OWNER INSPECTIONS
1300 471 805
booking@ownerinspections.com.au
https://www.ownerinspections.com.au/

PRACTICAL COMPLETION INSPECTION (PCI)

Sample Property

Sample Property

Name withheld

15/09/2026

Inspector

Ibrahim Durdu

Registered Building Practitioner

1300 471 805

booking@ownerinspections.com.au

Agent

Name withheld

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Inspection Agreement

1. This is an Agreement between you, the undersigned Client, and us, Owner Inspections.

2. If there is more than one Client, you are signing on behalf of all of you, and you represent that you are authorised to do so.

3. 'Owner Inspections' Report carries out in accordance with the guidelines of Australian Standard 4349.1 2007 (Standard) which covers the minimum requirements for the Visual Inspection of residential buildings. The purpose of the Inspection is to provide a visual Inspection and provide in-writing advice only to the prospective purchaser/owner regarding the condition of the property at the date and time of Inspection.

4. The Report is NOT a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, local council or other authorities, or as a warranty or an insurance policy against problems developing with the building in the future.

5. The Report is based on the condition of the inspected property at the date and time of Inspection. While the Inspection and Report conducted and prepared with the possible care, still some access limitation and safety hazards can limit the Inspector's ability to detect all defects. These limits and safety items are defined in the standards.

6. The Report assumes that the existing use of the building will continue. If the vendor/owner wishes to change the use of the property, a permit to be acquired from the local authorities.

7. This Report does not include the identification of unauthorised building work or work not compliant with building/council regulations. The Report does not include identification of the municipality regulations and requirements as well as identification of design defects for the construction. According to the Standards, the estimate of the costs of the rectifications is not required in this Report.

8. The construction stage Inspection Report is prepared based on the opinion and assessment of the Inspector at the date and time of the Inspection on the general condition of the inspected property. The Report will not guarantee to include all defects. The Report reflects the quality of workmanship only and will not diminish the responsibility of the builder. The building company has and will have the full responsibility of the build as specified in the law and regulations. This Inspection Report is to Client as a piece of advice and is not a mandatory stage Inspection specified in the Acts and Regulations and building permit.

9. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property located. If we hold a valid occupational license, we may inform you of this, and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

10. Checking Legal matters, building contract, design, easements, local council restrictions and requirements, crossovers, title, boundaries, connections, building

envelope, planning and building permits, setbacks and zonings are out of this Inspection and Report scope of work.

11. The Report will not include defects that may only be apparent in certain weather conditions or defects that have not yet appeared due to prolonged periods of wet or dry weather or other reasons.

12. An inspector shall only inspect areas where safe and unobstructed access provided. Reasonable access is defined in AS4349.1-2007 and this Agreement. Reasonable access does not include removing stored material/goods, nails, screws, cutting or making access hole, and moving furniture.

13. We will not test for the presence of radon, a harmful gas, mould, presence of asbestos, soil contamination, or other environmental hazards or violations.

14. The Report does not identify the presence of pests, or any damage caused by pests (e.g. termites, borers, etc.) unless the Client added to the requested service.

15. The Inspection is not intended to include rigorous assessment of all building elements in a property. Any maintenance and general advice items are a helpful guide only. The Report does not necessarily include all maintenance items.

16. If you request a re-Inspection, the re-Inspection is subject to the terms of this Agreement and re-Inspection fee.

17. The Report will be based on the Inspector’s assessment on major defects and safety hazards evident and visually visible on the date and time of the Inspection. The Report will also provide a general assessment of the property and collectively comment on minor defects which would form a regular part of property maintenance.

18. Limitation on Liability and Damages: We are not liable for any cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that these liquidated damages are not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the Inspection for the agreed-upon fee.

19. Our Inspection and Report are for your use only. You give us permission to discuss our observations with real estate agents, owners, builders, or other interested parties. You will be the sole owner of the Report and all rights to it. We are not responsible for the use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. You are not allowed to send/show our Report and/or a quotation to our market competitors. If Owner Inspections realise that our competitor has/saw our Report belonging to you and your property, we have the right to take legal action to retrieve damages. If you or any person acting on your behalf provide the Report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our Inspection and Report are in no way a guarantee or warranty, express or implied, regarding the future

use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

20. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in Australia, where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorneys' fees incurred in defending that claim.

21. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire Agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorised officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorised officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the Inspection.

22. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us because of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified legal advice before accepting this Agreement.

23. You may not assign this Agreement.

24. BY BOOKING THE INSPECTIONS, YOU CONFIRM THAT YOU HAVE CAREFULLY READ THIS AGREEMENT. YOU AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Purpose of Inspection

The purpose of the Inspection is to provide advice to a prospective purchaser or other interested parties regarding the condition of the property at the time of Inspection.

Conditions of Inspection

An Inspection Report may be conditional on Prevailing weather conditions or recent occupancy and use of services that might affect observations; Information provided by the Client or the agents of the Client; Deliberate concealment of defects; Any other relevant factor limiting the Inspection.

Scope of Inspection

The Inspection shall comprise 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. Where the Client or other interested party requires only assessment of the structure of the property, the scope of the Inspection shall be limited to that described in Appendix C, AS4349.1-2007. An estimate of the cost of rectification of defects is not required in an Inspection report in accordance with this Standard.

Inspection Records

The Inspector shall record the following information prior to, or during the course of, the Inspection: Identity of the Inspector undertaking the Inspection; Identity of the Client; The address of the property inspected; Date of Inspection; Weather conditions at the

time of the Inspection; Limitations of Inspection with respect to the accessible area; Observation of defects.

Areas for Inspection

The Client shall arrange right of entry, facilitate physical access to the property and supply necessary information to enable the Inspector to undertake the Inspection and prepare a report. The Inspector is not responsible for arranging access to property or parts of the property. Areas where reasonable entry is denied to the Inspector, or where reasonable access is not available, are excluded and do not form part of, the Inspection.

The Inspector shall inspect accessible parts of the building and appurtenances, together with the relevant feature of the property within 30 m of the building and within the boundaries of the site, or as otherwise agreed in the Inspection Agreement. In this context, relevant features include car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth embankments, surface water drainage and stormwater run-off.

The following areas shall be inspected where applicable: The interior of the building; The roof space; The exterior of the building; The sub-floor space; The roof exterior; The property within 30 m of the building subject to Inspection.

Significant items to be reported are as follows:

(a) Major defects.

(b) A general impression regarding the extent of minor defects, for example, significantly deteriorating exterior paint.

(c) Any major defect that is an urgent and serious safety hazard, for example, unsafe balustrades or imminent collapse of a structural member.

Items to be inspected where applicable:

Interior: Ceilings, Walls, Timber floors, Concrete floors, Timber or steel frames and structure, Timber windows, Metal/Aluminium framed windows, Doors and Frames, Kitchen: Benchtop, Cupboards, Sink/Taps, Tiles, Bathroom/WC/Ensuite: Cistern and pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Basins, Ventilation, Mirror; Laundry: Taps, Tubs/Cabinet, Tiles, Ventilation; stairs: Stringer, Handrail/Balusters, Treads and risers.

