OWNER INSPECTIONS
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PRACTICAL COMPLETION INSPECTION (PCI)

Sample Property

Suburb withheld , VIC

Name withheld

23/09/2026

Inspector
Ty Pearson
Registered Building Practitioner
1300 471 805
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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**.

9
GENERAL ADVICE/MAINTENANCE ITEMS

25
DEFECTS

1
MAJOR STRUCTURAL DEFECTS/SAFETY HAZARDS

2.1.1 + Inspection Summary - + Inspection Summary: Overall condition
4.1.1 + Roof Cladding (External) - + Roof Cladding (Metal sheet Roofing): + Fix fasteners rubber
4.1.2 + Roof Cladding (External) - + Roof Cladding (Metal sheet Roofing): + General views
5.1.1 + Roof Drainage System - + Gutter and Fascia: + Remove debris
5.2.1 + Roof Drainage System - + Downpipes: + Not secured
6.1.1 + House External - + Windows (External): + Rubber flashing adjustment required
6.1.2 + House External - + Windows (External): + Caulking Required to top/sides
6.2.1 + House External - + Doors (External): + Damaged
6.3.1 + House External - + External Appliances: + Not Installed
6.4.1 + House External - + Termite Management Notice: + Installed
7.1.1 + External Wall/Cladding - + Brickworks: Spot clean brickwork required
7.4.1 + External Wall/Cladding - + Joints/Infills/Caulking: + Caulk around meterbox
7.4.2 + External Wall/Cladding - + Joints/Infills/Caulking: Gaps to external walls
8.1.1 + Site Drainage - + Stormwater Drainage System (Underground): + Cover - Insufficient
9.1.1 + Garage/Carport/Driveway/Pathway - + Automatic Roller/Sectional Door(s): + Not Working
9.2.1 + Garage/Carport/Driveway/Pathway - + Floor (Slab Surface Finish): + Concrete Damaged/Chipped
9.3.1 + Garage/Carport/Driveway/Pathway - + Driveway/Pathways: + Cleaning required
10.1.1 + Roof Space (Internal) - + General: + General views
10.2.1 + Roof Space (Internal) - + Insulation: + Loose/out of place insulation
10.3.1 + Roof Space (Internal) - + Sarking/Sisolation: + Sarking Under Metal Roof - Not Installed
10.4.1 + Roof Space (Internal) - + Heating/Cooling Unit: + Not Installed
10.5.1 + Roof Space (Internal) - + Manhole Opening: Cleaning/repainting required
11.1.1 + House Internal - + General Painting Defects: Minor paint defects
11.3.1 + House Internal - + General Cleaning: + General Cleaning required
11.4.1 + House Internal - + Doors (Internal): Hinge Pins
11.5.1 + House Internal - + Ceiling/Wall plaster: + Plaster Damaged
11.5.2 + House Internal - + Ceiling/Wall plaster: Towel rack not fixed properly to timber support
11.7.1 + House Internal - + Windows: + Fly Screen Not installed
11.10.1 + House Internal - + H/C vents/grilles/outlets: + not flush with ceiling/wall

11.11.1 + House Internal - + Lights/switches/downlights: + Not installed - LED light strip

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

12.5.2 + Kitchen - + Cabinetry: + Shelves not installed

12.6.1 + Kitchen - + Oven/Stove/Rangehood: + Not Installed

14.2.1 + Bathrooms/Ensuites/Toilets - + Plumbing/Mixer/Taps: + Mixer/Pipe leaking

14.9.1 + Bathrooms/Ensuites/Toilets - + Toilet: + Toilet seat/ - Loose/unsecured

1: + INSPECTION DETAILS

		F	G	D	M	U	N
1.1	+ General		X				

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

Information

+ General: In Attendance
Vacant Site

+ General: Bathrooms/Ensuites
2

+ General: Car Park
Double

+ General: Building Age
New Build

+ General: Roof
Metal

+ General: Weather Conditions
Clear

+ General: Type Of Building
Residential, House, Freestanding

+ General: External Building Material
Brick Veneer

+ General: Flooring
Timber, Carpet, Tiles

+ General: Bedrooms
4

+ General: How Many Levels?
Single Storey

+ General: Piers
Render

+ General: Windows
Aluminium

Limitations

+ General

REASONABLE ACCESS TO THE PROPERTY WAS RESTRICTED BY:

Roof Space Due To Limited Crawl Space

2: + INSPECTION SUMMARY

		F	G	D	M	U	N
2.1	+ Inspection Summary		X	X	X		

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

Observations

2.1.1 + Inspection Summary

General Advice/Maintenance Items

OVERALL CONDITION

Overall condition is of a good condition with items that will need to be completed prior to handover.

