



STANDARD VISUAL PRE-PURCHASE BUILDING AND PEST INSPECTION REPORT



This Report

- » Building Inspection Report
- » Pest Inspection Report
- » Building Compliance
- » 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 standard 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 001		
Date of Inspection:	9/11/2015	Weather:	Sunny
Time Arrived:	1.00pm	Time Departed:	2.00pm

Client Details:					
Name:	Sam Sample				
Street Address:	111 Example Street				
Town:	Wodonga	State:	VIC	Postcode:	3690
Phone:	(02) 6024 ****	Mobile:	0427 *** **		

Property Details:					
Street Address:	222 Purchase Street				
Town:	Albury	State:	NSW	Postcode:	2640
Council/Shire:	Albury				

Real Estate Details:					
Contact Person:	Bob Sell	Phone:	(02) 6021 ****	Mobile:	0427 *** **
Company:	Bob'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

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	✓	Recommend yard tidy up.

BUILDING INSPECTIONS: External Buildings and Land

FEATURE	MEETS STANDARD	RECOMMENDATIONS
GARAGE	M	Rising dampness in garage floor and external brickwork.
CARPORT	N/A	
FRONT VERANDA	✓	
BACK VERANDA	N/A	
PATIO DECK	M	The decking boards will need to be rescrewed and some boards replaced.
PERGOLA	✓	
SHEDS	✓	
OUT BUILDINGS	N/A	
BALCONY	✓	
FENCES	M	The front fence and gate needs some repairs carried out.
NON STRUCTURAL RETAINING WALL	N/A	
SITE DRAINAGE	✓	

BUILDING INSPECTIONS:

Roof Space

FEATURE	MEETS STANDARD	RECOMMENDATIONS
ROOF LININGS	M	The existing tiles are starting to lose their colour and will need to be repainted, resealed or replaced at some stage.
ROOF STRUCTURE	✓	
ROOF MOVEMENT	✓	
ROOF REPAIRS	M	There are some cracked tiles on the roof which will need to be replaced.
ROOF GUTTERING	✓	
ROOF CAPPING	M	The roof capping will need to be resealed at some stage.
ROOF FLASHINGS	✓	
DOWNPIPES	M	There is water leaking on the joints of the downpipes.
FASCIA	✓	
BARGE BOARDS	✓	
EAVES	M	The eave sheets are starting to hang down and need to be renailed.
SUPPORT BEAMS	✓	
POST	✓	
WOOD DECAY	M	There is decay in the fascia boards in the corners of the house where the gutter is leaking.

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	YES	
GROUND MOISTURE	✓	The ground moisture under the house is moderate.
FLOOR	✓	
FLOOR STRUCTURE	✓	
FLOOR STUMPS	M	There are some floor stumps under the house that need to be replaced at some stage.
FLOOR MOVEMENT	✓	
FLOOR DAMPNES	✓	
FLOOR VENTILATION	M	Ventilation under the floor is poor.
FLOOR VENTS	M	The floor vents have been sealed up and need to be opened up to allow ventilation under the existing floor.
TIMBER PEST DAMAGE	R	There is some damage to one of the bearers under the floor.

BUILDING INSPECTIONS:

Internal

FEATURE	MEETS STANDARD	RECOMMENDATIONS
FURNISHED	YES	
ENTRY	M	Recommend paint touch-up.
HALLWAY 1	M	Recommend paint touch-up.
HALLWAY 2	N/A	
LOUNGE ROOM	✓	
RUMPAS ROOM	N/A	
FAMILY ROOM	✓	
GAMES ROOM	N/A	
DINING ROOM	✓	
KITCHEN	✓	
BEDROOM 1	M	The wall on the west side of the bedroom has a hole in the plaster and will need to be repaired and repainted.
BEDROOM 2	M	The door has fallen off the built in robe and will need to be repaired as the track has worn.
BEDROOM 3	✓	
STUDY	✓	
BATHROOM 1	M	There are wall tiles falling off the walls in the shower recess.
BATHROOM 2	✓	
ENSUITE	M	The vanity unit needs to be replaced at some stage.
TOILET 1	R	There is a crack in the toilet pan that will need to be replaced as a matter of urgency.
TOILET 2	✓	
LAUNDRY	M	The back door to the laundry is jamming and will need to be refitted in to the opening.

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	Bedroom 1 as noted above.
CRACKS IN WALLS	✓	Some minor cracks of no concern.

Ceiling

FEATURE	MEETS STANDARD	RECOMMENDATIONS
CEILING LININGS	✓	
CEILING STRUCTURE	✓	
CEILING MOVEMENT	✓	
CEILING MOISTURE	✓	
CEILING DAMAGE	✓	
CRACKS IN CEILING	✓	Some minor cracks of no concern.
CRACKS IN CORNICE	✓	Some minor cracks of no concern.

RECOMMENDATIONS

Area	Notes
Cracks	There are some minor cracks present in walls, ceilings and cornices. As noted above, these cracks are of no concern.

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	✓				The vents need to be opened up to allow air flow.
CONCRETE SLABS & PATHS	✓				
WOOD STORAGE	✓				
TREES	✓				
STUMPS	✓				There is previous termite damage to the stump in the back corner of the property.
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 / NO				
ROOF TIMBERS	✓				
CEILING TIMBERS	✓				

	Inspected	TER	BOR	FUN	NOTES
<u>SUB-FLOOR (IS ACCESSIBLE)</u>	YES / NO				
FLOORING	✓				
FLOOR FRAMING	✓				There is previous damage to one of the bearers under the floor that will need to be replaced.
VENTILATION	✓				Ventilation needs to be improved.
FLOOR STUMPS	✓				
ANT CAPS	✓				
GROUND MOISTURE – HI / MO / LO	✓				
TIMBER MOISTURE	✓				
WATER LEAKS	✓				There is water from the overflow from the existing hot water unit which will need to be repaired.
DRAINAGE PIPES	✓				
<u>SUBTERRANEAN TERMITES</u>	Yes	No			NOTES
Visual Evidence		✓			
Active Termites		✓			
Termite Damage		✓			
Previous Damage	✓				The bearer under the floor has some previous termite damage.
Termite Nest found		✓			
Previous Termites treatment	✓				Date of Treatment: 5/5/2014
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.**

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

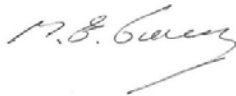
ALL VISUAL INSPECTIONS AND REPORTS ARE
IN ACCORDANCE WITH AUSTRALIAN STANDARDS
FOR RESIDENTIAL BUILDINGS

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:

9/11/2015

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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