Exterior: Walls, Timber or steel frames and structure, Stairs, Balconies, Verandas, patios, decks, suspended concrete floors, balustrades, Roof, Skylight, Valleys, Guttering, Downpipes, Eaves, Fascia and barges.

Roof Space: Roof covering, Roof framing, Sarking, Party walls, Insulation.

Subfloor Space: Timber Floor, Suspended concrete floors.

The site: Car accommodation, detached laundry, ablution facilities and garden sheds, Retaining walls, Paths and driveways, Steps, Fencing, Surface-water.

Exclusion of items from Inspection:

Footings below ground.

The operation of fireplaces, solid fuel heaters, chimneys and flues.

Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum Systems, Alarm and Intercom systems, air-conditioning.

Swimming pools and associated filtration and similar equipment.

Concealed damp-proof course, plumbing, gas fitting and fixtures.

Concealed tie-downs and bracing, framing-timbers or any areas concealed by wall linings/sidings.
Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea-formaldehyde).

Soil conditions, control joints.

Sustainable development provisions, Environmental matters (e.g., BASIX, water tanks, NCC Environmental Provisions), Energy and lighting efficiency, Landscaping.

Rubbish, Stored items, furniture and accessories.

Safe and reasonable access

The extent of accessible areas shall be determined by the Inspector at the time of Inspection,

based on the conditions encountered at the time of Inspection. The Inspector shall also determine whether sufficient space is available to allow safe access. The Inspection shall include only accessible areas and areas that are within the Inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access shall be determined as below:

Roof interior: minimum 400mm x 500mm access hole, 600mm x 600mm crawl space, accessible from a 3.6m ladder.

Roof exterior: Accessible from a 3.6m ladder placed on the ground.

Sub Floor Area: 400mm x 500mm access hole; 400mm x 500mm crawl space.
Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

Subfloor areas sprayed with chemicals are not to be inspected unless it is safe to do so. Areas, where reasonable entry is denied to the Inspector or where reasonable access is not available, are excluded from and do not form part of the Inspection.

Access Limitation:

The Inspector will conduct a non–invasive visual Inspection which will be limited to those accessible areas and sections of the property to which Safe and Reasonable Access is both available and permitted on the date and time of the Inspection. Areas where reasonable entry is denied to the Inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the Inspection. Those areas may be the subject of an additional Inspection upon request following the provision or reasonable entry and access.

The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, and other areas that are concealed or

obstructed. The Inspector will not dig, gouge, force or perform any other invasive procedures.

Examples of access limitations:

Legal right of entry, locked doors/windows, security systems, pets, furniture or other Obstructions, Height, narrow boundary clearances, thick vegetation, small roof or crawl space, adverse weather conditions.

The Report shall identify any area or item within the scope of the Inspection that was not inspected and the factor that prevented Inspection.

Acceptance criteria:

The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Definitions

Access hole (cover): An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an Inspection, maintenance or repair.

Accessible area: An area of the site where sufficient, safe and reasonable access is available to allow Inspection within the scope of the Inspection.

Building element: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Client: The person or other entity for whom the Inspection is being carried out.

Defect: Fault or deviation from the intended condition of a material, assembly, or component.

Inspection: Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

Inspector: Person who is responsible for carrying out the Inspection.

Limitation: Any factor that prevents full or proper Inspection of the building.

Structural defect: Fault or deviation from the intended structural performance of a building element.

Structural element: Physically distinguishable part of a structure; for example, wall, columns, beam, connection.

Subfloor space: Space between the underside of a suspended floor and the ground.

Roof space: Space between the roof covering and the ceiling immediately below the roof covering.

Site: Allotment of land on which a building stands or is to be erected.

Defect Categories:

Visually Fine (F): Item inspected and is visually fine.

General Advice (G): A general advice item is neither defect nor fine. It is only a recommendation/advice/description by Inspector.

Defect (D): Fault or deviation from the intended condition of a material, assembly, or component. Repair is recommended on Defect items.

Major Defect (M): A defect which can cause further severe damage (structural or non-structural) to the property or make it unsafe. The rectification must carry out ASAP to avoid damages/injuries.

Unable to Inspect (U): An area where the Inspector could not inspect at the time of Inspection due to one or more safe/reasonable access limitations.

Not Applicable (N): An item that is not applicable to the area of the Inspection.

Please note: This report is ***not tribunal compliant and can not be used for any legal proceedings.*** If you need a report to pursue to tribunal or court, please get in touch with our office to book an expert witness inspection, and one of our experts will attend the site and provide a Tribunal-compliant inspection report.

NEED RE-INSPECTION?

Once your builder informs you that the defects are rectified, you can book a reinspection. During the re-inspection, our inspector attends the site and checks if all defects have been rectified. Both resolved and unresolved defects will be documented and the full report will be sent to you to help you get your builder to fix all defects before the defects are covered, and construction goes to the next stage.

Simply you can book this service online **HERE**.

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GENERAL ADVICE/MAINTENANCE ITEMS

52

DEFECTS

8

MAJOR STRUCTURAL DEFECTS/SAFETY HAZARDS

2.1.1 + Inspection Summary - + Inspection Summary: + Overall Condition - Average
4.3.1 + Roof Cladding (External) - + Parapet Walls Capping: + Fixed to the frame from TOP!
4.3.2 + Roof Cladding (External) - + Parapet Walls Capping: Damaged
4.3.3 + Roof Cladding (External) - + Parapet Walls Capping: Upturn flashing
5.1.1 + Roof Drainage System - + Gutter and Fascia: Gap
5.1.2 + Roof Drainage System - + Gutter and Fascia: Poor workmanship
5.2.1 + Roof Drainage System - + Rainheads: Non conpliant
5.4.1 + Roof Drainage System - + Downpipe spreaders: Discharging on flashing
6.1.1 + House External - + General Painting Defects (External): Front downpipe
6.1.2 + House External - + General Painting Defects (External): Rear left
6.1.3 + House External - + General Painting Defects (External): Front
6.1.4 + House External - + General Painting Defects (External): Porch
6.2.1 + House External - + General Tiling (External): + Caulking to floor/skirting joints
6.2.2 + House External - + General Tiling (External): + Grouting/joints defective
6.4.1 + House External - + Eaves: + Defective Surface
6.4.2 + House External - + Eaves: + Damaged/Cracked
6.6.1 + House External - + Windows (External): + Caulking Required to top/sides
6.6.2 + House External - + Windows (External): + Fly screens Not Installed
6.7.1 + House External - + Doors (External): + Weather seal required on external doors
6.8.1 + House External - + External Appliances: Vent incomplete
7.1.1 + External Wall/Cladding - + Brickworks: Overhang
7.1.2 + External Wall/Cladding - + Brickworks: Lintel rust tear
7.1.3 + External Wall/Cladding - + Brickworks: Exposed beam
7.1.4 + External Wall/Cladding - + Brickworks: Remove nail
7.2.1 + External Wall/Cladding - + Mortar: Spot Cleaning
7.3.1 + External Wall/Cladding - + Render: + Damaged/defective
7.3.2 + External Wall/Cladding - + Render: Colour Touch Up
7.5.1 + External Wall/Cladding - + Control Joints: + Sealant Required
7.5.2 + External Wall/Cladding - + Control Joints: + Render covered the control joints