3: + UTILITIES

		F	G	D	M	U	N
3.1	+ Utilities Connection		X				

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

Information

+ Utilities Connection: Recycled Water
Not connected

+ Utilities Connection: Gas
Not Connected

+ Utilities Connection: Smoke Alarms
Installed, Not tested, 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 (Metal sheet Roofing)		X	X			

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

Observations

4.1.1 + Roof Cladding (Metal sheet Roofing)

Defects

+ FIX FASTENERS RUBBER

One or more screws are not installed properly or the rubber is damaged. they need to be rectified to avoid any water leak/damage.

Right Rear

Right

Right

Right

4.1.2 + Roof Cladding (Metal sheet Roofing)

General Advice/Maintenance Items

+ GENERAL VIEWS

General views of the roof cladding.

5: + ROOF DRAINAGE SYSTEM

		F	G	D	M	U	N
5.1	+ Gutter and Fascia			X			
5.2	+ Downpipes			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

+ REMOVE DEBRIS

Many debris found in gutters around the dwelling. All debris to be removed from gutters as soon as possible to prevent them from entering the downpipes and causing water damage.

Installation of each new or altered section of the roof drainage system shall comply with the following:

(a) There shall be no restrictions to the free flow of stormwater due to-

(i) protrusions or other obstructions; or

(ii) debris (e.g. cement, mortar, clippings and similar debris).

(b) All accessories shall be effectively fixed and securely anchored.

5.2.1 + Downpipes

Defects

+ NOT SECURED

One or more downpipes are not secured to the cladding and need proper fixing. All downpipes must be secured properly as instructed in AS HB 39:2015.

https://www.standards.org.au/

Guide to standards and tolerances 2015:

7.05 Fixing of gutters and downpipes

Gutters and downpipes are defective if they are not securely fixed.

5.7.6 Downpipes

For the installation of downpipes, see AS/NZS 3500.3. In addition, for best practice, the following are to be observed:

(a) *Connection* Downpipes to be connected to the base of rainheads or sumps.

(b) *Internal gutters* Downpipes from internal gutters to be connected to sumps with appropriate overflow provision, or discharged into external rainheads with appropriate overflow provision.

(c) *Fastening* Downpipes to be securely fastened to walls and structures so as to withstand movement due to thermal expansion or weight due to a partial or total blockage.

(d) *Spacing* Downpipe brackets to be spaced at intervals not exceeding 2 m vertically and 1 m on a slope (see Figure 5.7.6).

NOTE: Support systems for metal downpipes should comply with AS/NZS 2179.1.

@Australian Standards - https://www.standards.org.au/

Left

6: + HOUSE EXTERNAL

		F	G	D	M	U	N
6.1	+ Windows (External)			X			
6.2	+ Doors (External)			X			
6.3	+ External Appliances		X				
6.4	+ Termite Management Notice		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 + Windows (External)

Defects

+ RUBBER FLASHING ADJUSTMENT REQUIRED

Window rubber flashings to be adjusted so that they sit properly between the window and cladding and preventing rainwater from entering the building.

Photos are showing only a few of them. Builder to check and fix all window flashings.

8.01 Installation of external windows and doors

Unless documented otherwise, external windows and doors are defective if they are not installed and flashed in accordance with the manufacturer's installation instructions.

where the compressible rubber strip is not watertight they require sealing

6.1.2 + 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.

6.2.1 + Doors (External)

Defects

+ DAMAGED

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

Entrance

6.3.1 + External Appliances

General Advice/Maintenance Items

+ NOT INSTALLED

The external appliances have not been installed at the time of inspection. It is usual to install the at the time of handover to prevent them from theft.

6.4.1 + Termite Management Notice

General Advice/Maintenance Items

+ INSTALLED

Termite management notice found in the metrebox. Client to check and follow the instructions regularly to make sure the house stays protected from pest and termite.

