OWNER INSPECTIONS
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FRAME INSPECTION

Sample Property

Sample Property

Name withheld

07/08/2026

Inspector
Ty Pearson
Registered Building Practitioner
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Agent

TABLE OF CONTENTS

1: Inspections Details 11
2: Inspectors Comments 12
3: Concrete Slab - External 13
4: Concrete Slab - Internal 16
5: Roof/Site Drainage System 17
6: + Roof Framing 20
7: + Wall Framing 22
8: + Bracing (Walls Only) 27
9: + Internal Plumbing 28
10: + Termite Management 30

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 that 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**.

8
GENERAL ADVICE/MAINTENANCE ITEM

13
DEFECTS

1
MAJOR STRUCTURAL DEFECTS/SAFETY HAZARDS

2.1.1 Inspectors Comments - Inspection Summary: Overall Conditions - Mid Level/Acceptable
3.2.1 Concrete Slab - External - Vapour Barriers: Vapour Barriers - Sections Missing
4.2.1 Concrete Slab - Internal - Shower Recess: Visually Fine
5.1.1 Roof/Site Drainage System - Site Grading: Some Sections Incomplete
5.2.1 Roof/Site Drainage System - Underground Stormwater pipes: Uncapped Pipe(s)
6.2.1 + Roof Framing - Roof Bracings: Visually Fine
6.3.1 + Roof Framing - + Triple grips (Truss tie): + Visually Fine
6.5.1 + Roof Framing - + Valley boards: + End support required
7.1.1 + Wall Framing - + Slotted brackets: + Appear fine
7.3.1 + Wall Framing - + Wall Fixings: + Double Wall Connections
7.4.1 + Wall Framing - + Junction Fixings: Junctions not nailed off.
7.5.1 + Wall Framing - + Plumbness: + Meter box not plumb
7.6.1 + Wall Framing - + Frame/Opening Clearance: + Above window minimum clearance - 15mm
7.7.1 + Wall Framing - + Window Sill Trimmers: + Installed According to Standards
7.8.1 + Wall Framing - + Noggings: + Missing Noggings
7.9.1 + Wall Framing - + Window/Door Lintels: Trimmers missing
7.12.1 + Wall Framing - + Bottom Plates: Blocking required
9.1.1 + Internal Plumbing - + Capping and Damages: + Uncapped sewer pipe
9.1.2 + Internal Plumbing - + Capping and Damages: + Debris inside
10.1.1 + Termite Management - + Physical Barriers: + Loose or damages
10.1.2 + Termite Management - + Physical Barriers: + Installed partially
10.2.1 + Termite Management - + Termite Management Notice: Found

1: INSPECTIONS 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
Site un-attended

General: Age of Building
New Build

General: Claddings
Not Completed

General: Weather Conditions
Cloudy

General: Number of Levels
Single Storey

General: Floor Coverings
Concrete

General: Building Classification
Residential, House, Freestanding

General: Piers
Timber

2: INSPECTORS COMMENTS

		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 Item

OVERALL CONDITIONS - MID LEVEL/ACCEPTABLE

The frame was generally observed to have been constructed to an acceptable standard with some minor defects noted that require repair.

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 provide 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: CONCRETE SLAB - EXTERNAL

		F	G	D	M	U	N
3.1	Rebates/Edges		X				
3.2	Vapour Barriers			X			

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

Limitations

Rebates/Edges

UNABLE TO INSPECT

Unable to inspect all sections of the slab edge due to the presence of a termite physical barrier, damp-proof membrane, or sarking/flashing.

Observations

3.2.1 Vapour Barriers

Defects

VAPOUR BARRIERS - SECTIONS MISSING

The vapour barrier did not appear visible at ground level around the perimeter of the concrete slab at the time of inspection.

ABCB Housing Provisions (2022) - Section 4.2.8 [Vapour barriers] states:

The vapour barrier must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and must extend under internal and edge beams to finish at ground level in accordance with Figure 4.2.8.

4.2.8 Vapour barriers

[2019: 3.2.2.6]

(1) A vapour barrier must be installed under slab-on-ground construction for a Class 1 building and for a Class 10 building where the slab is continuous with the slab of a Class 1 building in accordance with (2), (3), (4) and (5).

(2) Materials: A vapour barrier must be—

(a) 0.2 mm nominal thickness polyethylene film; and

(b) medium impact resistant,

determined in accordance with criteria specified in clause 5.3.3.3 of AS 2870.

(3) A vapour barrier must be branded continuously "AS 2870 Concrete underlay, 0.2 mm Medium impact resistance".