7.5.3 + External Wall/Cladding - + Control Joints: + Clean inside the joints

7.5.4 + External Wall/Cladding - + Control Joints: Location

7.5.5 + External Wall/Cladding - + Control Joints: Change in height

7.5.6 + External Wall/Cladding - + Control Joints: Right location

7.6.1 + External Wall/Cladding - + Joints/Infills/Caulking: + Service Penetrations - To be Sealed/Caulked

7.6.2 + External Wall/Cladding - + Joints/Infills/Caulking: + Caulk around meterbox

7.7.1 + External Wall/Cladding - + Window Sills: Door sill incomplete

8.3.1 + Site Drainage - + Stormwater Drainage System (Underground): Ponding water

11.1.1 + House Internal - + General Painting Defects: Minor paint defects

11.1.2 + House Internal - + General Painting Defects: Garage

11.4.1 + House Internal - + General Tiling: Laundry waterstop

11.4.2 + House Internal - + General Tiling: Bathroom tiles above waterstop

11.5.1 + House Internal - + General Cleaning: + General Cleaning required

11.6.1 + House Internal - + Doors (Internal): + Damaged

11.6.2 + House Internal - + Doors (Internal): + Damaged 2

11.6.3 + House Internal - + Doors (Internal): + Cavity Sliding door guides - adjustment/installation required

11.6.4 + House Internal - + Doors (Internal): Rear bedroom

11.7.1 + House Internal - + Ceiling/Wall plaster: + Plaster Damaged

11.7.2 + House Internal - + Ceiling/Wall plaster: + Plaster Damaged 2

11.7.3 + House Internal - + Ceiling/Wall plaster: + Plaster Damaged 3

11.9.1 + House Internal - + Windows: + Fly Screen Not installed

11.9.2 + House Internal - + Windows: Remove splashed paint from frames and winders throughout the property

11.9.3 + House Internal - + Windows: Window not latching front

11.10.1 + House Internal - + Flooring - Timber: + Caulking to floor/skirting joints

11.13.1 + House Internal - + Lights/switches/downlights: + Not installed - switch cover plate

12.1.1 + Stairs (Internal) - + Stairs: + Damaged

13.5.1 + Kitchen - + Cabinetry: + Drawers Not closing properly

13.5.2 + Kitchen - + Cabinetry: + Scratched/Damaged

13.5.3 + Kitchen - + Cabinetry: + Drawers Not closing properly 2

13.5.4 + Kitchen - + Cabinetry: + Inconsistent Gaps - Adjustment Required

13.5.5 + Kitchen - + Cabinetry: Push open not installed

15.5.1 + Bathrooms/Ensuites/Toilets - + Vanity/Cabinetry: + Drawers Not closing properly

15.5.2 + Bathrooms/Ensuites/Toilets - + Vanity/Cabinetry: Incomplete

15.12.1 + Bathrooms/Ensuites/Toilets - + Lights/switches/downlights: Close to Basin/Sink under 45L (150mm H, 400mm V)

1: + INSPECTION DETAILS

		F	G	D	M	U	N
1.1	+ General						
1.2	+ Limitations						

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ General: In Attendance
Trades

+ General: Bathrooms/Ensuites
3

+ General: Car Park
Single

+ General: Building Age
New Build

+ General: Roof
Metal

+ General: Weather Conditions
Clear

+ General: Type Of Building
Residential

+ General: External Building Material
Brick Veneer

+ General: Flooring
Slab, Timber

+ General: Bedrooms
4

+ General: How Many Levels?
Double Storey

+ General: Piers
Not Applicable

+ General: Windows
Aluminium

Limitations

+ General

REASONABLE ACCESS TO THE PROPERTY WAS RESTRICTED BY:
Height

+ Limitations

REASONABLE ACCESS TO THE PROPERTY WAS RESTRICTED BY:
Height

2: + INSPECTION SUMMARY

		F	G	D	M	U	N
2.1	+ Inspection Summary						

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ Inspection Summary: Well presented

60

Property has presented well with very minor defects

Observations

2.1.1 + Inspection Summary

Defects

+ OVERALL CONDITION - AVERAGE

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is **Average.** There will be areas or items requiring some repair or maintenance.

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 the Report and anything in this Summary, the information in the Report shall override that in this Summary.

3: + UTILITIES

		F	G	D	M	U	N
3.1	+ Utilities Connection						

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ Utilities Connection: Recycled Water
Not tested

+ Utilities Connection: Gas
Not tested

+ Utilities Connection: Smoke Alarms
Smoke detectors to be tested by electrician and certificate to be provided to client.

+ Utilities Connection: ELECTRICITY
Connected

+ Utilities Connection: Main Water
Connected

+ Utilities Connection: Sewer
Connected

+ Utilities Connection: Stormwater system
Connected

4: + ROOF CLADDING (EXTERNAL)

		F	G	D	M	U	N
4.1	+ Roof Cladding (Tile and Shingles)						X
4.2	+ Roof Cladding (Metal sheet Roofing)		X				
4.3	+ Parapet Walls Capping			X	X		
4.4	+ Flashing and capping		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

4.3.1 + Parapet Walls Capping

Major Structural Defects/Safety Hazards

+ FIXED TO THE FRAME FROM TOP!

The cappings are fixed to the frame from above. The cappings must be fixed to the frame from the sides only (top joints excepted) to prevent water leak/damage.

3.5.4.8 Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

(a) Cappings must—

(i) be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 3.5.1.2(b); and

(ii) extend not less than 50 mm down the sides of the parapet; and

(iii) be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and

(iv) be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.

4.3.2 + Parapet Walls Capping

Defects

DAMAGED

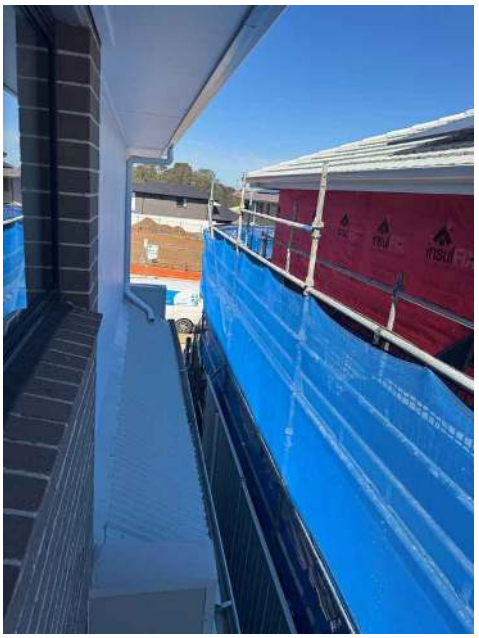
4.3.3 + Parapet Walls Capping

Defects

UPTURN FLASHING

No upturn or pressure flashing has been installed to the parapet.

