OWNER INSPECTIONS
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ROOF ONLY INSPECTION REPORT

Sample Property

Name withheld

JUNE 22, 2023

Inspector
Josh Whittingham
1300 471 805
booking@ownerinspections.com.au

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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 A. 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

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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.

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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 which is not applicable to the area of the Inspection.

SUMMARY

GENERAL ADVICE/MAINTENANCE ITEMS

DEFECTS

Purpose of Inspection

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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.

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Exclusion of items from Inspection:

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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.

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

3.1.1 Roof External - Roof Cladding: General view
3.1.2 Roof External - Roof Cladding: Wavey roof

3.2.1 Roof External - Fascia: RH front corner - Fascia and barge not set up correctly
3.2.2 Roof External - Fascia: LH front corner - fascia to be trimmed back for rainhead
3.3.1 Roof External - Gutters: Water Ponding to box gutter
3.3.2 Roof External - Gutters: Box gutter not complete
3.4.1 Roof External - Flashings: Incomplete
3.4.2 Roof External - Flashings: Water Ponding on Capping
3.4.3 Roof External - Flashings: Not complete
3.4.4 Roof External - Flashings: Chimney - More fixings required to pressure flashing
3.4.5 Roof External - Flashings: Capping not falling in towards house
3.4.6 Roof External - Flashings: Dented or damaged
3.5.1 Roof External - Downpipes: Downpipe missing
3.6.1 Roof External - Rainheads: Check depth and installation height
3.6.2 Roof External - Rainheads: Not complete

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
Builder

General: How Many Levels?
Single Storey

General: Flooring
Timber

General: Roof
Tiled

General: Weather Conditions
Light Rain, Cloudy

General: External Building Material
Solid Brick

General: Piers
Not Applicable

General: Type Of Building
House, Residential

General: Windows
Aluminium

General: Building Age
1925-1950

Limitations

General

REASONABLE ACCESS TO THE PROPERTY WAS RESTRICTED BY:

Height

2: INSPECTORS COMMENT

		F	G	D	M	U	N
2.1	Inspectors Summary			X			

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

Information

Inspectors Summary: Roof plumbing not complete

Roof plumbing not complete

3: ROOF EXTERNAL

		F	G	D	M	U	N
3.1	Roof Cladding		X				
3.2	Fascia			X			
3.3	Gutters			X			
3.4	Flashings			X			
3.5	Downpipes			X			
3.6	Rainheads			X			

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

Observations

3.1.1 Roof Cladding

General Advice/Maintenance Items

GENERAL VIEW

General views of the roof and capping.

3.1.2 Roof Cladding

WAVEY ROOF

General Advice/Maintenance Items

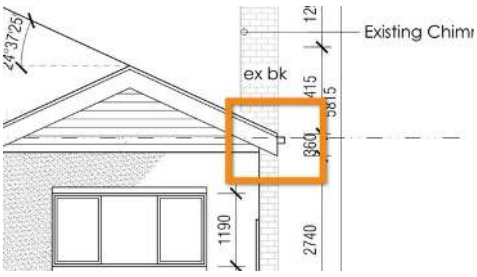
Roof is wavey is one or more areas.

3.2.1 Fascia

RH FRONT CORNER - FASCIA AND BARGE NOT SET UP CORRECTLY

Defects

Barge capping and fascia needs to be extended out to eave line and edge of roof tiles

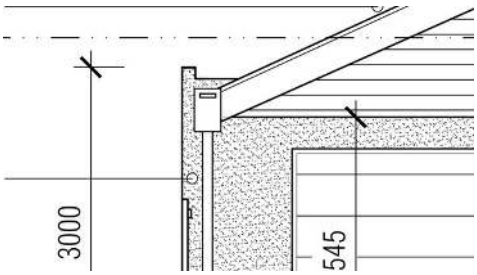


3.2.2 Fascia

Defects

LH FRONT CORNER - FASCIA TO BE TRIMMED BACK FOR RAINHEAD

Fascia and eave needs to be cut back to allow for rain head in line with box gutter.