(4) Installation: A vapour barrier must be installed as follows:

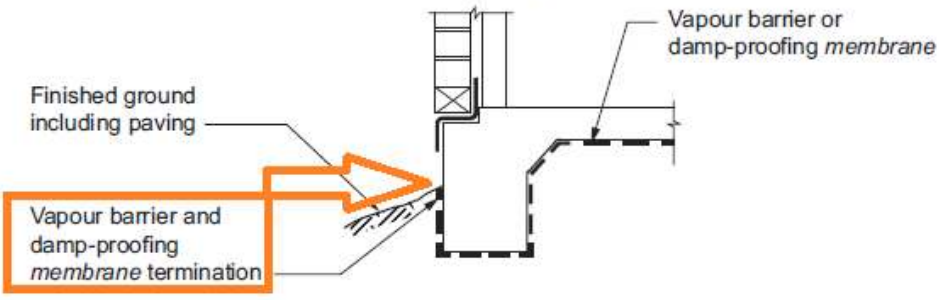
(a) Lap not less than 200 mm at all joints.

(b) Tape or seal with a close-fitting sleeve around all service penetrations.

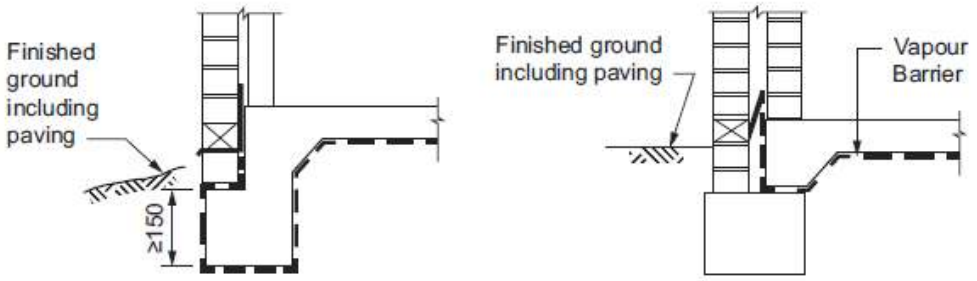
(c) Fully seal where punctured (unless for service penetrations) with additional polyethylene film and tape.

(5) The vapour barrier must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and must extend under internal and edge beams to finish at ground level in accordance with Figure 4.2.8.

Figure 4.2.8: Acceptable vapour barrier and damp-proofing membrane location



(a) Minimum rebate for cavity masonry or veneer wall



Porch

Right

4: CONCRETE SLAB - INTERNAL

		F	G	D	M	U	N
4.1	Set-out and Reduced Levels (RLs)		X				
4.2	Shower Recess		X				
4.3	Levelness of Concrete Surface	X					

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

Limitations

Set-out and Reduced Levels (RLs)

OUT OF SCOPE OF WORK

We are unable to confirm that the concrete slab on-ground has been built in accordance with the reduced levels (RLs) and set-out detailed in the design documents provided. The builder and land surveyor are responsible for setting out the works on site and determining the reduced levels.

Observations

4.2.1 Shower Recess

General Advice/Maintenance Item

VISUALLY FINE

Shower recesses appear fine

5: ROOF/SITE DRAINAGE SYSTEM

		F	G	D	M	U	N
5.1	Site Grading			X			
5.2	Underground Stormwater pipes			X			

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

Limitations

Underground Stormwater pipes

SILT PITS LEVEL - OUT OF SCOPE OF WORK

Determining and confirming the level of the silt pits is outside the scope of this building inspection. This should be assessed and confirmed by a licensed plumber and included in the plumber's compliance certificate.

Observations

5.1.1 Site Grading

Defects

SOME SECTIONS INCOMPLETE

Observations:

Although sections of the site are graded, certain areas remain ungraded. It is required that the entire perimeter of the building be graded in accordance with ABCB Housing Provisions (2022) – Section 3.3.3 at the time of handover. If the site remains ungraded during construction, rainwater can flow towards the building, accumulating and seeping under the slab. This can lead to moisture issues, compromising the foundation and causing potential long-term damage.

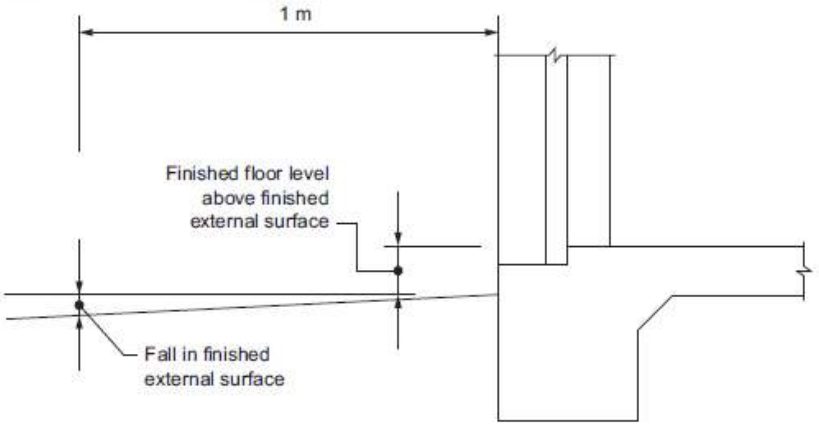
Right side

ABCB Housing Provisions (2022) - Section 3.3.3 [Surface water drainage] states:

The external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than

- (I) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
- (ii) 50 mm over the first 1 m from the building in any other case.