Recommendation: Recommend a licensed roof plumber install a compliant upturn and pressure flashing, in accordance with AS/NZS 2904 (Damp-Proof Courses and Flashings) and the NCC (ABCB Housing Provisions Part 7.2/7.3 – Roof Cladding), to ensure the junction is adequately secured and weathertight.



5: + ROOF DRAINAGE SYSTEM

		F	G	D	M	U	N
5.1	+ Gutter and Fascia			X			
5.2	+ Rainheads			X			
5.3	+ Downpipes		X				
5.4	+ Downpipe spreaders			X			
5.5	+ Flashings		X				
5.6	+ Air conditioner Drainage		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

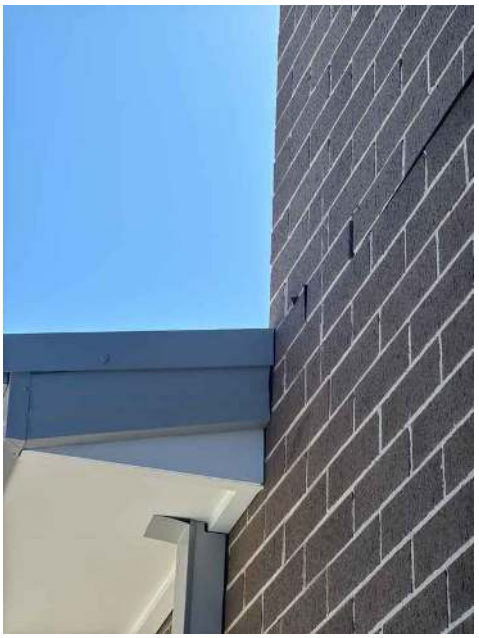
5.1.1 + Gutter and Fascia

Defects

GAP

A gap was observed between the fascia and the brickwork.

Recommendation: Recommend sealing the gap to prevent water ingress and pest entry.



5.1.2 + Gutter and Fascia

Defects

POOR WORKMANSHIP

The fascia is not flush with the wall.

Recommendation: Recommend a licensed contractor adjust the fascia to sit flush against the wall.

5.2.1 + Rainheads

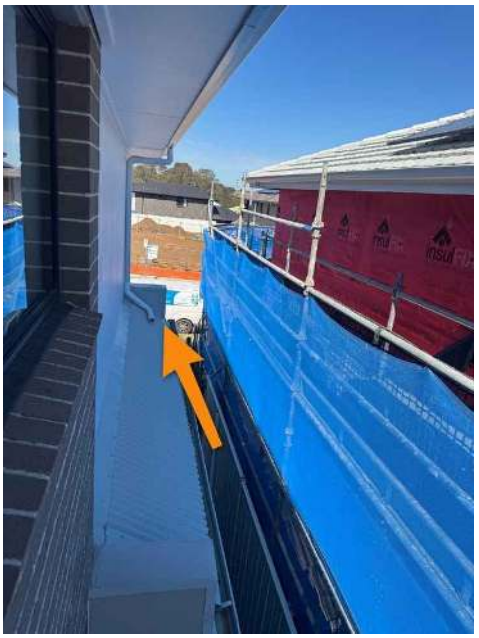
Defects

NON CONPLIANT

5.4.1 + Downpipe spreaders

DISCHARGING ON FLASHING

Defects



6: + HOUSE EXTERNAL

		F	G	D	M	U	N
6.1	+ General Painting Defects (External)			X			
6.2	+ General Tiling (External)			X			
6.3	+ Fence / Gate		X				
6.4	+ Eaves			X			
6.5	+ Retaining Walls						X
6.6	+ Windows (External)			X			
6.7	+ Doors (External)			X			
6.8	+ External Appliances			X			
6.9	+ Stairs (External)						X
6.10	+ Balustrades/Handrails (External)						X
6.11	+ Termite Management Notice		X				
6.12	+ Fire Safety		X				
6.13	Caulking/Sealant		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ Termite Management Notice: **+ Termite Protection Certificate to be provided to client**

Builder to provide a copy of the termite protection certificate to client prior to handover.

Observations

6.1.1 + General Painting Defects (External)

FRONT DOWNPIPE

Defects

6.1.2 + General Painting Defects (External)

REAR LEFT

Defects

6.1.3 + General Painting Defects (External)

FRONT

Defects

6.1.4 + General Painting Defects (External)

PORCH

Defects

6.2.1 + General Tiling (External)

Defects

+ CAULKING TO FLOOR/SKIRTING JOINTS

Caulking is recommended to the floor/skirting joints to provide a good building practice.

11.06 Grouting and joints

Grouting is defective if it is not carried out in accordance with the requirements of Clause 5.7 of AS 3958.1.

Joints are defective if they are not, as far as is practicable, of consistent width and can be seen from a normal viewing position.

Finished grout is defective if it is not uniform in colour, smooth, without voids, pinholes or low spots.

a) The top surface of the grout may be tooled to provide a contoured depression of no deeper than 1 mm for up to 6 mm wide joint and up to 2 mm for a 6-10 mm wide joint (clause 5.7(e) of AS 3958.1).
b) Joint widths for floor tiles should not exceed 3 mm for pressed tiles and 6 mm for extruded tiles (clause 4.6(c)(i) of AS 3958.1).
c) Joint widths for wall tiles should not exceed 1.5 mm for pressed tiles and 6 mm for extruded tiles (clause 5.4.6(c)(ii) of AS 3958.1).
d) Joint alignment should be consistent throughout the installation within a tolerance of 4 mm in 2 m[8] (clause 5.4.6(d) of AS 3958.1).

Grout is defective if it becomes loose within 24 months of handover.

6.2.2 + General Tiling (External)

Defects

+ GROUTING/JOINTS DEFECTIVE

Tile grouting and/or joint finishing found to be of poor quality in one or more areas. Adequate rectification is required.

11.06 Grouting and joints

Grouting is defective if it is not carried out in accordance with the requirements of Clause 5.7 of AS 3958.1.

Joints are defective if they are not, as far as is practicable, of consistent width and can be seen from a normal viewing position.

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b) Joint widths for floor tiles should not exceed 3 mm for pressed tiles and 6 mm for extruded tiles (clause 4.6(c)(i) of AS 3958.1).
c) Joint widths for wall tiles should not exceed 1.5 mm for pressed tiles and 6 mm for extruded tiles (clause 5.4.6(c)(ii) of AS 3958.1).
d) Joint alignment should be consistent throughout the installation within a tolerance of 4 mm in 2 m[8] (clause 5.4.6(d) of AS 3958.1).

