



ROOF ONLY INSPECTION REPORT

1234 Main Street
Melbourne, VIC 3000

Buyer Name
17/01/2023 9:00AM



Inspector
Max Falahat
1300 471 805
booking@ownerinspections.com.au



Agent
Agent Name
555-555-5555
agent@spectora.com

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Inspection Agreement

1. This is an Agreement between you, the undersigned Client, and us, Owner Inspections, pertaining to our inspection of the Property.
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. If you wish to eliminate this liquidated damage provision, we are willing to perform the Inspection for an additional fee of \$2,000 payable in advance upon your request.

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 of 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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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.

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SUMMARY



DEFECTS

MAJOR DEFECT/SAFETY
HAZARD

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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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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.

 3.1.1 Roof External - Roof Cladding: Pointing - Incomplete

 3.1.2 Roof External - Roof Cladding: General view

 3.1.3 Roof External - Roof Cladding: Broken Tile

 3.1.4 Roof External - Roof Cladding: Whirly Bird Not Installed

 3.1.5 Roof External - Roof Cladding: Seal Penetrations

- ⚠ 3.1.6 Roof External - Roof Cladding: Roof tile missing/incomplete
- ⚠ 3.1.7 Roof External - Roof Cladding: Tile overhang
- ⚠ 3.1.8 Roof External - Roof Cladding: inappropriate saking finishes
- ⚠ 3.1.9 Roof External - Roof Cladding: Screw and washer faulty
- ⚠ 3.1.10 Roof External - Roof Cladding: Loose tiles
- ⚠ 3.2.1 Roof External - Fascia: Silicon The Gap
- ⚠ 3.3.1 Roof External - Gutters: Not Installed
- ⚠ 3.3.2 Roof External - Gutters: Clean Debris
- ⚠ 3.3.3 Roof External - Gutters: Joins - Poor Workmanship
- ⚠ 3.3.4 Roof External - Gutters: Damaged
- ⚠ 3.3.5 Roof External - Gutters: Incomplete
- ⚠ 3.3.6 Roof External - Gutters: Gutter Ends Not Closed
- ⚠ 3.3.7 Roof External - Gutters: Dint/Scratch Gutter
- ⚠ 3.4.1 Roof External - Flashings: General Views
- ⚠ 3.4.2 Roof External - Flashings: Incomplete
- ⚠ 3.4.3 Roof External - Flashings: Around Porch Flashing - Incomplete
- ⚠ 3.4.4 Roof External - Flashings: Soaker Flashing - Not Properly Installed
- ⚠ 3.4.5 Roof External - Flashings: No Silicon
- ⚠ 3.4.6 Roof External - Flashings: Improper installation
- ⚠ 3.4.7 Roof External - Flashings: Bended cooper flashing
- ⚠ 3.5.1 Roof External - Roof tile batten: Poor Tile timber batten
- ⚠ 3.5.2 Roof External - Roof tile batten: Poor/inapporprate tile batten

1: INSPECTION DETAILS

		F	G	D	M	U	N
1.1	General				X		

F = Visually FineG = General AdviceD = DefectM = Major DefectU = Unable to InspectN = Not Applicable

Information

General: Weather Conditions Light Rain, Cloudy	General: Type Of Building Residential	General: How Many Levels? Double Storey
General: External Building Material Brick Veneer, Cladding	General: Windows Timber, PVC	General: Flooring Concrete, Timber
General: Piers Not Applicable	General: Building Age 1990's	General: Roof Tiled
General: In Attendance Client		



Limitations

General

REASONABLE ACCESS TO THE PROPERTY WAS RESTRICTED BY:

Roof Coverings, Height, Scaffolding, Insulation, Stored Material

2: INSPECTORS COMMENT

		F	G	D	M	U	N
2.1	Inspectors Summary						X

F = Visually FineG = General AdviceD = DefectM = Major DefectU = Unable to InspectN = Not Applicable

Information

Inspectors Summary: FRAME
REPORT
Previous reports not available

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	Roof tile batten				X		

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

Limitations

Roof Cladding

HEIGHT

Unable to inspect second storey roof due to height and no access.

Roof Cladding
+ **STORED MATERIAL**





Observations

3.1.1 Roof Cladding

POINTING - INCOMPLETE

 Major Defect/Safety Hazard

Pointing of hip /ridge tiles has been completed at time of inspection, this will be assessed at completion stage inspection.



3.1.2 Roof Cladding

GENERAL VIEW

General views of the roof and capping.

 Major Defect/Safety Hazard





3.1.3 Roof Cladding

BROKEN TILE

ALL ROOFS

Replace any broken tiles on roofs.
Broken tiles are more than two or three pieces so double check all around is recommended.