Figure 3.3.3a: Site surface drainage



5.2.1 Underground Stormwater pipes

Defects

UNCAPPED PIPE(S)

Observation: The stormwater pipe(s) have been left uncapped, which may allow construction materials and debris to enter, potentially causing blockages in the stormwater system. This can obstruct water flow and lead to drainage issues, possibly resulting in property damage.

Recommendation: The stormwater pipe(s) should be capped to prevent debris entry. A CCTV inspection is recommended to confirm the pipes are clear of any obstructions before further work or handover.

6: + ROOF FRAMING

		F	G	D	M	U	N
6.1	Roof Trusses		X				
6.2	Roof Bracings		X				
6.3	+ Triple grips (Truss tie)		X				
6.4	+ Bracket fixings	X					
6.5	+ Valley boards			X			

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

Limitations

Roof Trusses

TRUSS LAYOUT NOT PROVIDED

We have not received the roof truss layout plans from the homeowner or builder to verify them against the manufacturer's installation guide.

Observations

6.2.1 Roof Bracings

General Advice/Maintenance Item

VISUALLY FINE

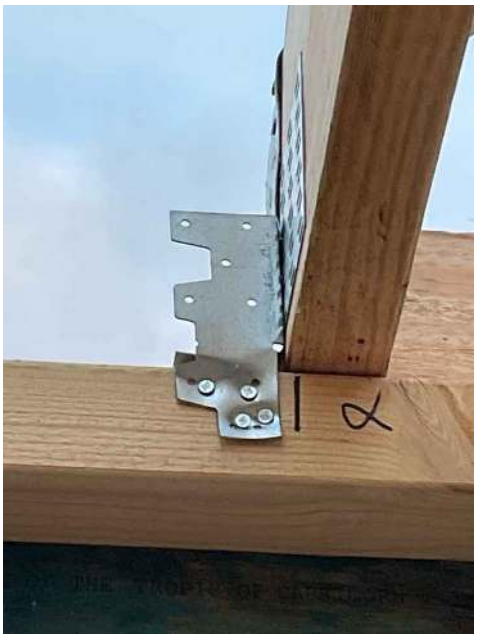
The roof bracings appear visually in good condition with no obvious signs of damage or misalignment observed during the inspection.

6.3.1 + Triple grips (Truss tie)

General Advice/Maintenance Item

+ VISUALLY FINE

Triple grips (truss tie) were visually fine at the time of inspection.

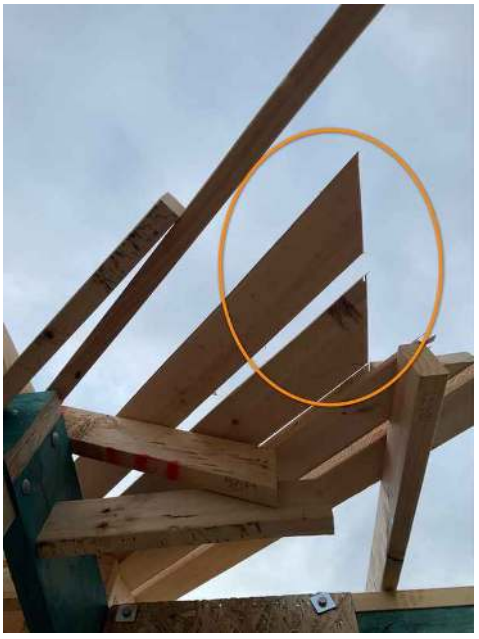


6.5.1 + Valley boards

Defects

+ END SUPPORT REQUIRED

Valley board ends to be supported to prevent valley board sagging and hammering once it's installed and during strong winds and storms.



7: + WALL FRAMING

		F	G	D	M	U	N
7.1	+ Slotted brackets		X				
7.2	+ Wall Heights	X					
7.3	+ Wall Fixings			X			
7.4	+ Junction Fixings		X				
7.5	+ Plumbness			X			
7.6	+ Frame/Opening Clearance			X			
7.7	+ Window Sill Trimmers		X				
7.8	+ Noggings			X			
7.9	+ Window/Door Lintels			X			
7.10	+ Jamb Studs	X					
7.11	+ Studs	X					
7.12	+ Bottom Plates			X			
7.13	+ Top plates	X					
7.14	+ Bracket Fixings	X					

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

Observations

7.1.1 + Slotted brackets

General Advice/Maintenance Item

+ APPEAR FINE

Slotted brackets appear fine at the time of inspection.