Grout is defective if it becomes loose within 24 months of handover.

6.4.1 + Eaves

Defects

+ DEFECTIVE SURFACE

FRONT LEFT

Eave surface noted defective at one or more areas. Fixing/replacement required.

6.4.2 + Eaves

Defects

+ DAMAGED/CRACKED

Some eave linings noted damaged/cracked at the time of inspections and need fixing/replacement.

6.6.1 + Windows (External)

Defects

+ CAULKING REQUIRED TO TOP/SIDES

Where the gap between the window (or door) and the external cladding is excessive and can not be covered by the bottom/side flashings, such gaps must be caulked using the same colour proper caulking material.

6.6.2 + Windows (External)

General Advice/Maintenance Items

+ FLY SCREENS NOT INSTALLED

Flyscreens have not been provided to all windows/doors. Builder to confirm if it is not as a part of the building contract (or variation) or requirement of bushfire (BAL) rating.

6.7.1 + Doors (External)

Defects

+ WEATHER SEAL REQUIRED ON EXTERNAL DOORS

All external doors and garage/house door need a weather seal as a part of NCC and energy rating requirements. Weather door and window seals are designed to prevent draughts, rainwater infiltration and energy loss through external doors.

8.02 Weather-tightness of windows, doors, and window and door frames

Window frame and door frame installations are defective if, due to the builder's workmanship, they leak or cause unhealthy or dangerous conditions, loss of amenity for occupants, undue dampness or deterioration of building elements.

Windows and doors are defective if, when closed, they allow the entry of water.

Water entry through doors is not defective if they are not intended to prevent water entry. For example, vehicle access doors.

Windows and doors are defective if they are not sealed in accordance with the requirements of the Building Code of Australia, where required.

3.12.3.3 External windows and doors

(a) An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable *window* and other such opening must be sealed when serving—

(i) a *conditioned space*; or

(ii) a *habitable room* in *climate zones* 4, 5, 6, 7 and 8.

(b) A seal to restrict air infiltration—

(i) for the bottom edge of a door, must be a draft protection device; and

(ii) for the other edges of a door or the edges of an openable *window* or other such opening, may be a foam or rubber compressible strip, fibrous seal or the like.

(c) A *window* complying with the maximum air infiltration rates specified in AS 2047 need not comply with (b)(ii).

6.8.1 + External Appliances

Defects

VENT INCOMPLETE

7: + EXTERNAL WALL/CLADDING

		F	G	D	M	U	N
7.1	+ Brickworks			X	X		
7.2	+ Mortar			X			
7.3	+ Render			X			
7.4	+ Hebel						X
7.5	+ Control Joints			X	X		
7.6	+ Joints/Infills/Caulking			X			
7.7	+ Window Sills			X			
7.8	+ Weep holes		X				
7.9	+ Pipe penetrations		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

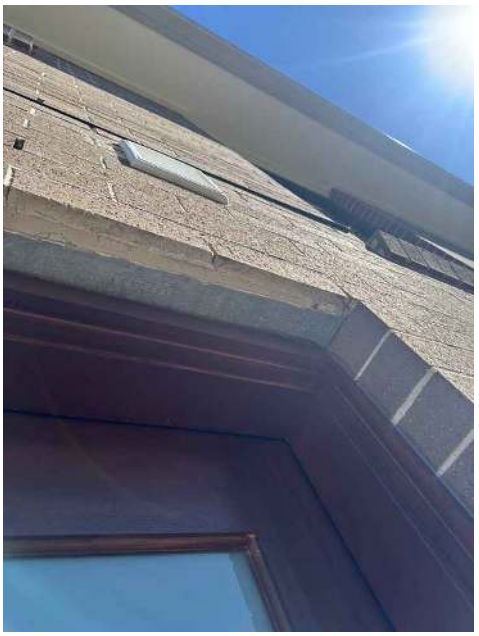
7.1.1 + Brickworks

Major Structural Defects/Safety Hazards

OVERHANG

Excessive overhang of the brickwork was observed on the lintel.

Recommendation: Recommend further investigation by a structural engineer to assess the bearing and load transfer of the lintel, and rectify as required.



7.1.2 + Brickworks

Defects

LINTEL RUST TEAR

Rusting was observed to the rear lintel.

Recommendation: Recommend further investigation by a licensed builder to assess the extent of corrosion and treat/replace as required.

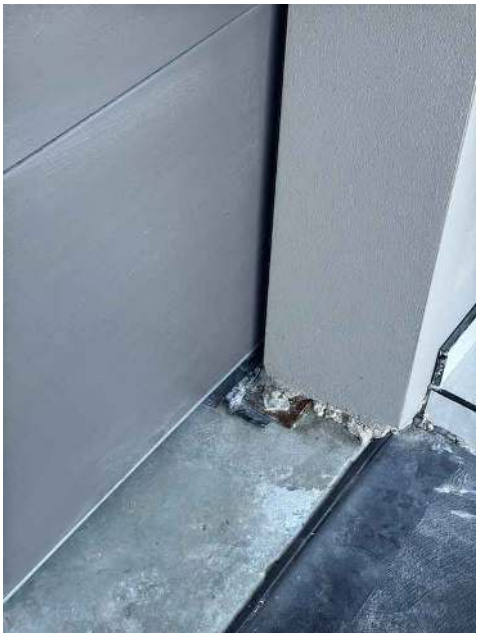
7.1.3 + Brickworks

Major Structural Defects/Safety Hazards

EXPOSED BEAM

The base plate of the steel post is exposed and rusting.

Recommendation: Recommend a licensed contractor treat the affected area and provide appropriate protective coating/covering to prevent further corrosion.



7.1.4 + Brickworks

Defects

REMOVE NAIL

A nail is present in the brickwork.

Recommendation: Recommend removal of the nail and patching of the affected area.

7.2.1 + Mortar

Defects

SPOT CLEANING

Remove mortar smears as required around the property

7.3.1 + Render

Defects

+ DAMAGED/DEFECTIVE

One or more parts of the render are damaged/defective and need repair/patching. Builder to ensure the colour integrity is maintained.

7.3.2 + Render

Defects

COLOUR TOUCH UP

Render requires paint touch up

7.5.1 + Control Joints

Defects

+ SEALANT REQUIRED

Expansion joints to be sealed with mastic sealant to prevent water from entering the building.

All mortar/debris to be removed from the expansion joints prior to applying the sealant.

9.07 Covering movement control joints and damp-proof courses

Mouldings and inflexible covering strips are defective if they are installed across movement control joints and are fixed or restrained on both sides.

Applied finishes are defective if they impede the performance of any damp-proof course or sub-floor ventilation required in accordance with the Building Code of Australia.

With the exception of paint and recommended mastic sealants, render or other applied finishes are defective if they cover movement control joints.