 Major Defect/Safety Hazard



3.1.4 Roof Cladding

WHIRLY BIRD NOT INSTALLED

Whirlybird on the roof is not installed.

 Defects

3.1.5 Roof Cladding

SEAL PENETRATIONS

 Major Defect/Safety Hazard

One or more penetrations to the roof have been flashed

These will require to be completed prior to plaster being installed to prevent any water damage.



3.1.6 Roof Cladding

ROOF TILE MISSING/INCOMPLETE

 Major Defect/Safety Hazard

Roof tiles are missing/incomplete in some areas

3.1.7 Roof Cladding

TILE OVERHANG

Tile can not be overhung on the gutter more than 65mm



3.1.8 Roof Cladding

INAPPROPRIATE SAKING FINISHES

Defects



3.1.9 Roof Cladding

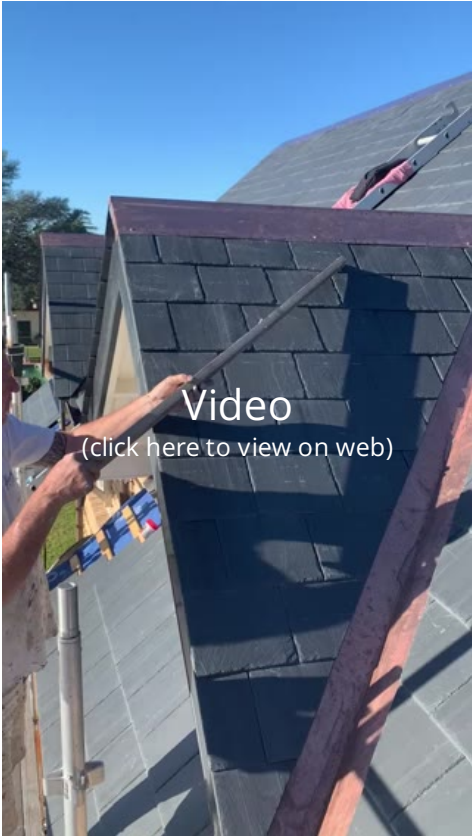
SCREW AND WASHER FAULTY

 Major Defect/Safety Hazard



3.1.10 Roof Cladding
LOOSE TILES

 Major Defect/Safety Hazard



3.2.1 Fascia

SILICON THE GAP

Recommend patch/silicon hole to the Fascia/Gutter



3.3.1 Gutters

NOT INSTALLED

Box gutter yet to be installed, this must be complete prior plastering.



3.3.2 Gutters

CLEAN DEBRIS

Some debris build up in gutters to be removed from the gutter to avoid water blocking. And then gutters to be cleaned.

Major Defect/Safety Hazard



3.3.3 Gutters

JOINS - POOR WORKMANSHIP

Poor workmanship on some gutter joins.

Major Defect/Safety Hazard

3.3.4 Gutters

DAMAGED

Gutter damaged as shown on the photo.

Defects



3.3.5 Gutters

INCOMPLETE

Sections of the gutter are incomplete.

Defects

3.3.6 Gutters

GUTTER ENDS NOT CLOSED

Gutter end to be closed.

Defects

3.3.7 Gutters

DINT/SCRATCH GUTTER

One or more dint/scratch on gutters.

Defects

3.4.1 Flashings

GENERAL VIEWS

General views of flashings.

 Major Defect/Safety Hazard





3.4.2 Flashings
INCOMPLETE

 Major Defect/Safety Hazard

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





3.4.3 Flashings

AROUND PORCH FLASHING - INCOMPLETE

 Major Defect/Safety Hazard

The flashings between porch walls and dwelling roof have not been completed at time of inspection. These are required prior to plastering to ensure water ingress to roof space does not occur.



3.4.4 Flashings

SOAKER FLASHING - NOT PROPERLY INSTALLED

 Major Defect/Safety Hazard

Soaker flashing installed but needs rectification to be watertight.



3.4.5 Flashings

NO SILICON

Recommend silicon on every join on roof plumbing.

 Major Defect/Safety Hazard



3.4.6 Flashings

IMPROPER INSTALLATION

Flashing installed but the installation is improper. Rectification is required.

 Major Defect/Safety Hazard





3.4.7 Flashings
BENDED COOPER FLASHING

 Defects



3.5.1 Roof tile batten

POOR TILE TIMBER BATTEN

 Defects



3.5.2 Roof tile batten

POOR/INAPPROPRIATE TILE BATTEN

 Defects



4: ROOF SPACE (INTERNAL)

		F	G	D	M	U	N
4.1	General	X					
4.2	Roof Cladding						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
ACCESS LIMITATIONS TO THE ROOF SPACE:
Heating/cooling ducts, Crawl Space Too Low