7.3.1 + Wall Fixings

Defects

+ DOUBLE WALL CONNECTIONS

Double walls to be fixed together using nail plates (or blocking at the rear) to prevent them from the future plaster cracking to the joints.

7.4.1 + Junction Fixings

General Advice/Maintenance Item

JUNCTIONS NOT NAILED OFF.

Common to nail off junctions after roof cladding install to prevent wall movement after nailing off.

Walls checked for plumb once all nailed off

7.5.1 + Plumbness

Defects

+ METER BOX NOT PLUMB

Meter box is not plumb, needs to be fixed

7.6.1 + Frame/Opening Clearance

Defects

+ ABOVE WINDOW MINIMUM CLEARANCE - 15MM

A minimum clearance of 15 mm shall be provided between the underside of the lintel or lintel trimmer and the top of the window frame.

Australian Standards - AS1684.4 - 6.2.3

Laundry

7.7.1 + Window Sill Trimmers

General Advice/Maintenance Item

+ INSTALLED ACCORDING TO STANDARDS

The window opening sills are installed according to standards.

7.8.1 + Noggings

Defects

+ MISSING NOGGINGS

One or more wall noggings throughout the building were missed. Builder to fix them before the lock-up stage. This will be assessed at lock up stage inspection.

AS1684.6.2.1.5

Wall studs shall have continuous rows of noggings.

Ensuite

Kitchen

7.9.1 + Window/Door Lintels

Defects

TRIMMERS MISSING

Front

7.12.1 + Bottom Plates

BLOCKING REQUIRED

Defects

splice plate required. Join under window opening.

Install splice plate when bottom plate is joined under openings

8: + BRACING (WALLS ONLY)

		F	G	D	M	U	N
8.1	+ General		X				
8.2	+ Plywood/Hardboard Bracing	X					
8.3	+ Metal Angle Brace/Strap	X					
8.4	+ Fixing - Plywood/Hardboard	X					
8.5	+ Fixing - Metal Strap/Angle Brace	X					

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

Information

+ General: BRACING INFORMATION

Bracing works to maintain rigidity of the structure in all points, prevent any displacements or other ways of deformation . Bracing shall be provided to stud walls to resist horizontal forces (wind, storm, earthquakes, etc.) applied to the building. Appropriate connections shall also be provided to transfer these forces through the framework and subfloor structure to the building foundation.

9: + INTERNAL PLUMBING

		F	G	D	M	U	N
9.1	+ Capping and Damages			X	X		

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

Observations

9.1.1 + Capping and Damages

Defects

+ UNCAPPED SEWER PIPE

One or more waste pipes were uncapped at the time of inspection. All pipes must be capped to prevent debris from falling in and causing blockage.

9.1.2 + Capping and Damages

Major Structural Defects/Safety Hazards

+ DEBRIS INSIDE

One or more drainage pipes had debris noted inside at the time of inspection. These drains to be cleaned of any debris and camera inspection to ensure no debris left in the pipes to prevent any future blockage.

Laundry. Gravel inside drain

Bath. Timber inside drain

10: + TERMITE MANAGEMENT

		F	G	D	M	U	N
10.1	+ Physical Barriers			X			
10.2	+ Termite Management Notice		X				

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

Observations

10.1.1 + Physical Barriers

Defects

+ LOOSE OR DAMAGES

Some parts of physical termite barrier aged or installed improperly. Fixing required.

Garage

10.1.2 + Physical Barriers

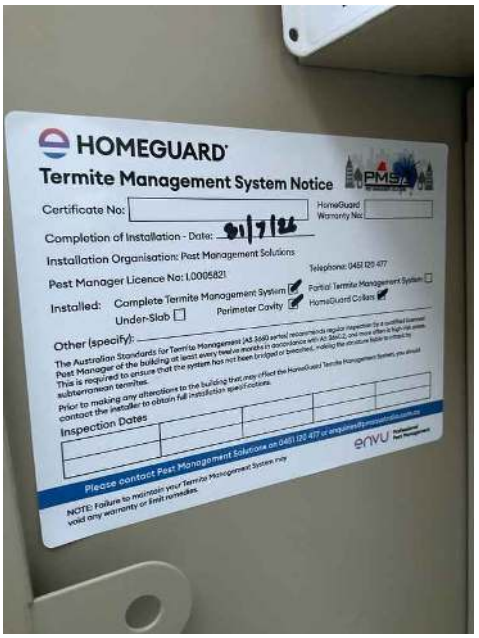
Defects

+ INSTALLED PARTIALLY

Installed partially

Porch posts no barrier installed

10.2.1 + Termite Management Notice

FOUND

General Advice/Maintenance Item