Unless documented otherwise, flexible mastic or sealant is defective if it does not match as close as practicable the colour of the adjacent surface and has not been used in accordance with the manufacturer's installation instructions.

7.5.2 + Control Joints

Major Structural Defects/Safety Hazards

+ RENDER COVERED THE CONTROL JOINTS

One or more control joints are covered by render.

Render finish to be removed from control joints and be replaced by a flexible sealant.

9.07 Covering movement control joints and damp-proof courses

Mouldings and inflexible covering strips are defective if they are installed across movement control joints and are fixed or restrained on both sides.

Applied finishes are defective if they impede the performance of any damp-proof course or sub-floor ventilation required in accordance with the Building Code of Australia.

With the exception of paint and recommended mastic sealants, render or other applied finishes are defective if they cover movement control joints.

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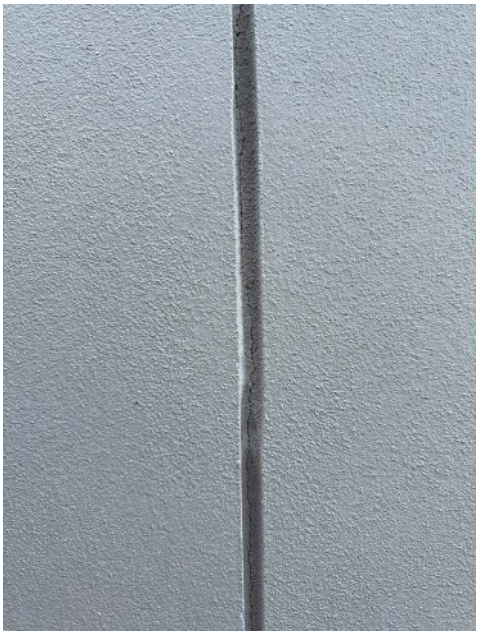


7.5.3 + Control Joints

+ CLEAN INSIDE THE JOINTS

Defects

Inside the joint should free of any rubbish/mortar/debris

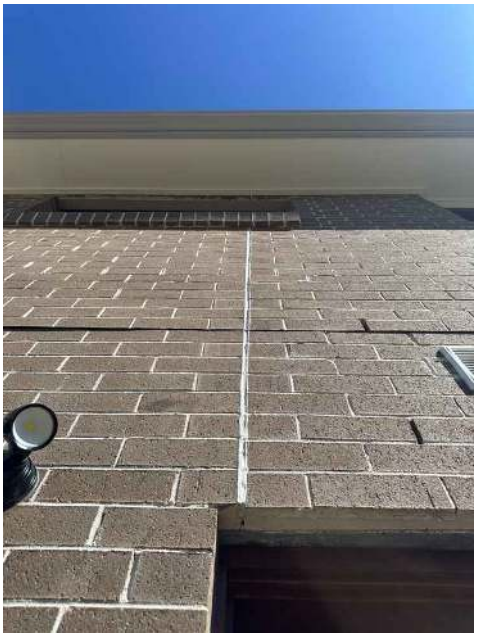
7.5.4 + Control Joints

LOCATION

Major Structural Defects/Safety Hazards

The articulation joint is offset from the side of the opening.

Recommendation: Recommend a licensed bricklayer relocate the articulation joint to be positioned directly at the side of the opening, in accordance with AS 3700 (Masonry Structures) Clause 4.8, which requires articulation joints to be provided at openings to accommodate differential movement and prevent unplanned cracking.



7.5.5 + Control Joints

CHANGE IN HEIGHT

Major Structural Defects/Safety Hazards

No articulation joint has been provided at the point where there is a change in height of the brick wall.

Recommendation: Recommend a licensed bricklayer install an appropriately sized articulation joint at this location, in accordance with AS 3700 (Masonry Structures) Clause 4.8 and NCC Part 3.3.5 (Masonry Veneer), which require articulation joints to be provided at points of movement discontinuity, including changes in wall height, to accommodate differential movement.

7.5.6 + Control Joints

Defects

RIGHT LOCATION

The articulation joint has been located in the middle of the wall rather than at an opening or point of movement discontinuity.

Recommendation: Recommend a licensed bricklayer relocate the articulation joint to an appropriate location, in accordance with AS 3700 (Masonry Structures) Clause 4.8, which requires articulation joints to be positioned at openings and points of structural discontinuity to effectively accommodate differential movement.

7.6.1 + Joints/Infills/Caulking

Defects

+ SERVICE PENETRATIONS - TO BE SEALED/CAULKED

All service penetrations to the walls should be sealed/caulked.

7.6.2 + Joints/Infills/Caulking

+ CAULK AROUND METERBOX

Around the metre box to be caulked.

Defects

7.7.1 + Window Sills

DOOR SILL INCOMPLETE

Defects

8: + SITE DRAINAGE

		F	G	D	M	U	N
8.1	+ Site Grading		X				
8.2	+ Silt Pits		X				
8.3	+ Stormwater Drainage System (Underground)			X			

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

8.3.1 + Stormwater Drainage System (Underground)

Defects

PONDING WATER

Ponding water was observed within the stormwater drain, indicating inadequate fall or a blockage.

Recommendation: Recommend a licensed plumber/drainer investigate the cause and rectify the fall/grade or clear any blockage, in accordance with AS/NZS 3500.3 (Plumbing and Drainage – Stormwater Drainage).

9: + GARAGE/CARPORT/DRIVEWAY/PATHWAY

		F	G	D	M	U	N
9.1	+ General		X				
9.2	+ Automatic Roller/Sectional Door(s)		X				
9.3	+ Floor (Slab Surface Finish)		X				
9.4	+ Driveway/Pathways		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ Driveway/Pathways: Driveway

Material

Concrete

10: + ROOF SPACE (INTERNAL)

		F	G	D	M	U	N
10.1	+ General		X				
10.2	+ Roof Structure	X					
10.3	+ Tile underneath						X
10.4	+ Insulation	X					
10.5	+ Sarking/Sisolation	X					
10.6	+ Flashing around penetrations	X					
10.7	+ Heating/Cooling Unit	X					
10.8	+ Heating/Cooling Ducts	X					
10.9	+ Lights/Downlights/Cables		X				
10.10	+ Roof Space Ventilation		X				
10.11	+ Manhole Opening		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ General: **+ Inspection Method**
Roof Walked

11: + HOUSE INTERNAL

		F	G	D	M	U	N
11.1	+ General Painting Defects			X			
11.2	+ General Cracks		X				
11.3	+ General Nails popping		X				
11.4	+ General Tiling			X	X		
11.5	+ General Cleaning		X				
11.6	+ Doors (Internal)			X			
11.7	+ Ceiling/Wall plaster			X			
11.8	+ Skirtings / Architraves		X				
11.9	+ Windows			X			
11.10	+ Flooring - Timber			X			
11.11	+ Flooring - Carpet						X
11.12	+ H/C vents/grilles/outlets		X				
11.13	+ Lights/switches/downlights			X			
11.14	+ Smoke Detectors		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ Smoke Detectors: **+ Smoke detectors testing**

All smoke detectors must be tested by a qualified electrician.

