		✓	✓	✓	
CRACKS IN WALLS	✓	✓	✓		✓	✓	✓	
WALL PAINT	M	✓	✓		✓	✓	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	M	M	M		M	M	M	
NAILS POPPING	✓	✓	✓		✓	✓	✓	
CEILING PAINT	✓	✓	✓		✓	✓	✓	
DOOR FRAMES	✓	✓	✓		✓	✓	✓	
DOORS	✓	✓	✓		✓	✓	✓	
WINDOWS/FRAMES			M		M	M	M	
BUILT IN ROBES					✓	✓	✓	
TIMBER PEST DAMAGE	✓	✓	✓		✓	✓	✓	

RECOMMENDATIONS INTERNAL CONSTRUCTION

Area	Notes
Bedroom 3	Recommend possibly repainting/touching up wall paint in entry and third bedroom.
Hall	There is some rising dampness in the wall near the entrance to the kitchen.
Ceilings Sagging	All ceilings throughout the house will need to be rescrewed, plastered and painted.
Window Frames	The timber windows will need to have ongoing maintenance.

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	YES	CEILING PAINT	✓
WALL DAMPNESS	✓	DOOR FRAMES	✓
WALL DAMAGE	✓	DOORS	
CRACKS IN WALLS	YES	WINDOWS/FRAMES	✓
WALL PAINT	✓	KITCHEN CUPBOARDS	✓
WALL TILES	M	KITCHEN BENCHTOP	R
REGROUT WALL TILES	M	SEAL BETWEEN KITCHEN BENCHTOP AND SPLASHBACK	✓
WALL VENTILATION	✓	KITCHEN SPLASHBACKS	✓
FLOOR MOVEMENT	✓	KITCHEN DOORS	M
FLOOR TILES	M	KITCHEN OVERHEADS	✓
REGROUT FLOOR TILES	M	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
Walls	There are some minor movement cracks in the walls of the old section of the house. We do not foresee a problem with these.
Floor and Wall Tiles	There are cracks in the wall and floor tiles which need to be replaced and some of the tiles will need to be regouted.
Kitchen Doors	Some of the kitchen cupboard doors will need to have their hinges replaced as they are broken or have missing screws.
Kitchen Benchtops	Kitchen benchtops will need to be replaced as there is a burnt section in the middle of the benchtop.

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

RECOMMENDATIONS WET AREAS

Area	Notes
Bathroom	The shower base will need to be resealed.
Bathroom	There is moisture in the walls in the shower recess.
Bathroom	There is mould on the ceiling which will need to be cleaned, and more ventilation is
Ensuite	The shower screen will need to be replaced.
Laundry	The laundry trough needs to be replaced as it is rusted out.
Toilet	There is a movement crack above the door leading into the toilet.

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 cracks only in brickwork. These are ok.
GAPS AROUND WINDOWS	✓	
EXTERNAL WALL LININGS	✓	
INTERNAL WALL STRUCTURE	✓	
EXTERNAL WALL STRUCTURE	✓	
DAMPNESS IN EXTERNAL WALLS	✓	
DAMPNESS IN INTERNAL WALLS	Yes	There is rising dampness in the hallway.
WALL MOVEMENT EXTERNAL	✓	
WALL MOVEMENT INTERNAL	✓	
FLOOR STRUCTURE	✓	
FLOOR MOVEMENT	Yes	There is floor movement throughout the building.
ROOF STRUCTURE	✓	
ROOF MOVEMENT EXTERNAL	✓	
ROOF MOVEMENT INTERNAL	✓	
CEILING STRUCTURE	✓	
CEILING MOVEMENT	✓	
SUPPORT BEAMS	✓	
POST SUPPORTS	✓	
EXTERNAL PAINTING	Yes	All the external timbers need to be repainted.
INTERNAL PAINTING	✓	
TIMBER PEST DAMAGE	✓	
GLASS REPLACEMENT EXTERNAL	Yes	There are three windows that need glass replaced.
GLASS REPLACEMENT INTERNAL		

RECOMMENDATIONS STRUCTURAL DEFECTS

Area	Notes
Cracks in Brickwork	There are some movement cracks in the brickwork around the house. These are all ok and are due to the age and structure of the house.

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
INTERNAL	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	✓				
EXTERNAL					
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	✓				
EXTERNAL BUILDINGS					
GARAGE	✓				
SHEDS	✓				
CARPORTS	✓				
VERANDAS	✓				
TIMBER DECKS	✓				
PERGOLAS	✓				
ROOF CAVITY (IS ACCESSIBLE)	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					
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.

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	✓	M	✓	✓	✓	M				
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	✓	✓	✓	M						
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	✓

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**

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
	The asbestos in the walls is in its fixed state. It is only if the wall linings need to be removed that the appropriate action will need to be taken to comply with health and safety regulations.

BOUNDARY 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.

SITE RECOMMENDATIONS

Area	Recommendation
Declutter	B.I.C. recommends removing unnecessary items and clutter, both internally and externally, to open up your house and yard to their full potential.
General	Attend to any minor repairs, maintenance and painting, as outlined in the report which may appear unattractive to potential purchasers.
Front veranda and pergola	Re-painting the front veranda and pergola to improve their overall appearance.
Bedroom 3	Recommend possibly repainting/touching up wall paint in third bedroom, as outlined.
General	As noted, movement cracks are all ok and are due to the age and structure of the house.
Asbestos	As noted, the asbestos in the walls is in its fixed state. It is only if the wall linings need to be removed that the appropriate action will need to be taken to comply with health and safety regulations.
Survey	It is recommended to have a survey of the property carried out. B.I.C. can assist you with this if required.

Real Estate Details:			
Contact Person:		Phone:	
Company:			

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

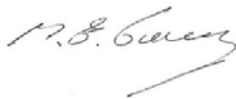
ALL VISUAL INSPECTIONS AND REPORTS ARE
IN ACCORDANCE WITH AUSTRALIAN STANDARDS
FOR RESIDENTIAL BUILDINGS

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:

09/11/2015

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

Licensed Building Practitioner
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FOR TERMS AND CONDITIONS REFER TO WEBSITE

(www.bic.net.au)