7: + EXTERNAL WALL/CLADDING

		F	G	D	M	U	N
7.1	+ Brickworks			X			
7.2	+ Mortar	X					
7.3	+ Render	X					
7.4	+ Joints/Infills/Caulking			X			

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

Observations

7.1.1 + Brickworks

SPOT CLEAN BRICKWORK REQUIRED

Defects

Alfresco

7.4.1 + Joints/Infills/Caulking

+ CAULK AROUND METERBOX

Around the metre box to be caulked.

Defects

7.4.2 + Joints/Infills/Caulking

Defects

GAPS TO EXTERNAL WALLS

Gaps to parts of external walls need caulking to reduce the risk of water penetration.

Porch

8: + SITE DRAINAGE

		F	G	D	M	U	N
8.1	+ Stormwater Drainage System (Underground)				X		

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

Observations

8.1.1 + Stormwater Drainage System (Underground)

Major Structural Defects/Safety Hazards

+ COVER - INSUFFICIENT

The stormwater pipe cover is insufficient. A minimum cover is required to prevent the pipe from potential damages.

stormwater pipes must be the required depth below the future concrete paving. weep hole clearance allowed for. Rear

National Construction Codes - 3.1.3.5 Stormwater drainage:

Cover to stormwater drains:
the cover to 90 mm Class 6 UPVC stormwater drains installed underground must be not less than:
(i)under soil — 100 mm; or
(ii)under paved or concrete areas — 50 mm; or
(iii)under areas subject to light vehicle traffic—
(A)reinforced concrete — 75 mm; or
(B)paved — 100 mm.

9: + GARAGE/CARPORT/DRIVEWAY/PATHWAY

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

Observations

9.1.1 + Automatic Roller/Sectional Door(s)

Defects

+ NOT WORKING

The garage front door electric opener was inoperable or not connected at the time of inspection. Recommend re-attached or repaired by qualified professional.

9.2.1 + Floor (Slab Surface Finish)

Defects

+ CONCRETE DAMAGED/CHIPPED

The concrete floor noted chipped/damaged at the time of inspection. Repair erosive areas and also holes to prevent further deterioration.

2.12 Repairs to exposed concrete slabs

Repairs, where failure has been due to cracking and/or movement, may involve the removal of the affected area. The repair is defective if it does not, as closely as practicable match the existing work in appearance, colour and texture. Minor variations in finish may not be considered to be defective.

9.3.1 + Driveway/Pathways

Defects

+ CLEANING REQUIRED

The driveway/pathways must be cleaned prior to handover.

10: + ROOF SPACE (INTERNAL)

		F	G	D	M	U	N
10.1	+ General		X				
10.2	+ Insulation			X			
10.3	+ Sarking/Sisolation		X				
10.4	+ Heating/Cooling Unit		X				
10.5	+ 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

Limitations

+ General
+ THE LIMITATIONS RESTRICTED THE INSPECTOR'S INSPECTION:
Crawl Space Too Low, Roof structure members, Insulation, Appliances

Observations

10.1.1 + General

General Advice/Maintenance Items

+ GENERAL VIEWS

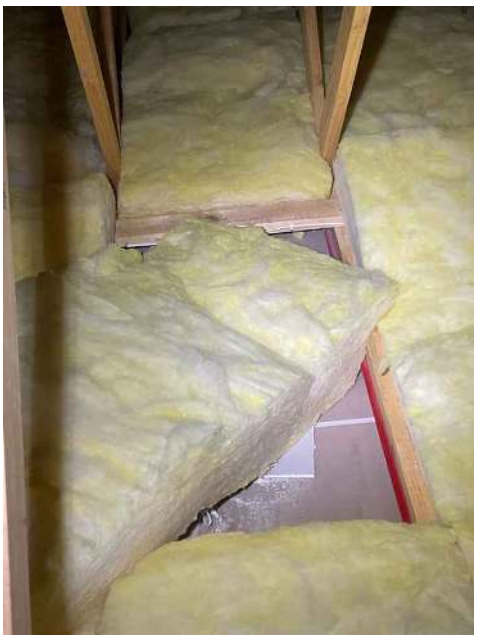
The general views of the roof space at the time of inspection

10.2.1 + Insulation

Defects

+ LOOSE/OUT OF PLACE INSULATION

One or more parts of insulation are loose and/or not installed properly. This needs fixing to prevent energy wasting.