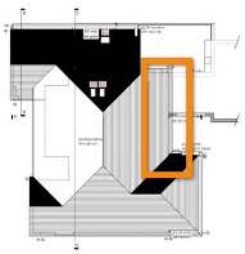


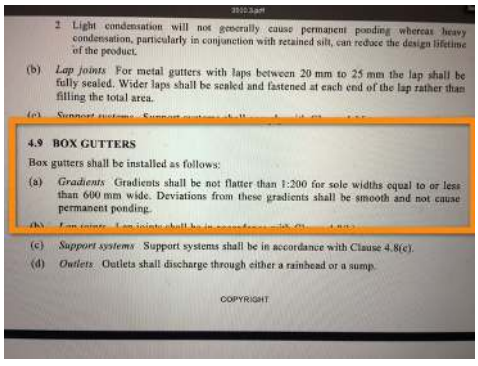
3.3.1 Gutters

Defects

WATER PONDING TO BOX GUTTER

There are one or more areas of water ponding due to wrong gutter slope. Builder/Roof Plumber to rectify the issue to avoid long term gutter corrosion.





2 Light condensation will not generally cause permanent ponding whereas heavy condensation, particularly in conjunction with retained silt, can reduce the design lifetime of the product.

(b) *Lap joints* For metal gutters with laps between 20 mm to 25 mm the lap shall be fully sealed. Wider laps shall be sealed and fastened at each end of the lap rather than filling the total area.

4.9 BOX GUTTERS

Box gutters shall be installed as follows:

(a) *Gradients* Gradients shall be not flatter than 1:200 for sole widths equal to or less than 600 mm wide. Deviations from these gradients shall be smooth and not cause permanent ponding.

(c) *Support systems* Support systems shall be in accordance with Clause 4.8(c).

(d) *Outlets* Outlets shall discharge through either a rainhead or a sump.

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3.3.2 Gutters

BOX GUTTER NOT COMPLETE

Defects

3.4.1 Flashings

INCOMPLETE

Defects

Flashings in one or more areas are incomplete. it will be inspected at the next inspection.

3.4.2 Flashings

Defects

WATER PONDING ON CAPPING

cappings are to have a minimum of 5 degrees of fall to prevent water ponding on the top. This is usually achieved with a timber sub-state.

3.4.3 Flashings

NOT COMPLETE

Defects

Needs to be over flashed

Not tucked under capping

3.4.4 Flashings

CHIMNEY - MORE FIXINGS REQUIRED TO PRESSURE FLASHING

Defects

100mm spacings

3.4.5 Flashings

CAPPING NOT FALLING IN TOWARDS HOUSE

Defects

Ends have incorrect fall

3.4.6 Flashings

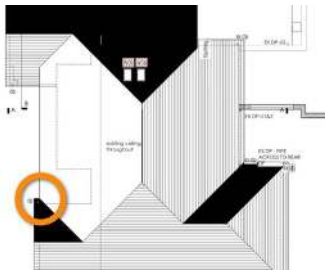
DENTED OR DAMAGED

Defects

3.5.1 Downpipes

DOWNPIPE MISSING

Defects



3.6.1 Rainheads

CHECK DEPTH AND INSTALLATION HEIGHT

Defects

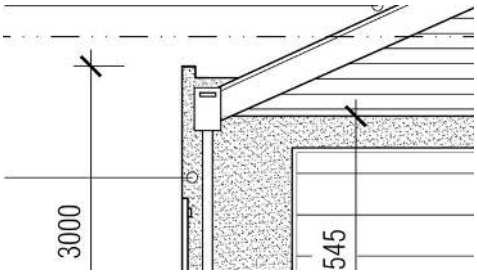
Under 5.7.3 of SA HB 39, the top of a rainhead had to be no higher than 50% of the depth of the box gutter. This has been superseded and now a rainhead must be designed to AS 3500.3. Plumber to confirm that the rainheads are designed correctly.

3.6.2 Rainheads

Defects

NOT COMPLETE

Rainhead and downpipes at front LH corner not fitted



4: ROOF SPACE (INTERNAL)

		F	G	D	M	U	N
4.1	Roof Cladding						X

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