Observations

11.1.1 + General Painting Defects

Defects

MINOR PAINT DEFECTS

Minor paint defects, paint runs, smears, and marks require touch-ups prior to handover. Example photos shown. Builder to assess all areas and have rectified.

Examples shown, various areas.

11.1.2 + General Painting Defects

Defects

GARAGE

11.4.1 + General Tiling

Major Structural Defects/Safety Hazards

LAUNDRY WATERSTOP

No water stop was observed to the laundry.

Recommendation: Recommend installation of a compliant water stop, in accordance with AS 3740 (Waterproofing of Domestic Wet Areas), which requires a water stop to be provided at the wet area perimeter, including the door threshold, to contain water and prevent egress to adjoining areas.

11.4.2 + General Tiling

Defects

BATHROOM TILES ABOVE WATERSTOP

The floor tiles have been finished at a level above the water stop.

Recommendation: Recommend a licensed waterproofer/tiler rectify the tile level so the water stop remains higher than the surrounding floor tiles, in accordance with AS 3740 (Waterproofing of Domestic Wet Areas), which requires the water stop to be at a height above the finished floor level of the adjoining area to prevent water egress to adjoining rooms.

11.5.1 + General Cleaning

General Advice/Maintenance Items

+ GENERAL CLEANING REQUIRED

General final cleaning throughout the house required prior to the handover.

18.08 Cleaning

Owners are entitled to expect that the building site and works are clean and tidy on completion. Where handover is delayed for any reason the owner must expect that dust may have settled on interior exposed surfaces.

Building sites are defective if they are not clear of building debris.

Building works are defective where windows are not clean, floors are not swept, mopped or vacuumed as appropriate, tiles, sinks, basins, troughs, baths, etc. are not cleaned, and shelving, drawers and cupboards ready for use.

11.6.1 + Doors (Internal)

+ DAMAGED

FRONT ROOM DOOR

Defects

There is notable damage to the door and/or door frame.

11.6.2 + Doors (Internal)

+ DAMAGED 2

LAUNDRY

Defects

There is notable damage to the door and/or door frame.

11.6.3 + Doors (Internal)

Defects

+ CAVITY SLIDING DOOR GUIDES - ADJUSTMENT/INSTALLATION REQUIRED

KITCHEN

Door scraping sides of frame. Door surface was scratched. One or more internal cavity sliding door guides were missed. Cavity sliding door guides protect the door leaves from contacting the frame and scratching/damaging and needs repair.

11.6.4 + Doors (Internal)

Defects

REAR BEDROOM

11.7.1 + Ceiling/Wall plaster

+ PLASTER DAMAGED

Defects

One or more areas of the wall/ceiling are damaged and need repair, patching, proper sanding and repainting.

11.7.2 + Ceiling/Wall plaster

+ PLASTER DAMAGED 2

Defects

KITCHEN

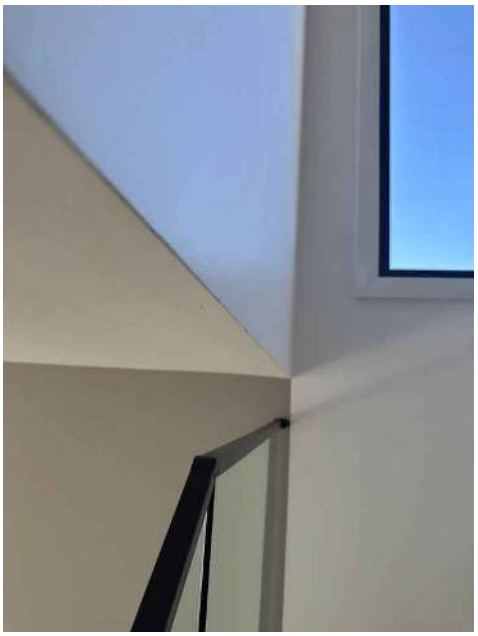
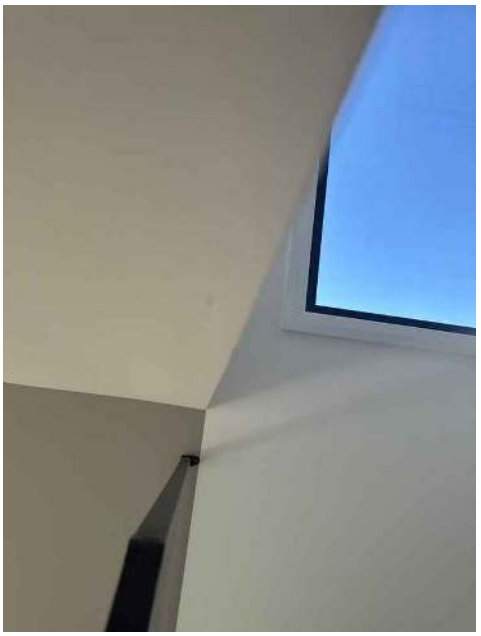
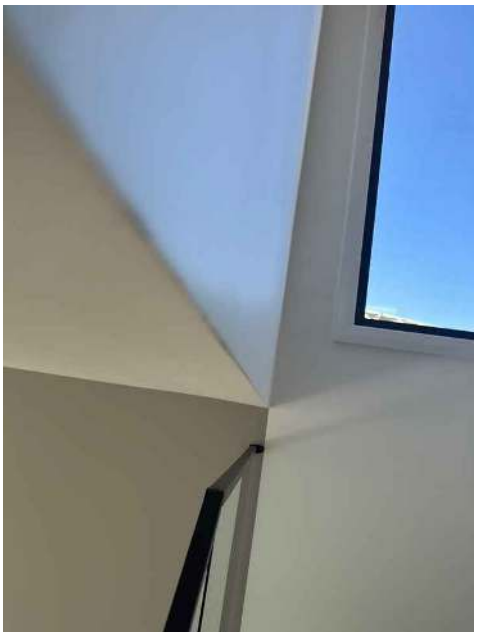
One or more areas of the wall/ceiling are damaged and need repair, patching, proper sanding and repainting.

11.7.3 + Ceiling/Wall plaster

Defects

+ PLASTER DAMAGED 3

One or more areas of the wall/ceiling are damaged and need repair, patching, proper sanding and repainting.

11.9.1 + Windows

General Advice/Maintenance Items

+ FLY SCREEN NOT INSTALLED

One or more fly screens were not installed at the time of inspection. Builder to check the contract/variations is the fly screen is included.

fly screens are mandatory in Bushfire affected (BAL) areaa.

11.9.2 + Windows

REMOVE SPLASHED PAINT FROM FRAMES AND WINDERS THROUGHOUT THE PROPERTY

Defects

11.9.3 + Windows

WINDOW NOT LATCHING FRONT

Defects

The window is not latching correctly.