10.3.1 + Sarking/Sisolation

General Advice/Maintenance Items

+ SARKING UNDER METAL ROOF - NOT INSTALLED

Sarking is the sheet material which can be put over the roof trusses before the final roof covering is installed. It's normally standard on a metal roof as it prevents condensation on the underside of a roof from dropping onto the ceiling below.

10.4.1 + Heating/Cooling Unit

General Advice/Maintenance Items

+ NOT INSTALLED

The Heating/Cooling system unit was not installed at the time of inspection. It needs to be installed and commissioned by the time of handover and a copy of the installation certificate must be provided to the property owner.

10.5.1 + Manhole Opening

Defects

CLEANING/REPAINTING REQUIRED

The manhole opening requires cleaning or repainting.

11: + HOUSE INTERNAL

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

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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 photo shown. Builder to assess all areas and have rectified.

11.3.1 + General Cleaning

Defects

+ 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.

11.4.1 + Doors (Internal)

Defects

HINGE PINS

Fully hit down hinge pins throughout the property

11.5.1 + Ceiling/Wall plaster

Defects

+ PLASTER DAMAGED

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

Garage

11.5.2 + Ceiling/Wall plaster

Defects

TOWEL RACK NOT FIXED PROPERLY TO TIMBER SUPPORT

Bathroom

11.7.1 + 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.

11.10.1 + H/C vents/grilles/outlets

Defects

+ NOT FLUSH WITH CEILING/WALL

One or more vents/outlets do not flush with the ceiling/wall plaster. Fixing required.

Laundry

11.11.1 + Lights/switches/downlights

Defects

+ NOT INSTALLED - LED LIGHT STRIP

A light LED strip missing.

12: + KITCHEN

		F	G	D	M	U	N
12.1	+ Benchtops	X					
12.2	+ Plumbing/Mixer/Taps	X					
12.3	+ Sink	X					
12.4	+ Splashbacks	X					
12.5	+ Cabinetry			X			
12.6	+ Oven/Stove/Rangehood		X				

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Observations

12.5.1 + Cabinetry

Defects

+ DRAWERS NOT CLOSING PROPERLY

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

12.5.2 + Cabinetry

Defects

+ SHELVES NOT INSTALLED

One or more cabinet shelves were have not been installed at the time of inspection.

12.6.1 + Oven/Stove/Rangehood

General Advice/Maintenance Items

+ NOT INSTALLED

The appliances have not been installed at the time of inspection. It is usual for the appliances to be installed on the day of handover to prevent theft.

13: + LAUNDRY ROOM

		F	G	D	M	U	N
13.1	+ Splashback	X					
13.2	+ Mixer/Taps/Plumbing	X					
13.3	+ Sink/Trough	X					
13.4	+ Cabinetry	X					
13.5	+ Ventilation	X					

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14: + BATHROOMS/ENSUITES/TOILETS

		F	G	D	M	U	N
14.1	+ Splashback	X					
14.2	+ Plumbing/Mixer/Taps			X			
14.3	+ Shower		X				
14.4	+ Shower screen	X					
14.5	+ Vanity/Cabinetry	X					
14.6	+ Basin	X					
14.7	+ Exhaust Fan	X					
14.8	+ Bath	X					
14.9	+ Toilet			X			
14.10	+ Ventilation	X					
14.11	Sealants	X					

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Information

+ Shower: Note to client:

Important Notes: The shower have been checked against the visual leakage, however, the shower leakage usually appears after long term use. We recommend maintaining the sealing and prevent them from any damages as one of the main water leak reasons.

Observations

14.2.1 + Plumbing/Mixer/Taps

Defects

+ MIXER/PIPE LEAKING

The mixer/pipe noted leaking at the time of inspection. Plumber to fix the leakage ASAP to prevent any water damage to the property.

Bathroom

14.9.1 + Toilet

+ TOILET SEAT/ - LOOSE/UNSECURED

Defects

The toilet seat is loose/unsecured.

Wc

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.