Recommendation: Recommend a licensed contractor adjust the latch mechanism to restore proper function.

11.10.1 + Flooring - Timber

Defects

+ CAULKING TO FLOOR/SKIRTING JOINTS

Caulking is recommended to the floor/skirting joints to provide a good building practice.

11.13.1 + Lights/switches/downlights

Defects

+ NOT INSTALLED - SWITCH COVER PLATE

One or more switch cover plate(s) were not installed at the time of the inspection. ALl the cover plates need to be installed prior to the handover to prevent any electric shock hazard.

12: + STAIRS (INTERNAL)

		F	G	D	M	U	N
12.1	+ Stairs			X			
12.2	+ Balustrades/Handrails		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

12.1.1 + Stairs

Defects

+ DAMAGED

One or more sections of stairs noted damaged at the time of inspection. Recommended to sand, repair, patch, resand and then re-painting.

13: + KITCHEN

		F	G	D	M	U	N
13.1	+ Benchtops	X					
13.2	+ Plumbing/Mixer/Taps	X					
13.3	+ Sink	X					
13.4	+ Splashbacks	X					
13.5	+ Cabinetry			X			
13.6	+ Oven/Stove/Rangehood		X				
13.7	Fir cap to fridge space tap		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

13.5.1 + Cabinetry

Defects

+ DRAWERS NOT CLOSING PROPERLY

One or more drawers of the cabinetry noted hard to close. Adjustment required.

13.5.2 + Cabinetry

Defects

+ SCRATCHED/DAMAGED

One or more areas of the cabinets noted scratched, chipped or damaged. Fixing required.

13.5.3 + Cabinetry

Defects

+ DRAWERS NOT CLOSING PROPERLY 2

One or more drawers of the cabinetry noted hard to close. Adjustment required.

13.5.4 + Cabinetry

Defects

+ INCONSISTENT GAPS - ADJUSTMENT REQUIRED

Inconsistent gaps noted in cabinets corners and or doors. Adjustment required.

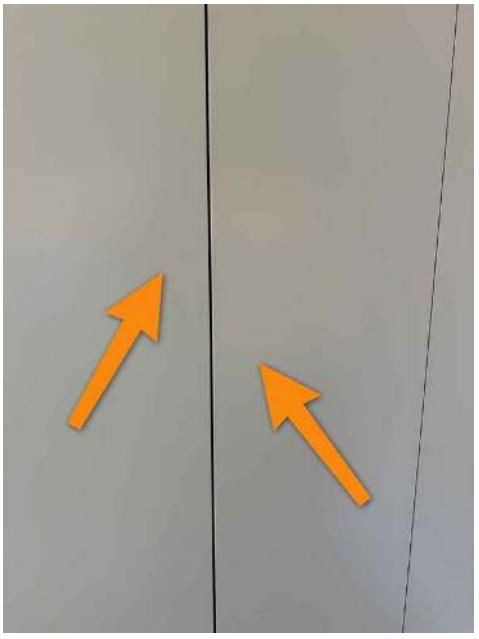
GUIDE TO STANDARDS AND TOLERANCES 1.04

Cabinet door and drawer fronts are defective if they are not aligned, or do not have consistent gaps between them at handover, and can be seen from a normal viewing position.

13.5.5 + Cabinetry

Defects

PUSH OPEN NOT INSTALLED



14: + LAUNDRY ROOM

		F	G	D	M	U	N
14.1	+ Splashback	X					
14.2	+ Mixer/Taps/Plumbing	X					
14.3	+ Sink/Trough	X					
14.4	+ Cabinetry	X					
14.5	+ Ventilation		X				
14.6	+ Exhaust Fan		X				

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

15: + BATHROOMS/ENSUITES/TOILETS

		F	G	D	M	U	N
15.1	+ Splashback	X					
15.2	+ Plumbing/Mixer/Taps	X					
15.3	+ Shower					X	
15.4	+ Shower screen	X					
15.5	+ Vanity/Cabinetry			X			
15.6	+ Basin	X					
15.7	+ Exhaust Fan	X					
15.8	+ Bath	X					
15.9	+ Toilet	X					
15.10	+ Ventilation	X					
15.11	Sealants		X				
15.12	+ Lights/switches/downlights				X		

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Limitations

+ Shower

+ SHOWER NOT TESTED

The shower recess is not in use and therefore was not tested.

Observations

15.5.1 + Vanity/Cabinetry

Defects

+ DRAWERS NOT CLOSING PROPERLY

PDR

One or more drawers of the cabinetry noted hard to close. Adjustment required.

15.5.2 + Vanity/Cabinetry

INCOMPLETE

Defects

15.12.1 + Lights/switches/downlights

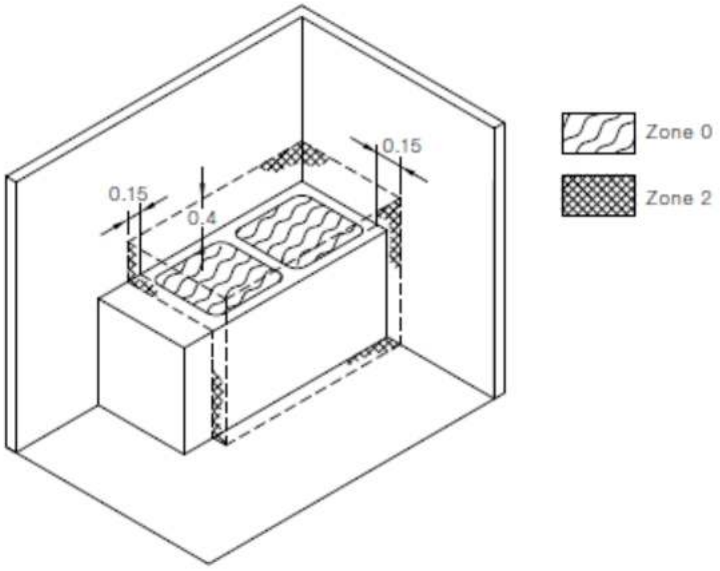
Major Structural Defects/Safety Hazards

CLOSE TO BASIN/SINK UNDER 45L (150MM H, 400MM V)

LAUNDRY

Where the water container is under 45L, the powerpoints/switches must be:

- a minimum of 150mm from the edge of the water container (i.e basin).
- a minimum height of 400mm above the top of the water container.



Minimum distance between water container to power-point, for less than 45L water capacity

Image: AS3000/2007

Zone 0: The area inside the sink or basin, in which nothing is allowed to be installed.

Zone 2: Determined by whether or not the container holds more than or less than 45L - no fittings are allowed inside zone 2.

16: + GLAZING

		F	G	D	M	U	N
16.1	+ Mirrors, windows and doors glassses	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

STANDARDS OF PRACTICE

+ Roof Space (Internal)
What's inspected? Trusses, Insulation

What's not inspected? Antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories.

This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection.