Reportfor: Mr & Mrs Example

ClientAddress: 10 Example Street, Example, QLD, 4000

InspectionType: Visual Pre-Purchase Inspection

InspectionAddress: 20 Example Street, Example, QLD, 4000



Example

Complies with Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections, Residential Buildings – Appendix "C".

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Example

SECTION A - PROJECT INFORMATION

PROPERTY INFORMATION:

Client Name:	Mr & Mrs Example
Client Address:	10 Example Street, Example, QLD, 4000
Inspection Address:	20 Example Street, Example, QLD, 4000
Condition:	Vacant / Unfurnished

INSPECTION DETAILS:

Inspection Time:	8.00am
Inspection Date:	23/10/2024
Persons In Attendance	Inspector Client Agent
Weather Conditions:	Sunny with cloudy patches
Recent Weather Conditions:	Sunny with cloudy patches

AGREEMENT DETAILS:

Inspection Number:	110	Agreement Changes:	nil
Agreement Date:	16/10/2024	Date the change was accepted:	nil
Agreement Time:	6.29pm	Time the change was accepted:	nil

INSPECTOR DETAILS:

Name:	Next Home Australia
QBCC License No:	1306880
Mobile:	0488778746
Report prepared on:	23/10/2024

AGENT INFORMATION:

Agency:	Selling Houses
Contact Name:	Salesperson
Mobile:	0400 000 000
Email:	sellinghouses@sellinghouses.com.au

Example

PROPERTY DETAILS:

Inspection Ordered:	Visual Pre Purchase Inspection
Approximate age of the building:	14 years
Lower Floor System:	Slab on Ground
Upper Floor System:	Bearer & Joist
Roof Frame System:	Cathedral Roof
External Cladding:	Metal Sheet Cladding
Outbuildings:	Shed

SECTION B - INSPECTION DETAILS

The inspection includes the building and the site including fences that are up to thirty 30 meters from the building and within the property boundary of the site where accessible, unless otherwise specified in the inspection agreement.

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

INSPECTION PURPOSE:

The purpose of the inspection is to identify the **major defects** and **safety hazards** associated with the property at the time of the inspection. The inspection and reporting are limited to Appendix C AS4349.1-2007".

The inspection and report compare the inspected building 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.

NOTE: "If settlement is more than 14 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report".

AREAS INSPECTED:

The Building Interior
The Building Exterior
The Roof Exterior - From a ladder only
The Sub Floor
The Site

Example

RECOMMENDATIONS TO GAIN ACCESSAND REINSPECT

AREASNOT INSPECTEDAND THE REASONSWHY

The Roof Interior No access in part or full Choose an item
The Site Unsafe Condition

AREASTHAT REQUIRE REINSPECTION

Fenceline is inaccessable The Site

Further Inspection and Reporting of these areas are Essential once access has been obtained and prior to a decision to purchase to determine if any major defect/safety hazard exists in these areas/sections.

OTHERLIMITATIONS:

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations have affected the Inspection and/or the preparation of the Report.

Choose an item.

OTHER INSPECTIONS AND REPORTSREQUIRED:

Structural Engineer Geotechnical Engineer

DETAILS OF CONCEALMENT:

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations have affected the Inspection and/or the preparation of the Report.

N/A

TERMINOLOGY

The Definitions below apply to the **TYPESOFDEFECTS**associatedwithindividual items/parts or Inspection areas.

A: Damage: Thebuilding material or item has deteriorated or is not fit for its designed purpose.
B: Distortion,Warping,twisting: The Item has moved out of shape or moved from its position.
C: Water Penetration,Dampness: Moisturehas gained access to unplanned and/or unacceptable areas.
D: Material Deterioration: The item is subject to one or more of the following defects: rusting, rotting, corrosion, decay.
E: Operational: The item or part does not function as expected.
F: Installation: The installation of an item is unacceptable, has failed or is absent.

Example

IMPORTANT STRATA TITLE INFORMATION

Where an item above is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

SERVICES:

Electrical Installation: All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice.

Plumbing: All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

Hot Water Service: All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas: All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

Phone: All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors: Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

SECTION C – CONCLUSIONS

PURPOSE:

The purpose of this inspection is to identify **Major / Minor Defects and Safety Hazards** associated with the property at the time of the inspection.

The Inspection and Report are limited to a Visual and Non-Invasive assessment of the Building Elements in accord with Appendix C of AS4349.1-2007.

The overall condition of the property has been compared to similar constructed buildings of approximately the same age and that have been maintained such that there has been no significant loss of strength and serviceability.

INCIDENCES OF MAJOR DEFECTS:

In comparison to the **average condition** of similar buildings of approximately the same age that have been reasonably well maintained is considered

Example

High:The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained

INCIDENCES OF MINOR DEFECTS:

High:The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained

OVERALL CONDITION:

High:The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained

STRUCTURAL DEFECTS:

Were Structural Defects found in this property?

Yes

CONTACT THE INSPECTOR:

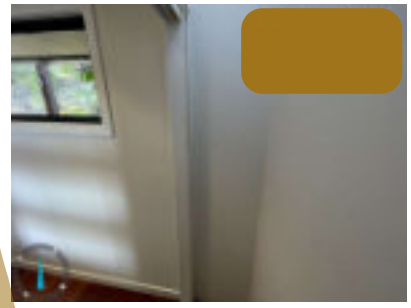
Please feel free to contact the inspector who conducted this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader.

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification, then contact the inspector prior to acting on this report.

Example

SECTION D – DEFECTS

Defect No:	1	Inspectors comments:	
Inspection Parts:	The Building Interior	- Fixing penetrating through architrave.	
Location	Study Robe		
Defect:	Minor Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Painter - Engage a suitably qualified painter for advice on repair and maintenance in accordance with AS 2311	
Defect Description:	Further deterioration of the property Choose an Item		
Defect Category:	F - installations (including Omissions) Choose an item.		
Damage Category:	Appearance defect Choose an item.		
Crack Category:	Choose an item.		

Defect No:	2	Inspectors comments:	
Inspection Parts:	The Building Interior	- Unfinished joinery to robe opening. - Unfinished joinery to wall and floor junctions.	
Location	Study Robe		
Defect:	Minor Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Painter - Engage a suitably qualified painter for advice on repair and maintenance in accordance with AS 2311	
Defect Description:	Choose an Item Choose an Item		
Defect Category:	F - installations (including Omissions) Choose an item.		
Damage Category:	Appearance defect Choose an item.		
Crack Category:	Choose an item.		

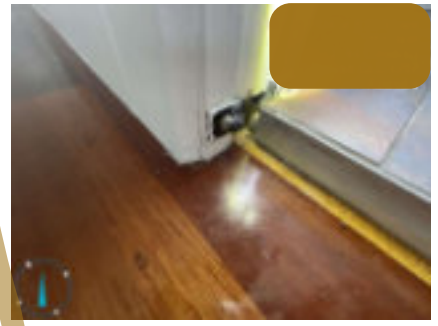
Example

Defect No:	3	Inspectors comments:	
Inspection Parts:	The Building Interior	- Scratches and marks to finished flooring.	
Location	Formal Living/Dining		
Defect:	Minor Defect	Recommendations: Maintenance - Seek advice from a suitably qualified and experiences Maintenance person Choose an item.	
Defect Description:	Choose an Item Choose an Item		
Defect Category:	A - Damage Choose an item.		
Damage Category:	Appearance defect Choose an item.		
Crack Category:	Choose an item.		

Defect No:	4	Inspectors comments:	
Inspection Parts:	The Building Interior	- Corrosion to bracket and fixing securing sink to kitchen benchtop.	
Location	Kitchen		
Defect:	Minor Defect	Recommendations: Plumber - Engage a suitably qualified plumber to provide advice and rectification advice in accordance with AS/NZ 3500 Choose an item.	
Defect Description:	Further deterioration of the property Choose an Item		
Defect Category:	D - Material Deterioration (rusting, rotting,corrosion,decay Choose an item.		
Damage Category:	Serviceability defect Choose an item.		
Crack Category:	Choose an item.		

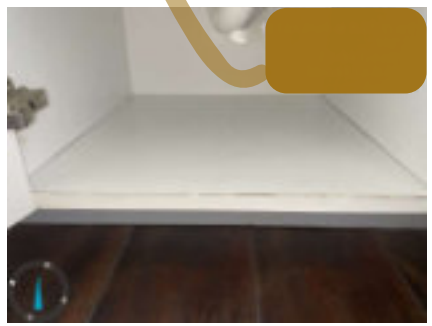
Example

Defect No:	5	Inspectors comments:	
Inspection Parts:	The Building Interior	- Unfinished joinery to wall and floor junctions.	
Location	Bed 3 Robe		
Defect:	Minor Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Painter - Engage a suitably qualified painter for advice on repair and maintenance in accordance with AS 2311	
Defect Description:	Choose an Item Choose an Item		
Defect Category:	F - installations (including Omissions) Choose an item.		
Damage Category:	Appearance defect Choose an item.		
Crack Category:	Choose an item.		

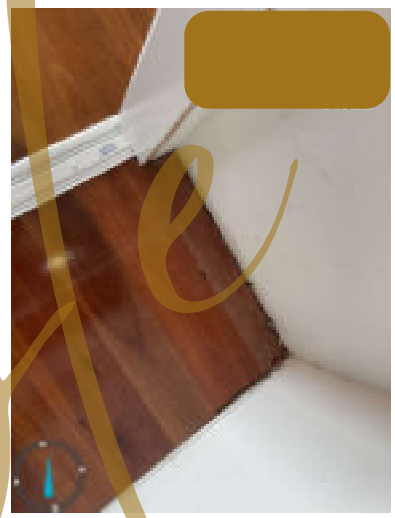
Defect No:	6	Inspectors comments:	
Inspection Parts:	The Building Interior	- Aperture between water stop angle, opening and wall junctions.	
Location	Bath		
Defect:	Major Defect	Recommendations: Tiler for advice on rectification in accordance with AS/NZ 3958.1 Sealant - Engage a suitably experience person to install sealant to required junctions in accordance with industry standards	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Serviceability defect Choose an item.		
Crack Category:	Choose an item.		

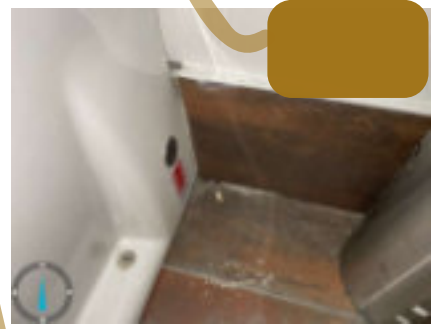
Example

Defect No:	7	Inspectors comments:	
Inspection Parts:	The Building Interior	- Apertures to sealant in shower area.	
Location	Bath		
Defect:	Major Defect	Recommendations: Tiler for advice on rectification in accordance with AS/NZ 3958.1 Sealant - Engage a suitably experience person to install sealant to required junctions in accordance with industry standards	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Serviceability defect Choose an item.		
Crack Category:	Choose an item.		

Defect No:	8	Inspectors comments:	
Inspection Parts:	The Building Interior	- Swelling observed to lower panel of vanity.	
Location	Bath		
Defect:	Minor Defect	Recommendations: Joinery - Engage a suitably qualified and experiences joiner to rectify in accordance with AS Standards Choose an item.	
Defect Description:	Further deterioration of the property Choose an Item		
Defect Category:	C - Water Penetration B - Distortion, Warping, Twisting		
Damage Category:	Appearance defect Choose an item.		
Crack Category:	Choose an item.		

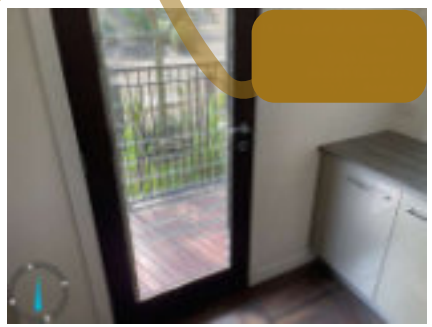
Example

Defect No:	9	Inspectors comments:	
Inspection Parts:	The Building Interior	- Unfinished joinery to wall and floor junctions.	
Location	Bed 2 Robe		
Defect:	Minor Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Painter - Engage a suitably qualified painter for advice on repair and maintenance in accordance with AS 2311	
Defect Description:	Loss of Utility Choose an Item		
Defect Category:	F - installations (including Omissions) Choose an item.		
Damage Category:	Appearance defect Choose an item.		
Crack Category:	Choose an item.		

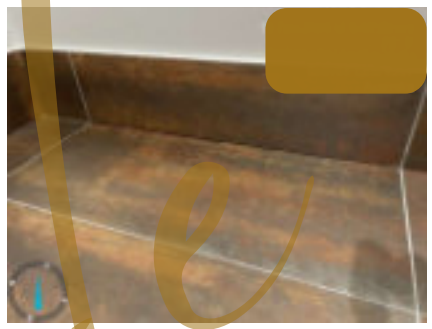
Defect No:	10	Inspectors comments:	
Inspection Parts:	The Building Interior	- Aperture to junction of wall and toilet suite.	
Location	Ensuite WC/Toilet		
Defect:	Major Defect	Recommendations: Tiler for advice on rectification in accordance with AS/NZ 3958.1 Sealant - Engage a suitably experience person to install sealant to required junctions in accordance with industry standards	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	F - installations (including Omissions) Choose an item.		
Damage Category:	Serviceability defect Choose an item.		
Crack Category:	Choose an item.		

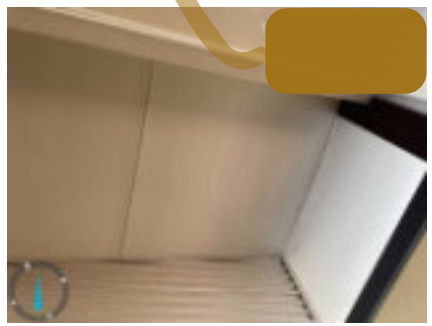
Example

Defect No:	11	Inspectors comments:	
Inspection Parts:	The Building Interior	- Swelling to gable end of laundry cabinets.	
Location	Laundry		
Defect:	Minor Defect	Recommendations: Joinery - Engage a suitably qualified and experiences joiner to rectify in accordance with AS Standards Choose an item.	
Defect Description:	Further deterioration of the property Choose an Item		
Defect Category:	B - Distortion, Warping, Twisting D - Material Deterioration (rusting, rotting,corrosion,decay		
Damage Category:	Appearance defect Choose an item.		
Crack Category:	Choose an item.		

Defect No:	12	Inspectors comments:	
Inspection Parts:	The Building Interior	- Lower glass panes missing from external opening.	
Location	Laundry		
Defect:	Major Defect	Recommendations: Joinery - Engage a suitably qualified and experiences joiner to rectify in accordance with AS Standards Maintenance - Seek advice from a suitably qualified and experiences Maintenance person	
Defect Description:	Unsafe Condition Loss of Utility		
Defect Category:	A - Damage E - Operational		
Damage Category:	Serviceability defect Safety defect		
Crack Category:	Choose an item.		

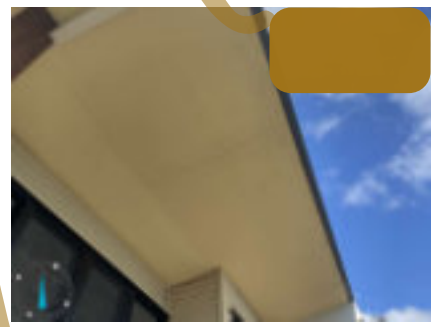
Example

Defect No:	13	Inspectors comments:	
Inspection Parts:	The Building Interior	- Apertures to wall and floor junctions.	
Location	Powder		
Defect:	Major Defect	Recommendations: Tiler for advice on rectification in accordance with AS/NZ 3958.1 Sealant - Engage a suitably experience person to install sealant to required junctions in accordance with industry standards	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Serviceability defect Choose an item.		
Crack Category:	Choose an item.		

Defect No:	14	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Fixings to ceiling sheets protruding.	
Location	Balcony Rear		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Painter - Engage a suitably qualified painter for advice on repair and maintenance in accordance with AS 2311	
Defect Description:	Further deterioration of the property Choose an Item		
Defect Category:	B - Distortion, Warping, Twisting Choose an item.		
Damage Category:	Appearance defect Serviceability defect		
Crack Category:	Choose an item.		

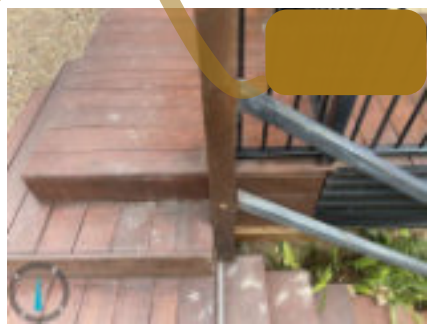
Example

Defect No:	15	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Fracture to ceiling sheet.	
Location	Balcony Rear		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Painter - Engage a suitably qualified painter for advice on repair and maintenance in accordance with AS 2311	
Defect Description:	Unsafe Condition Loss of Utility		
Defect Category:	A - Damage Choose an item.		
Damage Category:	Appearance defect Structural defect		
Crack Category:	< 1.0mm = Damage Category 1		

Defect No:	16	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Fixings are missing/dislodged from ceiling sheets.	
Location	Balcony Rear		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Painter - Engage a suitably qualified painter for advice on repair and maintenance in accordance with AS 2311	
Defect Description:	Unsafe Condition Loss of Utility		
Defect Category:	B - Distortion, Warping, Twisting E - Operational		
Damage Category:	Appearance defect Structural defect		
Crack Category:	Choose an item.		

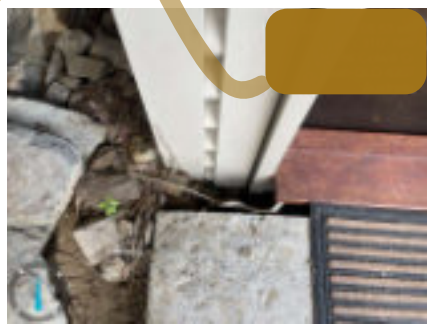
Example

Defect No:	17	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Broken bracket securing handrails and balustrade.	
Location	Balcony Front		
Defect:	Major Defect	Recommendations: Maintenance - Seek advice from a suitably qualified and experiences Maintenance person Choose an item.	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	A - Damage E - Operational		
Damage Category:	Safety defect Choose an item.		
Crack Category:	Choose an item.		

Defect No:	18	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Handrails are not stable and distort when pressure is applied.	
Location	External Staircase		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Choose an item.	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Safety defect Serviceability defect		
Crack Category:	Choose an item.		

Example

Defect No:	19	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Corrosion to floor framing of balcony.	
Location	Balcony		
Defect:	Major Defect	Recommendations: Maintenance - Seek advice from a suitably qualified and experiences Maintenance person Choose an item.	
Defect Description:	Further deterioration of the property Choose an Item		
Defect Category:	D - Material Deterioration (rusting, rotting,corrosion,decay Choose an item.		
Damage Category:	Structural defect Choose an item.		
Crack Category:	Choose an item.		

Defect No:	20	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Building elements are in contact with the natural ground.	
Location	Lower Floor		
Defect:	Major Defect	Recommendations: Structural Engineer - Seek advice from a suitably qualified and experienced Structural Engineer Structural Landscaper - Seek advice from a suitably qualified and experienced structural landscaper	
Defect Description:	Unsafe Condition Further deterioration of the property		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Structural defect Serviceability defect		
Crack Category:	Choose an item.		

Example

Defect No:	21	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Building elements are in contact with the natural ground.	
Location	Lower Floor		
Defect:	Major Defect	Recommendations: Structural Landscaper - Seek advice from a suitably qualified and experienced structural landscaper Structural Engineer - Seek advice from a suitably qualified and experienced Structural Engineer	
Defect Description:	Unsafe Condition Further deterioration of the property		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Structural defect Serviceability defect		
Crack Category:	Choose an item.		

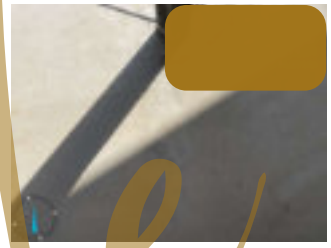
Defect No:	22	Inspectors comments:	
Inspection Parts:	The Building Exterior	- The connections of steel framing members do not meet relevant standards or engineering connection details.	
Location	Undercover Carport/Patio		
Defect:	Major Defect	Recommendations: Structural Engineer - Seek advice from a suitably qualified and experienced Structural Engineer Choose an item.	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	F - installations (including Omissions) E - Operational		
Damage Category:	Structural defect Choose an item.		
Crack Category:	Choose an item.		

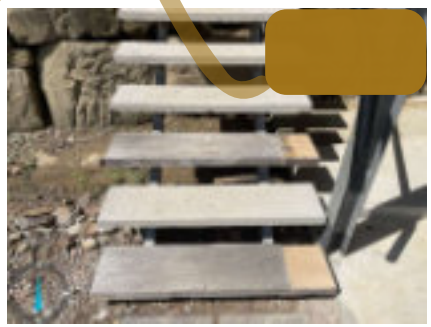
Example

Defect No:	23	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Deterioration of subfloor sheeting. - Welds to steel plates do not look to be compliant with relevant standards or engineering details.	
Location	Lower Floor		
Defect:	Major Defect	Recommendations: Structural Engineer - Seek advice from a suitably qualified and experienced Structural Engineer Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2	
Defect Description:	Unsafe Condition Further deterioration of the property		
Defect Category:	B - Distortion, Warping, Twisting C - Water Penetration		
Damage Category:	Structural defect Choose an item.		
Crack Category:	Choose an item.		

Defect No:	24	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Structural framing members unsupported below subfloor. - Deterioration of subfloor sheeting.	
Location	Lower Floor		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Structural Engineer - Seek advice from a suitably qualified and experienced Structural Engineer	
Defect Description:	Unsafe Condition Loss of Utility		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Structural defect Choose an item.		
Crack Category:	Choose an item.		

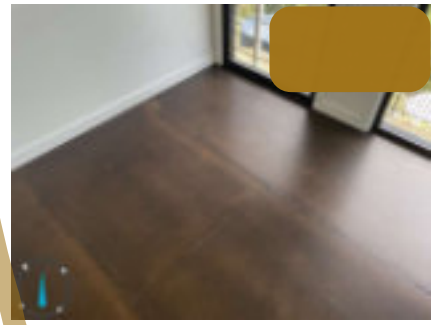
Example

Defect No:	25	Inspectors comments:	
Inspection Parts:	The Building Exterior	- Cracks to concrete slab originating from steel support members.	
Location	Undercover Carport/Patio		
Defect:	Major Defect	Recommendations: Structural Engineer - Seek advice from a suitably qualified and experienced Structural Engineer Choose an item.	
Defect Description:	Loss of Utility Further deterioration of the property		
Defect Category:	A - Damage D - Material Deterioration (rusting, rotting,corrosion,decay		
Damage Category:	Structural defect Serviceability defect		
Crack Category:	< 1.0mm = Damage Category 1		

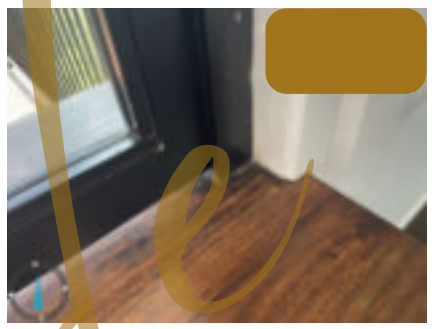
Defect No:	26	Inspectors comments:	
Inspection Parts:	The Building Exterior	- There is no handrail on one side of the set of stairs as per the relevant standards and codes.	
Location	Undercover Carport/Patio		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Choose an item.	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Serviceability defect Safety defect		
Crack Category:	Choose an item.		

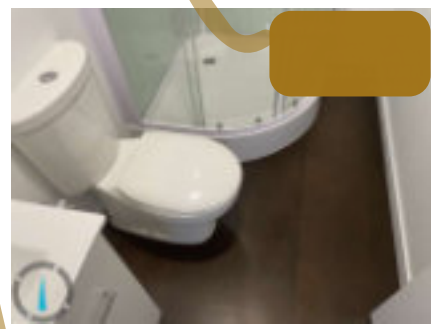
Example

Defect No:	27	Inspectors comments:	
Inspection Parts:	The Building Exterior	- The lower floor rooms have been built under an external open deck, therefore the area is not complaint with the relevant codes or standards.	
Location	Lower Floor		
Defect:	Major Defect	Recommendations: Roofer - Seek advice from a suitably licenced, qualified and experienced roofer for repair options in accordance with AS1562.1 or AS2050 Structural Engineer - Seek advice from a suitably qualified and experienced Structural Engineer	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Serviceability defect Structural defect		
Crack Category:	Choose an item.		

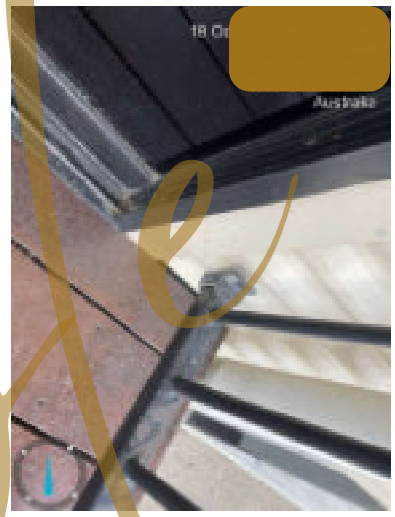
Defect No:	28	Inspectors comments:	
Inspection Parts:	The Building Interior	- Indications of a prolonged exposure to moisture with a deterioration to flooring that has been sealed over.	
Location	Lower Floor		
Defect:	Minor Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Choose an item.	
Defect Description:	Loss of Utility Choose an Item		
Defect Category:	A - Damage D - Material Deterioration (rusting, rotting,corrosion,decay		
Damage Category:	Appearance defect Structural defect		
Crack Category:	Choose an item.		

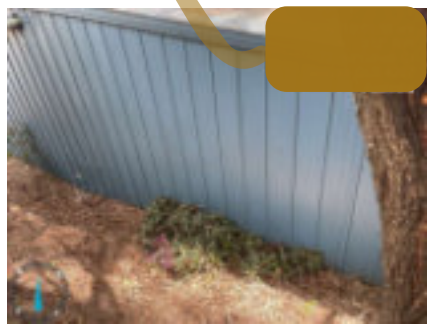
Example

Defect No:	29	Inspectors comments:	
Inspection Parts:	The Building Interior	- Fixing protruding through frame of opening.	
Location	Lower Floor		
Defect:	Minor Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Painter - Engage a suitably qualified painter for advice on repair and maintenance in accordance with AS 2311	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	F - installations (including Omissions) Choose an item.		
Damage Category:	Appearance defect Choose an item.		
Crack Category:	Choose an item.		

Defect No:	30	Inspectors comments:	
Inspection Parts:	The Building Interior	- The bathroom does not have a waterproofing system as per the relevant codes and standards.	
Location	Lower Floor		
Defect:	Major Defect	Recommendations: Waterproofing - Engage a suitably water proofer to provide advice and rectification advice in accordance with AS/NZ 4858 Choose an item.	
Defect Description:	Unsafe Condition Loss of Utility		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Serviceability defect Safety defect		
Crack Category:	Choose an item.		

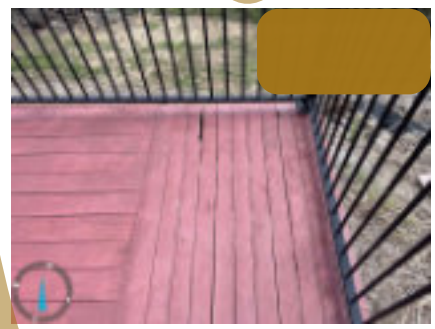
Example

Defect No:	31	Inspectors comments:	
Inspection Parts:	The Building Exterior	- The fixing bracket for the handrail is missing fixings.	
Location	Lower Floor		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Choose an item.	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	F - installations (including Omissions) Choose an item.		
Damage Category:	Safety defect Choose an item.		
Crack Category:	Choose an item.		

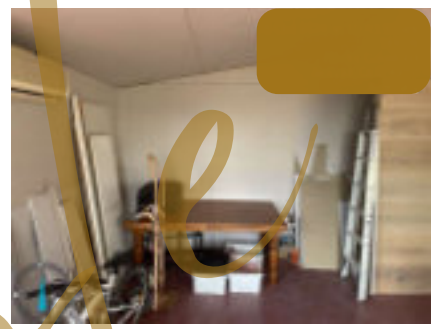
Defect No:	32	Inspectors comments:	
Inspection Parts:	The Site	- Large amounts of vegetation debris built up against external cladding of shed. - Opening in wall is not sealed correctly.	
Location	Shed		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Choose an item.	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	F - installations (including Omissions) Choose an item.		
Damage Category:	Structural defect Choose an item.		
Crack Category:	Choose an item.		

Example

Defect No:	33	Inspectors comments:	
Inspection Parts:	The Site	- The timber components of the deck are in contact with the natural ground and vegetation debris.	
Location	Shed		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Choose an item.	
Defect Description:	Further deterioration of the property Choose an Item		
Defect Category:	F - installations (including Omissions) Choose an item.		
Damage Category:	Structural defect Choose an item.		
Crack Category:	Choose an item.		

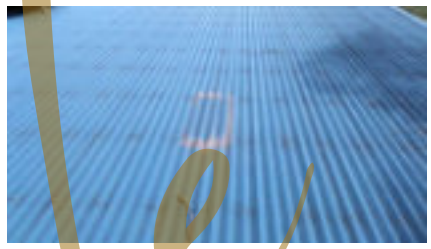
Defect No:	34	Inspectors comments:	
Inspection Parts:	The Site	- Decking boards are damaged and deteriorated.	
Location	Shed		
Defect:	Major Defect	Recommendations: Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2 Choose an item.	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	A - Damage D - Material Deterioration (rusting, rotting,corrosion,decay		
Damage Category:	Structural defect Choose an item.		
Crack Category:	Choose an item.		

Example

Defect No:	35	Inspectors comments:	
Inspection Parts:	The Site	- The wall and ceiling linings throughout the shed have not been finished in accordance with the relevant standards and codes.	
Location	Shed		
Defect:	Major Defect	Recommendations: Plasterer - Engage a suitably qualified and experienced plasterer for rectification advice in accordance with AS/NZ 2589:2017 Carpenter - Engage a suitably qualified and experienced carpenter for rectification advice in accordance with AS1684.2	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Appearance defect Structural defect		
Crack Category:	Choose an item.		

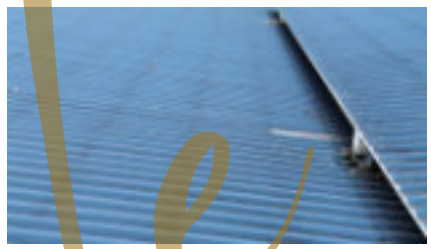
Defect No:	36	Inspectors comments:	
Inspection Parts:	The Building Exterior	- The overflow outlets of the gutter have been sealed preventing water from escaping.	
Location	Ground Floor		
Defect:	Major Defect	Recommendations: Roofer - Seek advice from a suitably licenced, qualified and experienced roofer for repair options in accordance with AS1562.1 or AS2050 Plumber - Engage a suitably qualified plumber to provide advice and rectification advice in accordance with AS/NZ 3500	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Serviceability defect Choose an item.		
Crack Category:	Choose an item.		

Example

Defect No:	37	Inspectors comments:	
Inspection Parts:	The Roof Exterior	- Repair to roof sheet not compliant with relevant standards, manufacturers recommendations or codes.	
Location	Roof		
Defect:	Major Defect	Recommendations: Roofer - Seek advice from a suitably licenced, qualified and experienced roofer for repair options in accordance with AS1562.1 or AS2050 Choose an item.	
Defect Description:	Unsafe Condition Further deterioration of the property		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Serviceability defect Appearance defect		
Crack Category:	Choose an item.		

Defect No:	38	Inspectors comments:	
Inspection Parts:	The Roof Exterior	- One of the laps of the roof sheet is raised and not performing a seal as intended.	
Location	Roof		
Defect:	Major Defect	Recommendations: Roofer - Seek advice from a suitably licenced, qualified and experienced roofer for repair options in accordance with AS1562.1 or AS2050 Choose an item.	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational Choose an item.		
Damage Category:	Serviceability defect Choose an item.		
Crack Category:	Choose an item.		

Example

Defect No:	38	Inspectors comments:	
Inspection Parts:	The Roof Exterior	- Water pooling around roof penetration. - Large quantities of sealant installed around roof penetration.	
Location	Roof		
Defect:	Major Defect	Recommendations: Roofer - Seek advice from a suitably licenced, qualified and experienced roofer for repair options in accordance with AS1562.1 or AS2050 Choose an item.	
Defect Description:	Unsafe Condition Further deterioration of the property		
Defect Category:	E - Operational F - installations (including Omissions)		
Damage Category:	Serviceability defect Appearance defect		
Crack Category:	Choose an item.		

Defect No:	39	Inspectors comments:	
Inspection Parts:	The Roof Exterior	- Aerial cable penetration is sealed correctly with correct penetration flashing.	
Location	Roof		
Defect:	Major Defect	Recommendations: Roofer - Seek advice from a suitably licenced, qualified and experienced roofer for repair options in accordance with AS1562.1 or AS2050 Choose an item.	
Defect Description:	Unsafe Condition Choose an Item		
Defect Category:	E - Operational Choose an item.		
Damage Category:	Serviceability defect Choose an item.		
Crack Category:	Choose an item.		

Example

SECTION E - DEFINITIONS

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Below Average: The building and its parts show some significant defects and/or very poor non tradesman like workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: A defect of sufficient magnitude where rectification must be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect: Any Defect other than what is described as a Major Defect.

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

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Associated with individual items/parts or Inspection areas are:

TERMS AND CONDITIONS

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Example

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the

requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

SurfaceWaterDrainage: The retention of water from surface run off could influence the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run-off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. The purpose of this report is to identify major defects and safety hazards. This will include detectable major defects to structural elements of the building. However, this is not a structural report that comments on the structural integrity or serviceability of the building. Should you require any advice of a structural nature you should contact a structural engineer.

This is not a Structural Engineers report but a visual building inspection report in accordance with AS 4349.1-2007. Where major defects of a structural nature are identified in this report a structural engineers report may be required.

THIS IS A VISUAL NON-INVASIVE INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing, or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances, or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-

structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly, this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

CONSUMERCOMPLAINTSPROCEDURE: Intheeventofany dispute or claim arising out of, or relating to the Inspection or the Report, you must notify Us as soon as possible of the dispute or claim by email, fax, or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If You are not satisfied with our response, you must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees, and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

ASBESTOSDISCLAIMER:'Noinspectionforasbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the Inspection asbestos or materials containing asbestos happened to be noticed, then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early nineties may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property, then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting, or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.'

MOULD (MILDEW AND NON-WOOD DECAYFUNGI)DISCLAIMER:Mildew and non-wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If during the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

ACTIONINGOFREPORTEDDEFECTS: Alldefectsmaydeteriorate or cause further defects or be a safety hazard if not attended to by a qualified, licensed, and insured person.

ESTIMATINGDISCLAIMER: Anyestimatesprovidedin this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

DISCLAIMEROFLIABILITY: NoLiabilityshallbe accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMEROFLIABILITYTOTHIRDPARTIES: Compensationwillonly be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

EXCLUSIONITEMS – INFORMATIVE:

Footings below ground. (b) Concealed damp-proof course. (c) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems. (d) Concealed plumbing. (e) Adequacy of roof drainage as installed. (f) Gas fittings and fixtures. (g) Airconditioning. (h) Automatic garage door mechanisms. (i) Swimming pools and associated filtration and similar equipment. (j) The operation of fireplaces and solid fuel heaters, including chimneys and flues. (k) Alarm systems. (l) Intercom systems. (m) Soft floor coverings. (n) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems. (o) Paint coatings, except external protective coatings. (p) Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos (q) Timber and metal framing sizes and adequacy. (r) Concealed tie-downs and bracing. (s) Timber pest activity. (t) Other mechanical or electrical equipment (such as gates, inclinators). (u) Soil conditions. (v) Control joints. (w) Sustainable development provisions. (x) Concealed framing-timbers or any areas concealed by wall linings/sidings. (y) Landscaping. (z) Rubbish. (aa) Floor cover. (bb) Furniture and accessories. (cc) Stored items. (dd) Insulation. ee) Environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions). (ff) Energy efficiency. (gg) Lighting efficiency.

INSPECTOR SIGNATURE

Company:	Next Home Australia
Inspection Date	23/10/2024
Signature:	Next Home Australia

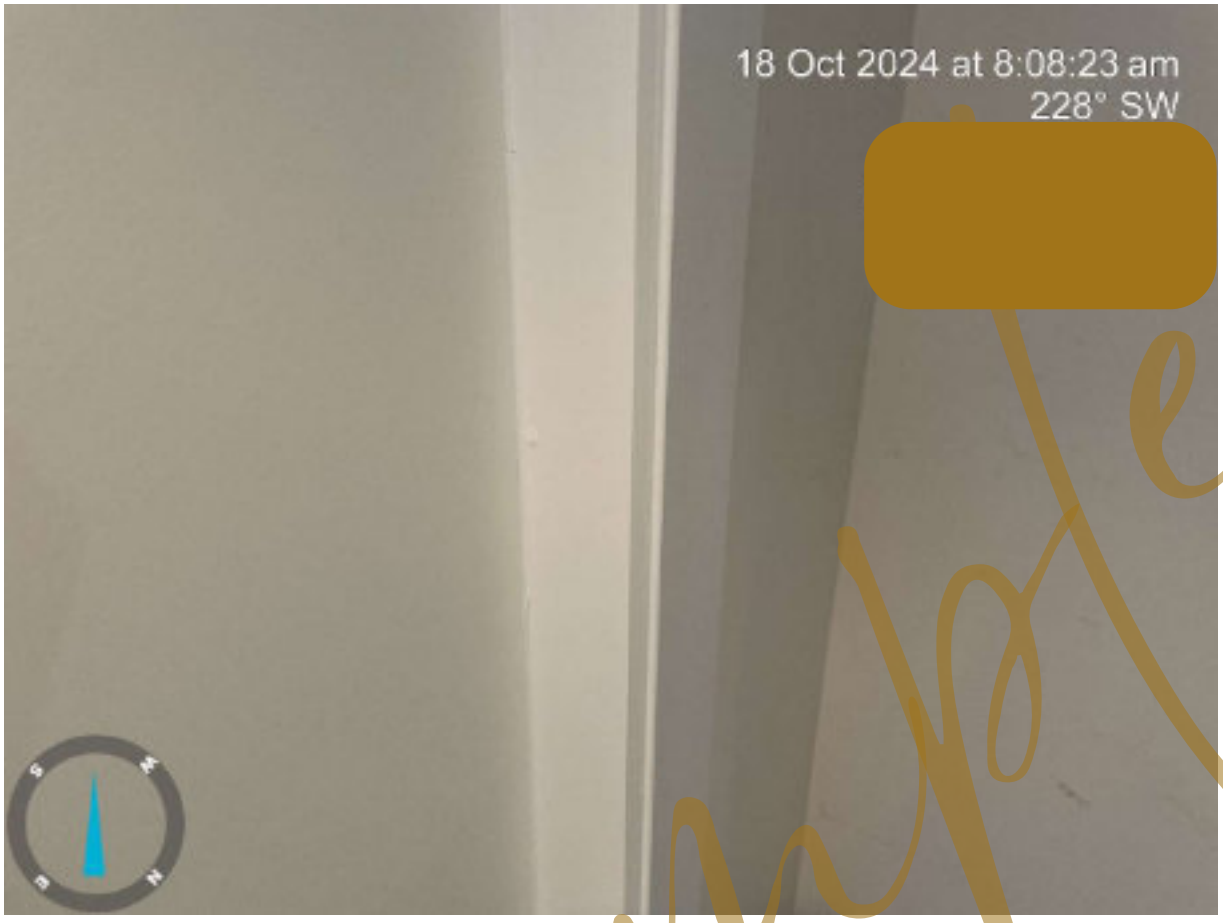
Example

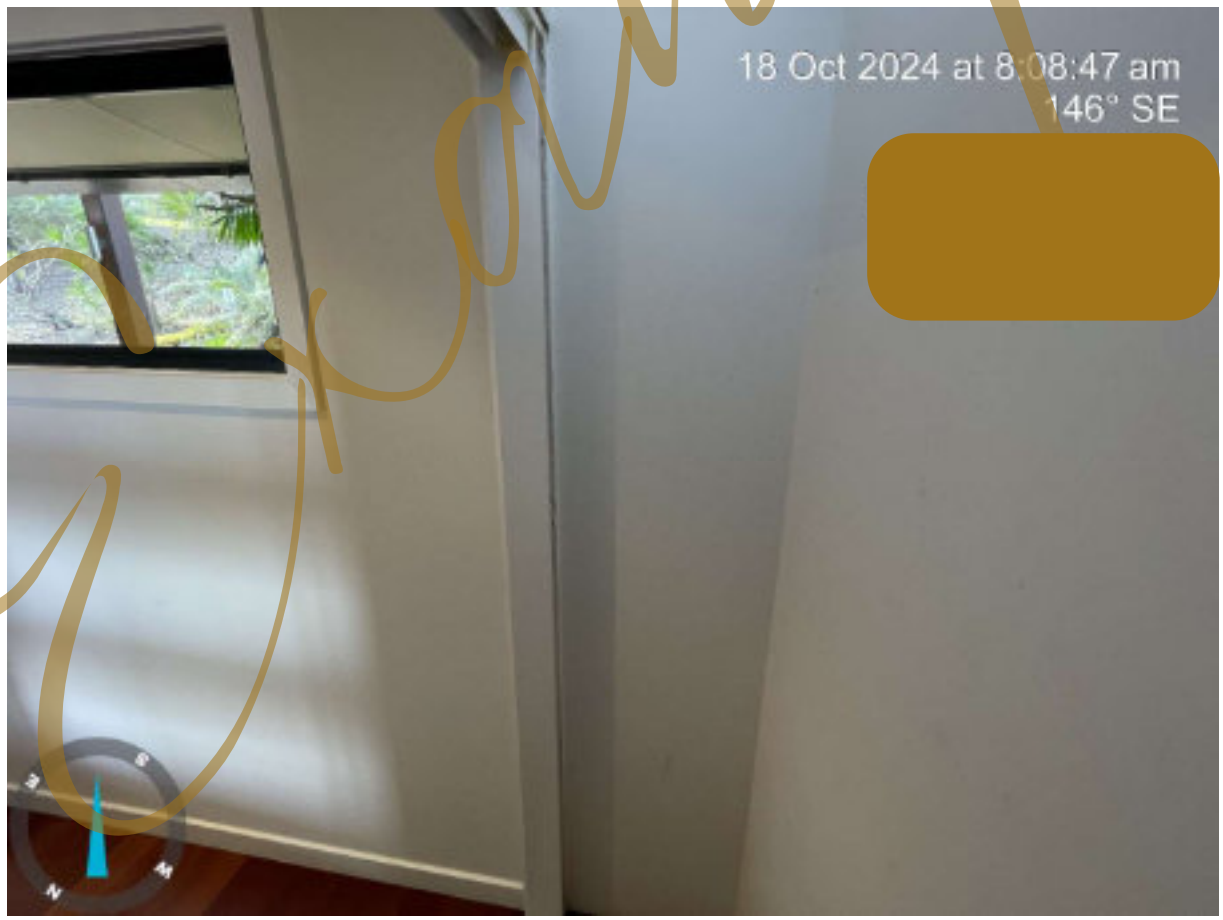
SUBSEQUENTINFORMATION–20 Example Street, Example, QLD, 4000

We strongly recommend further investigations by a Structural Engineer and confirmation of certification of all structures located on the subject property.

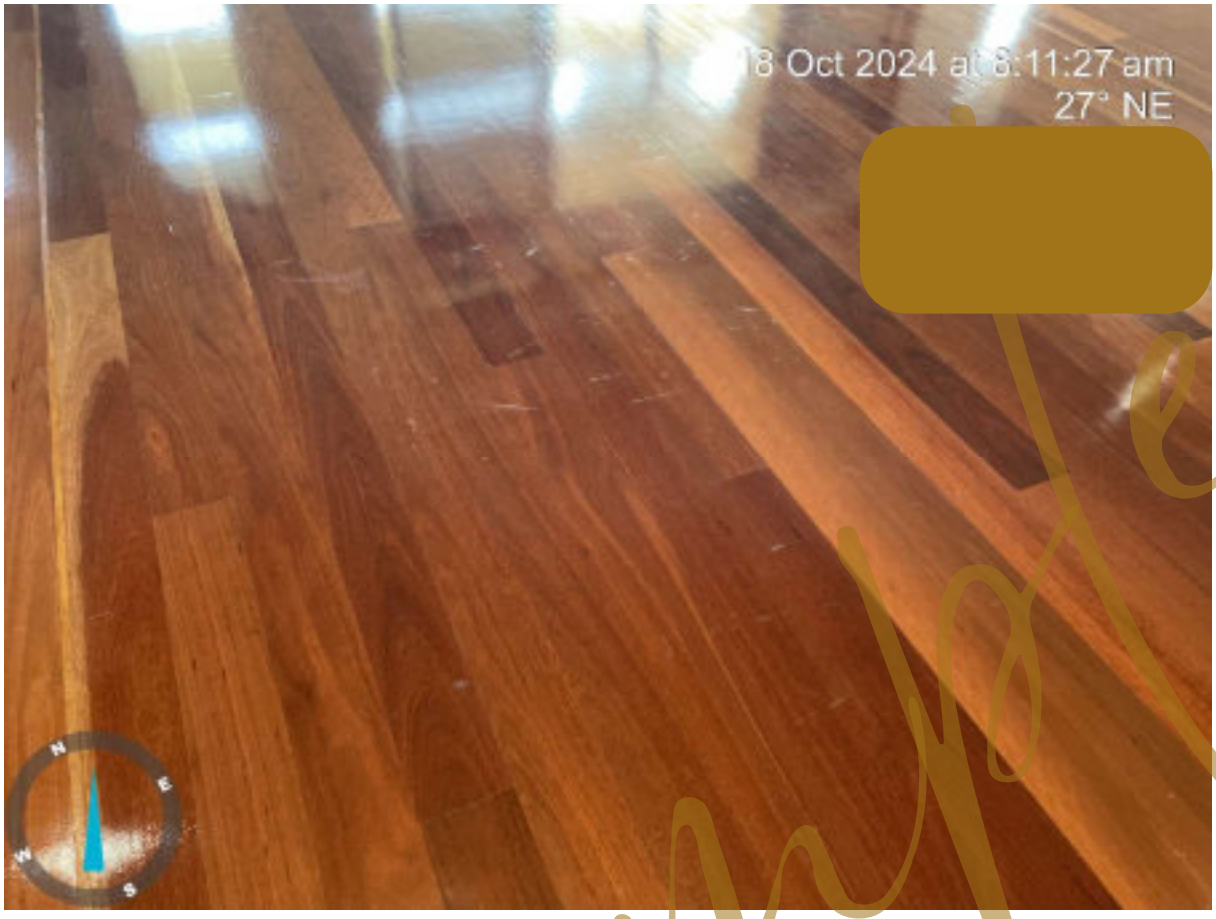
Several areas indicate works have not been completed in a trades like manner and are not compliant with the relevant codes, Australian Standards or Manufacturers Recommendations.

Example



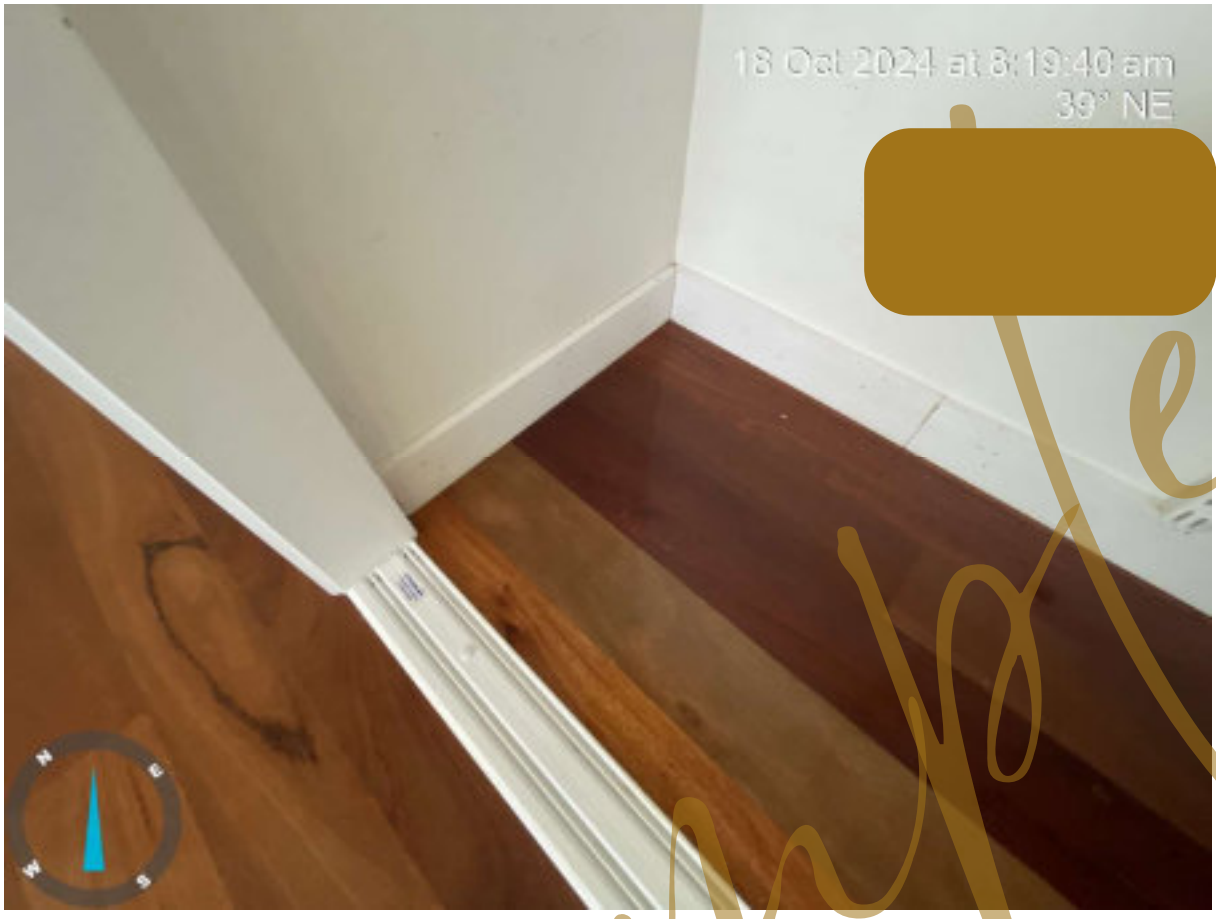


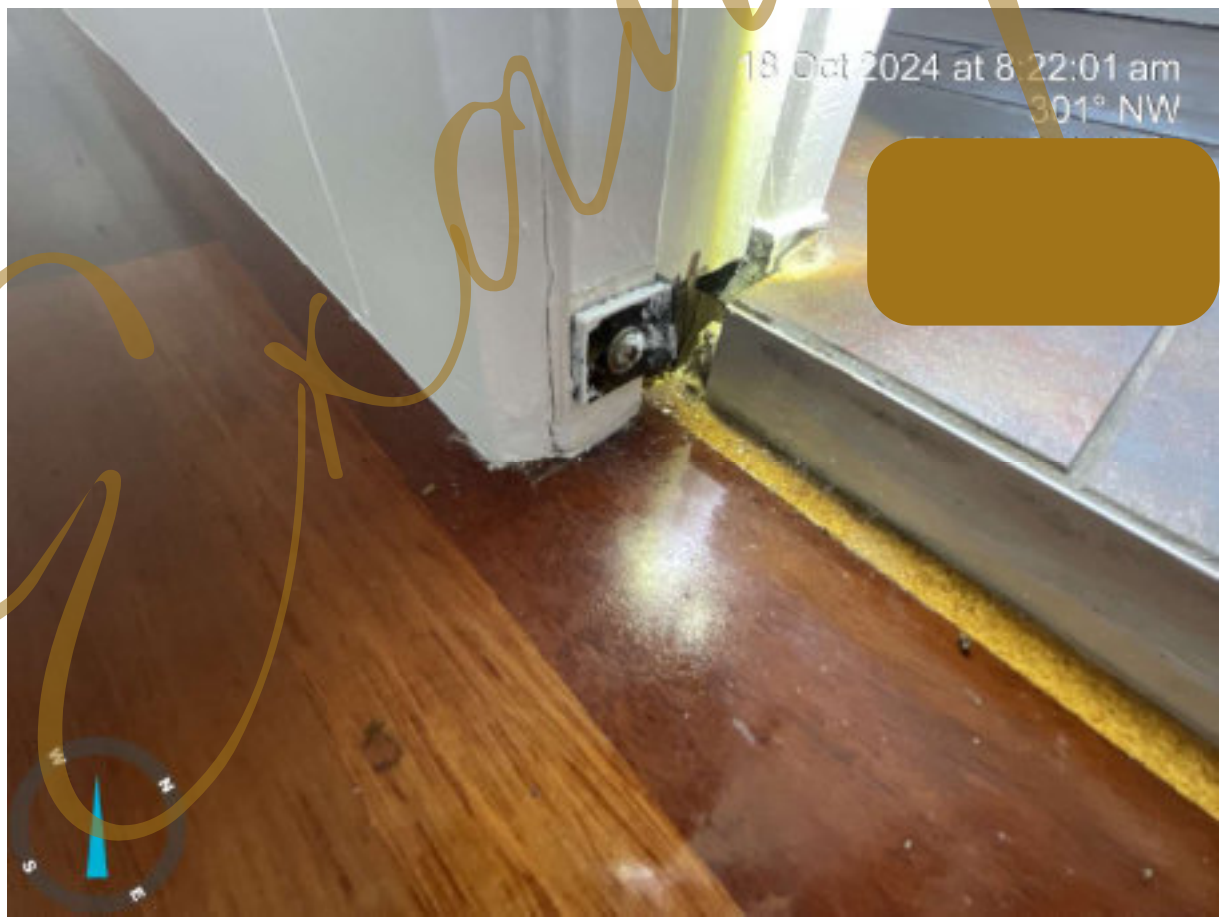
Example





Example



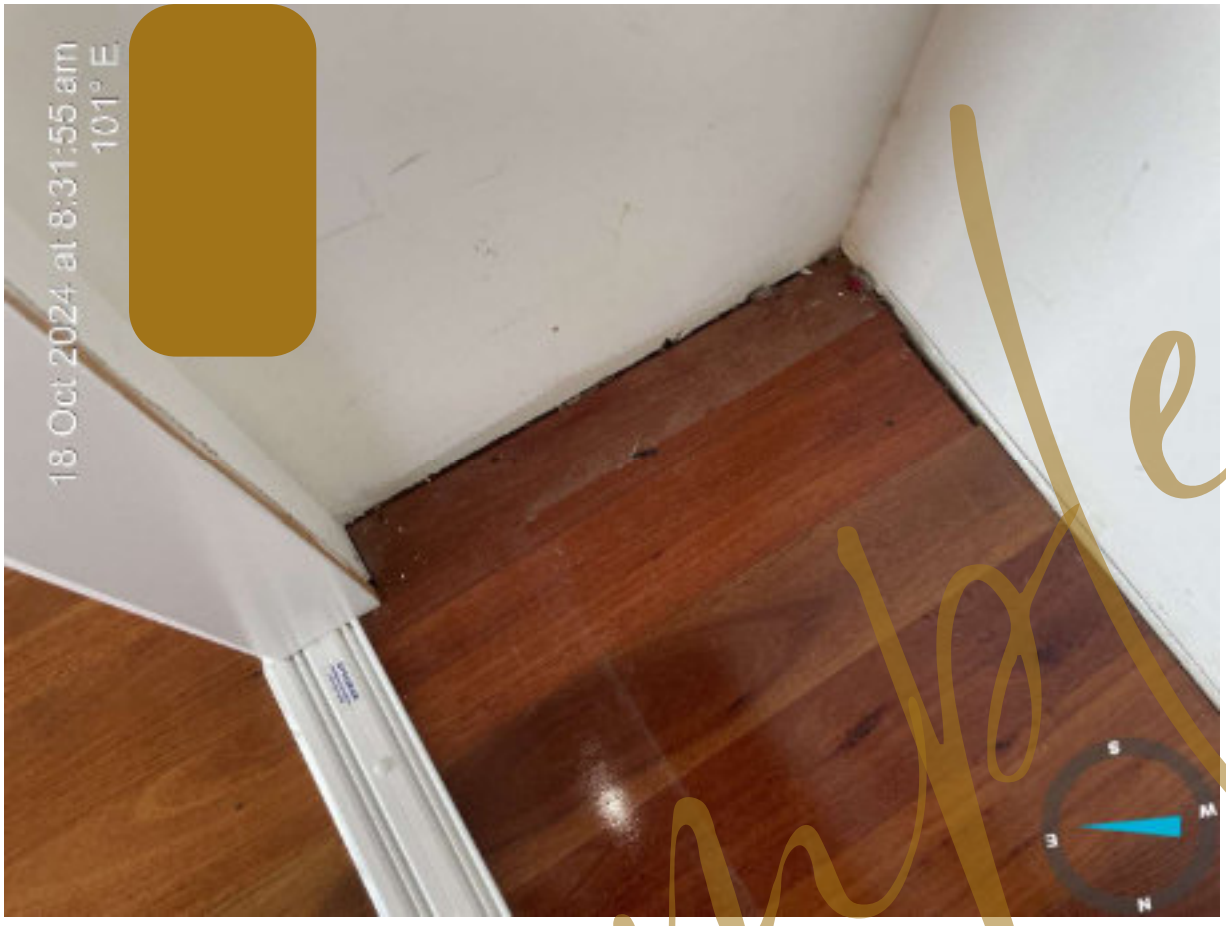


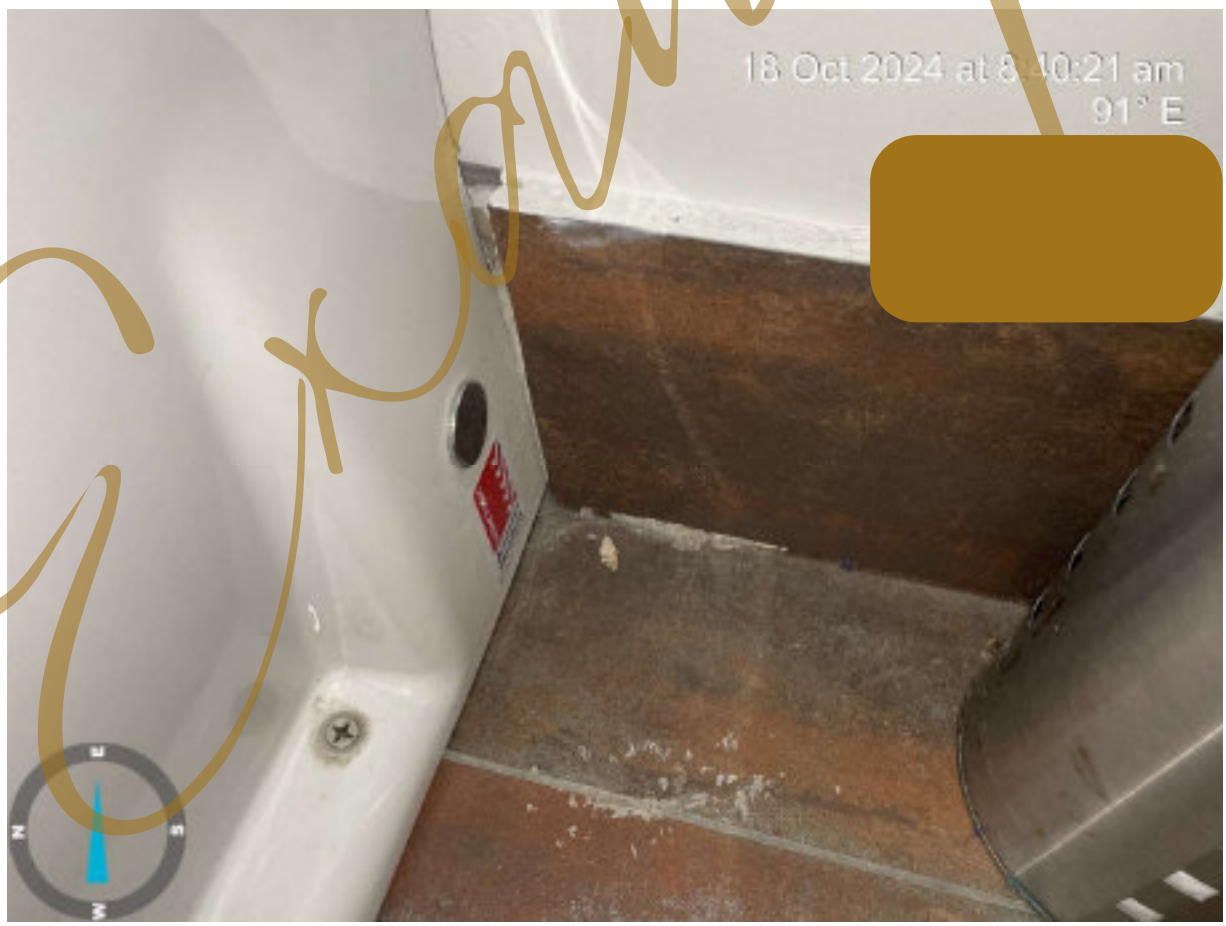
Example





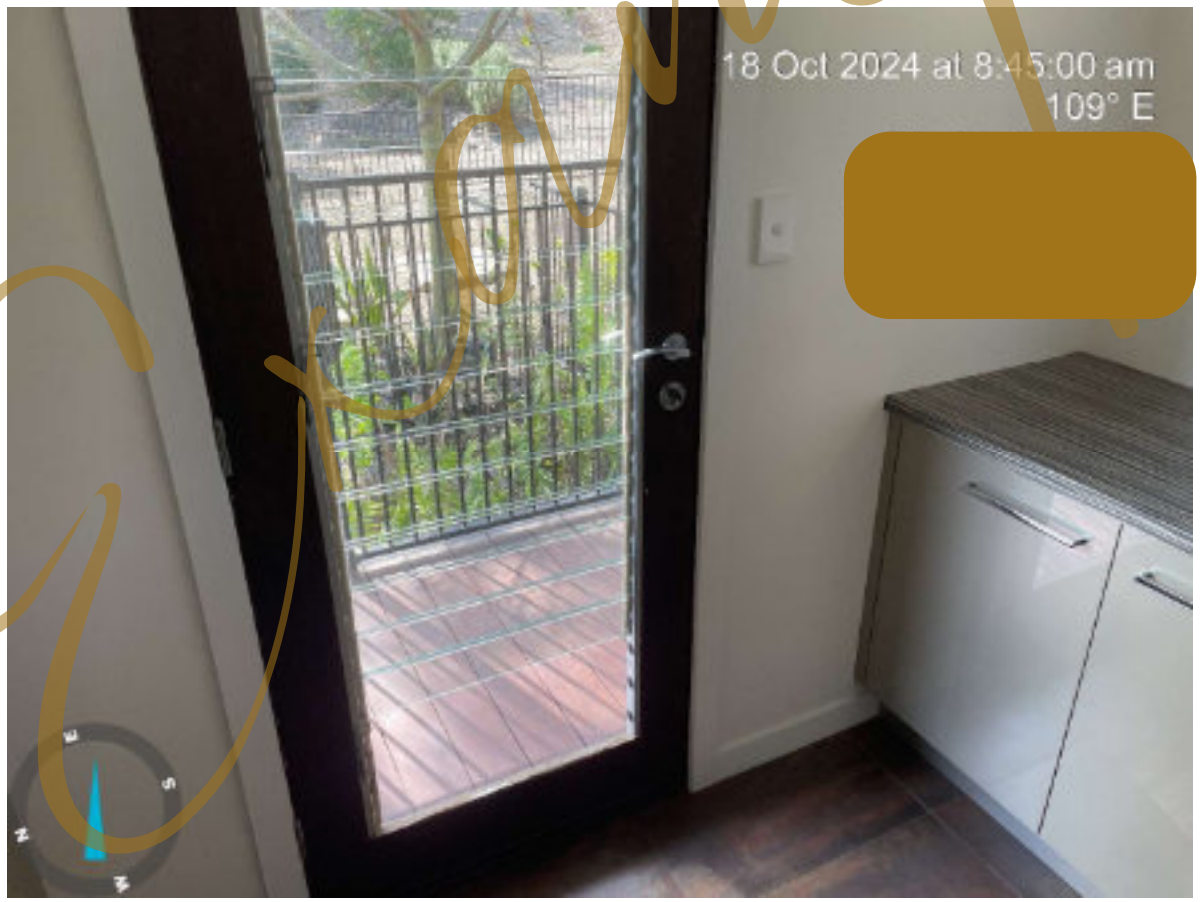
Example





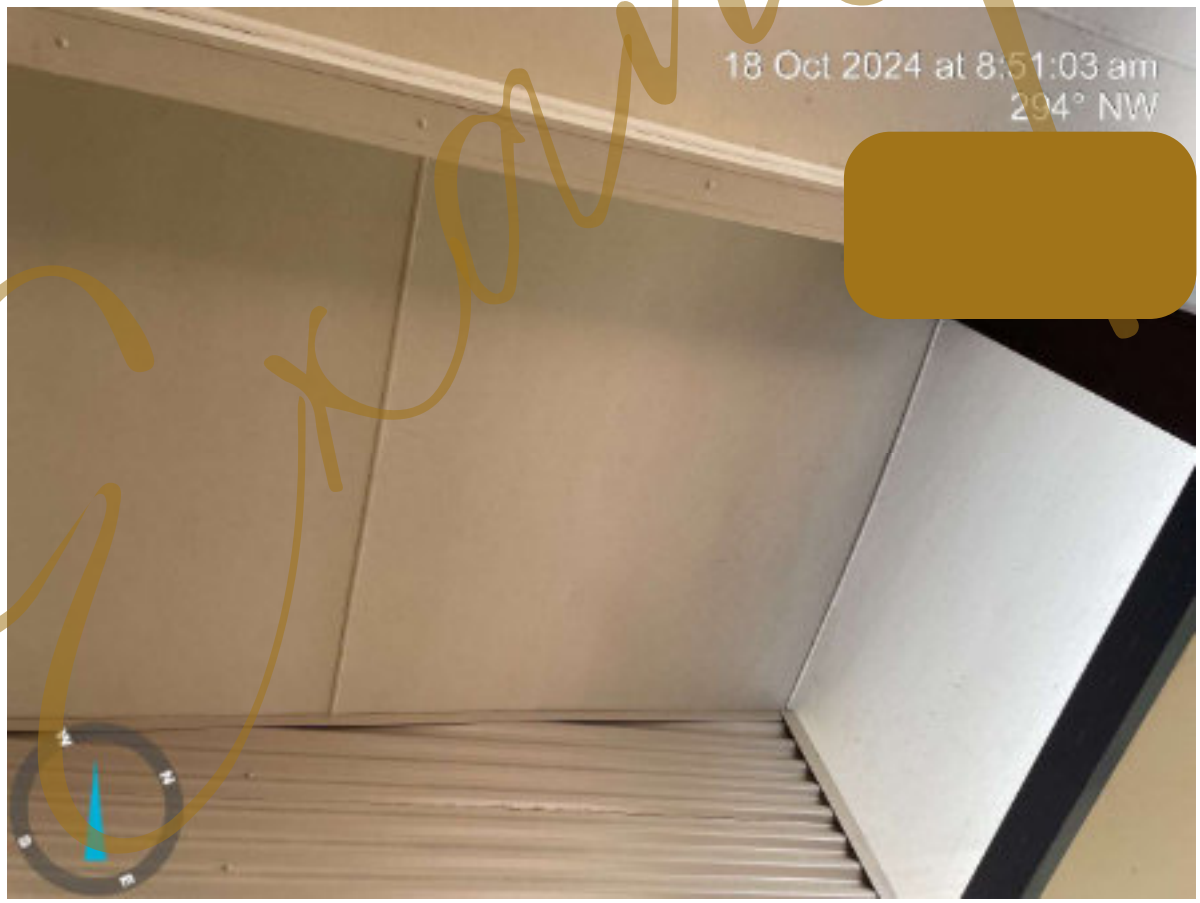
Example



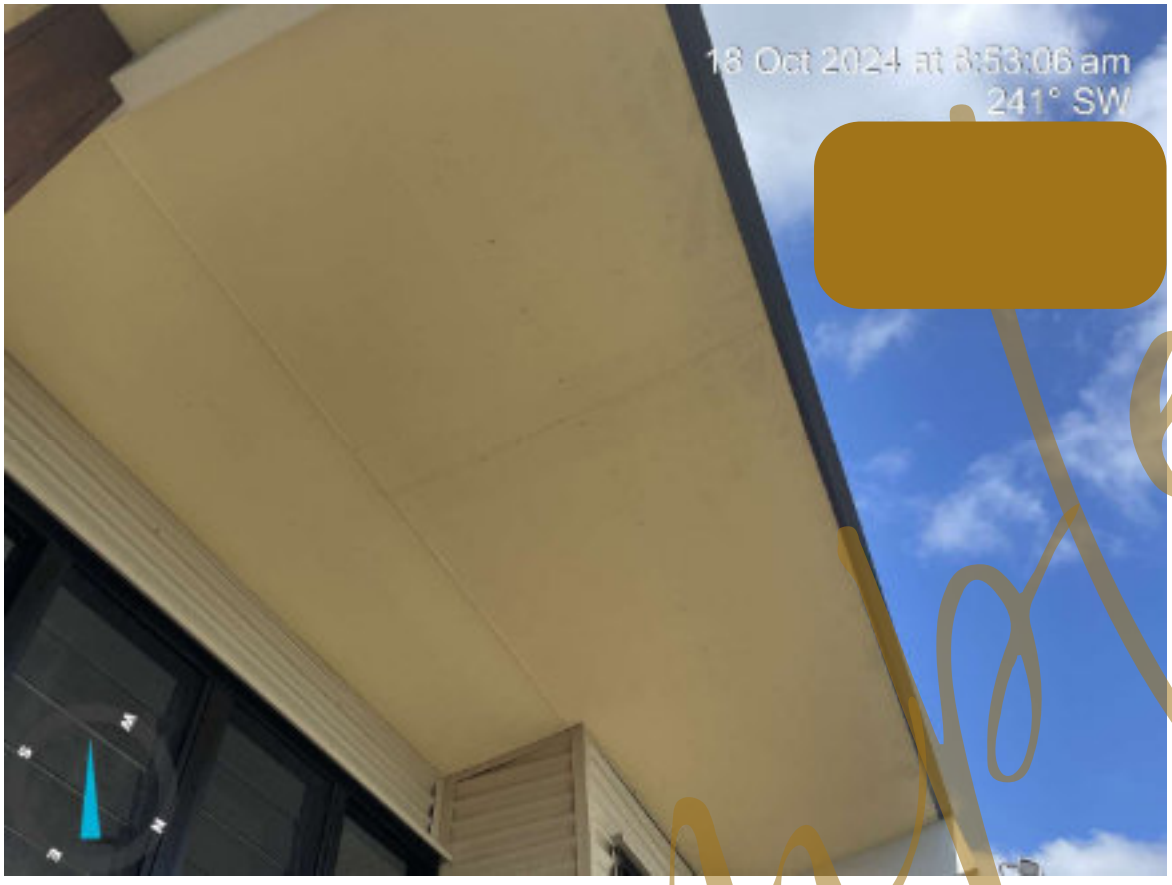


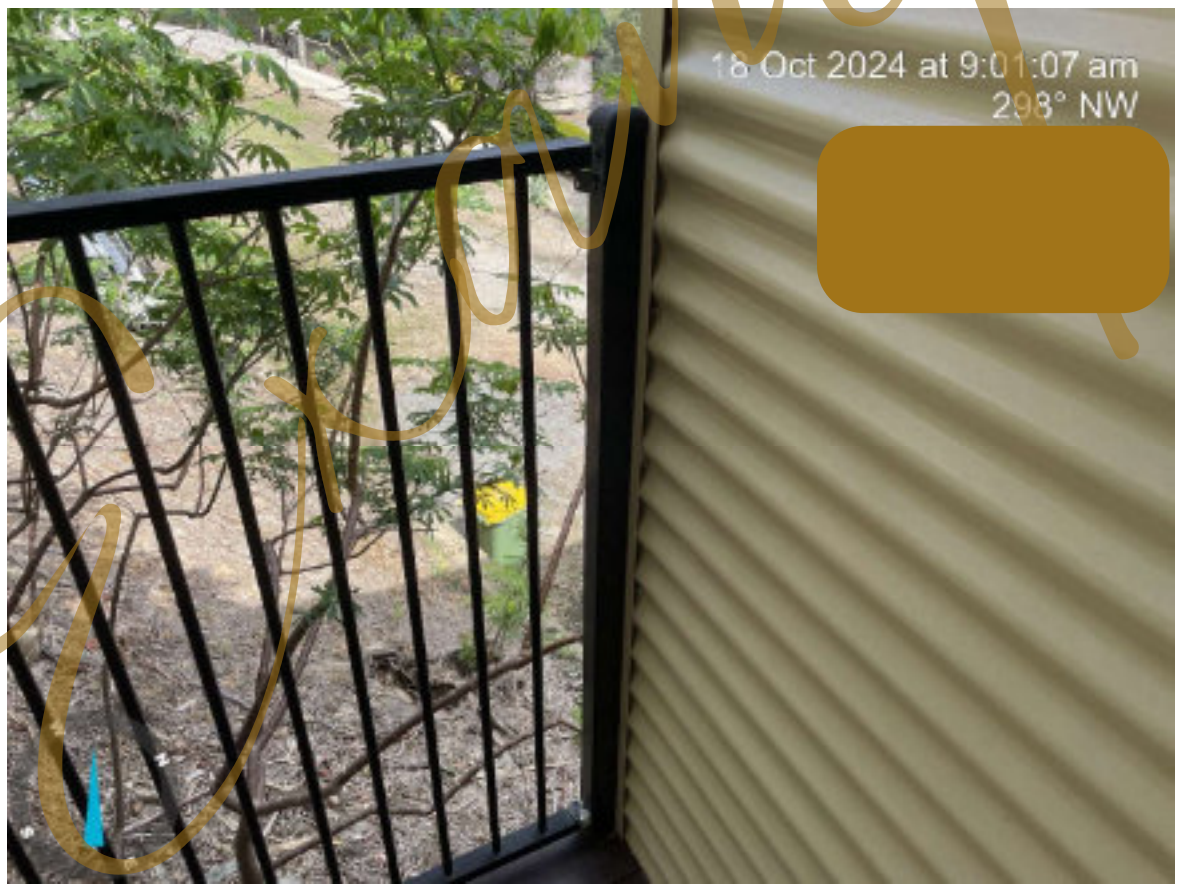
Example





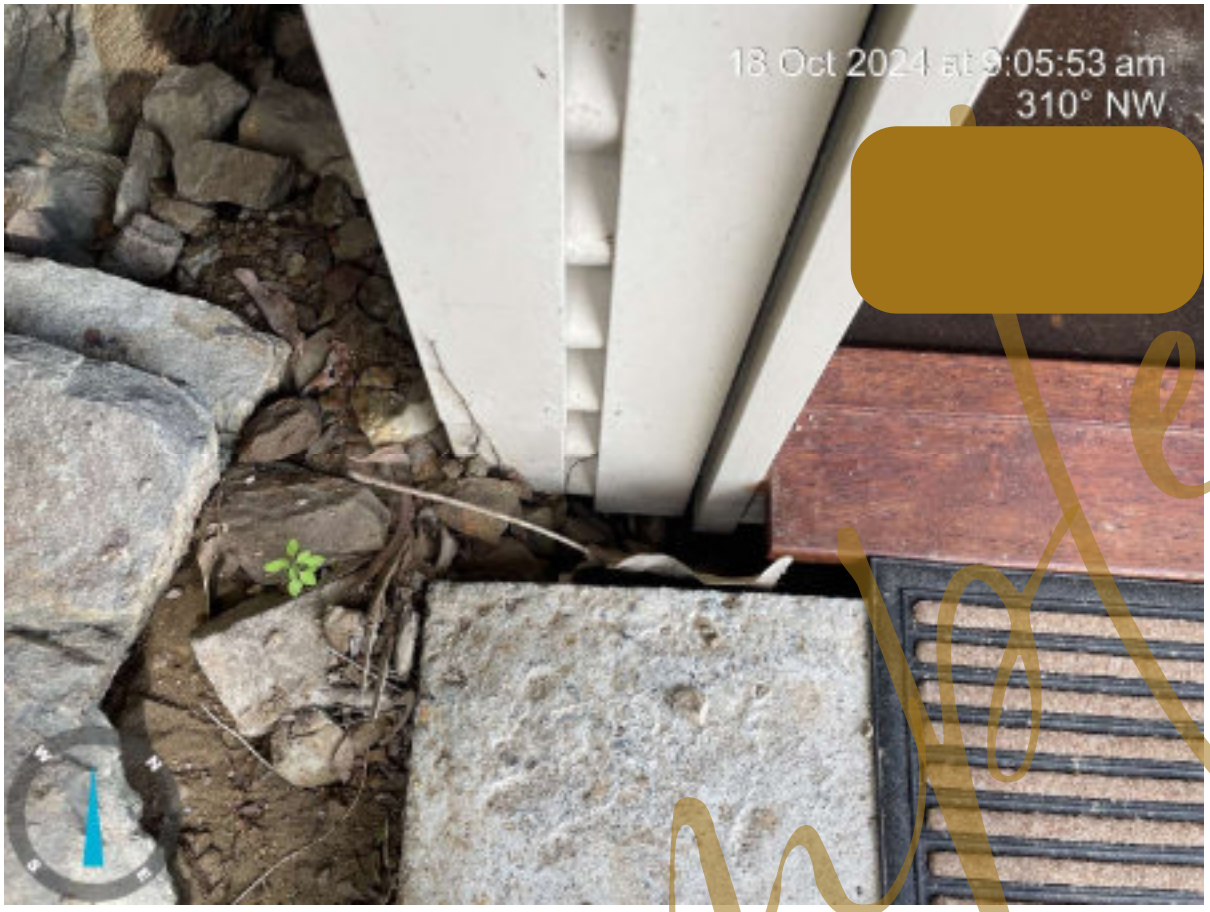
Example

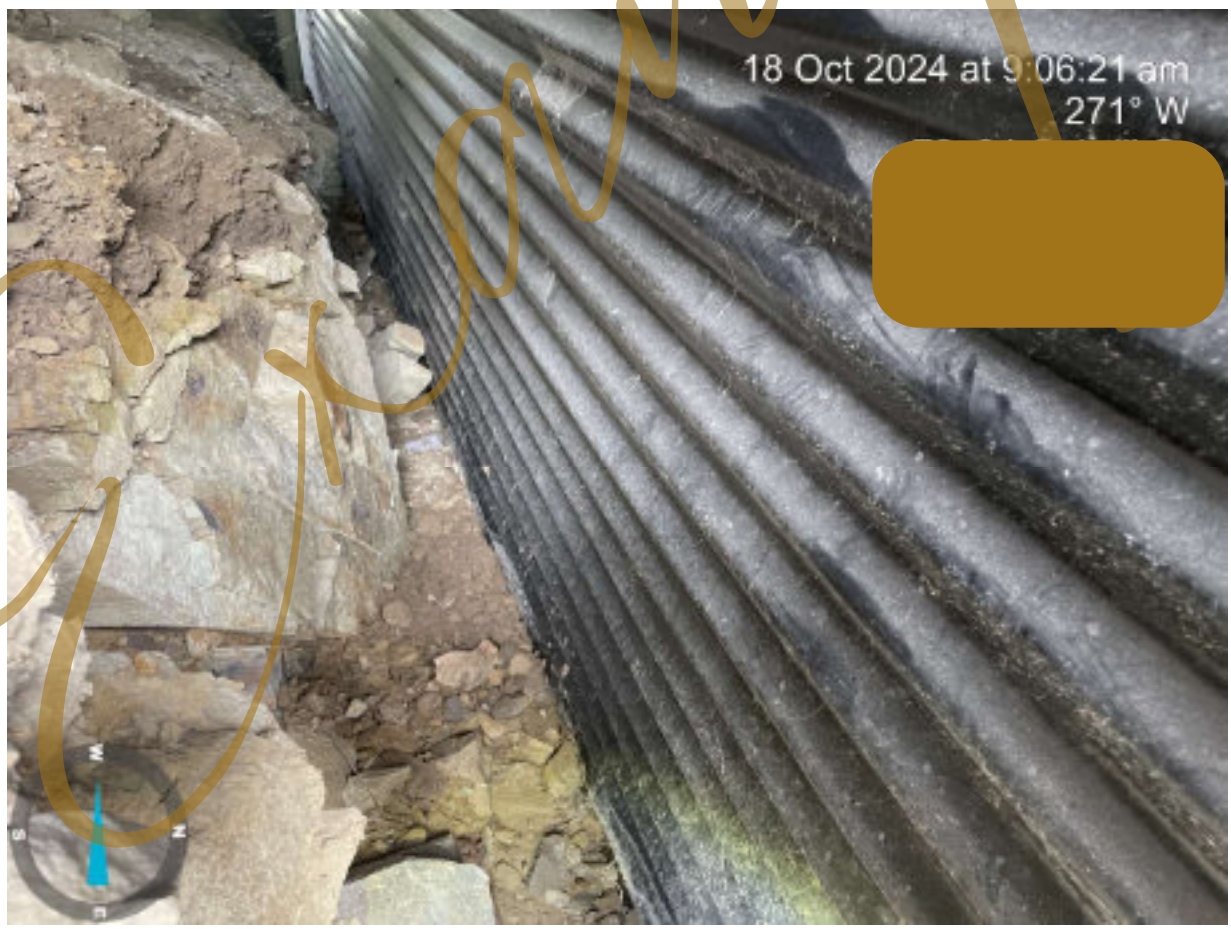

241° SW


298° NW

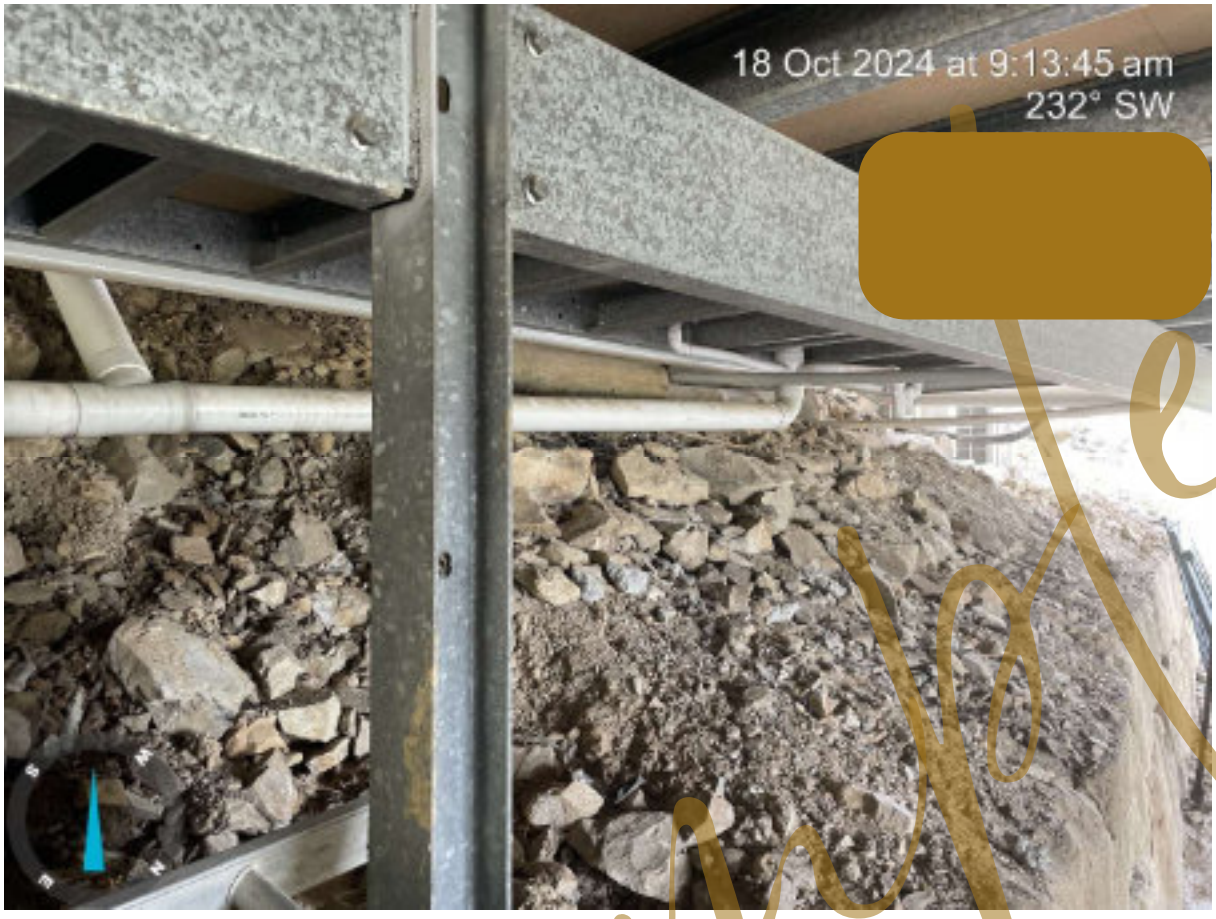

18 Oct 2024 at 9:05:11 am
235° SW

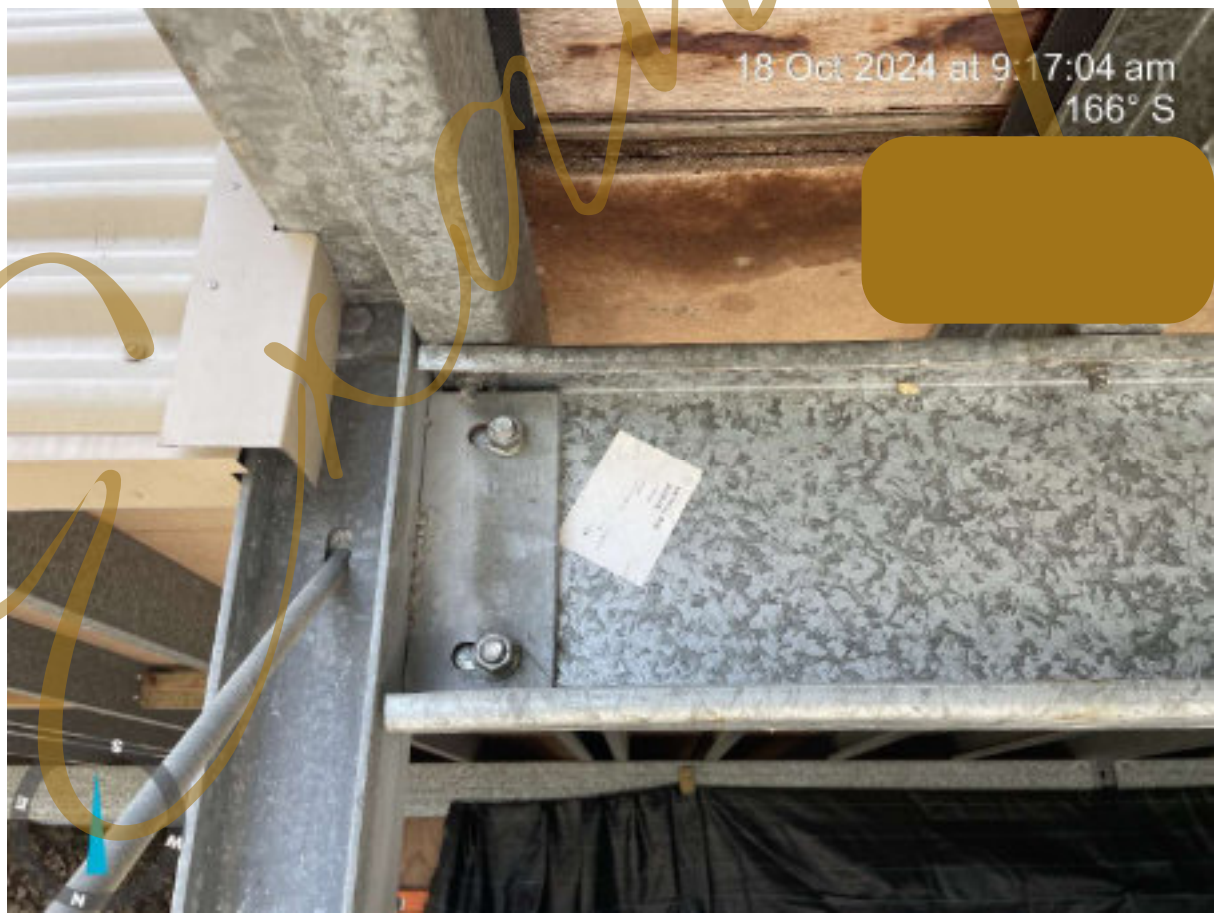

18 Oct 2024 at 9:05:48 am
220° SW



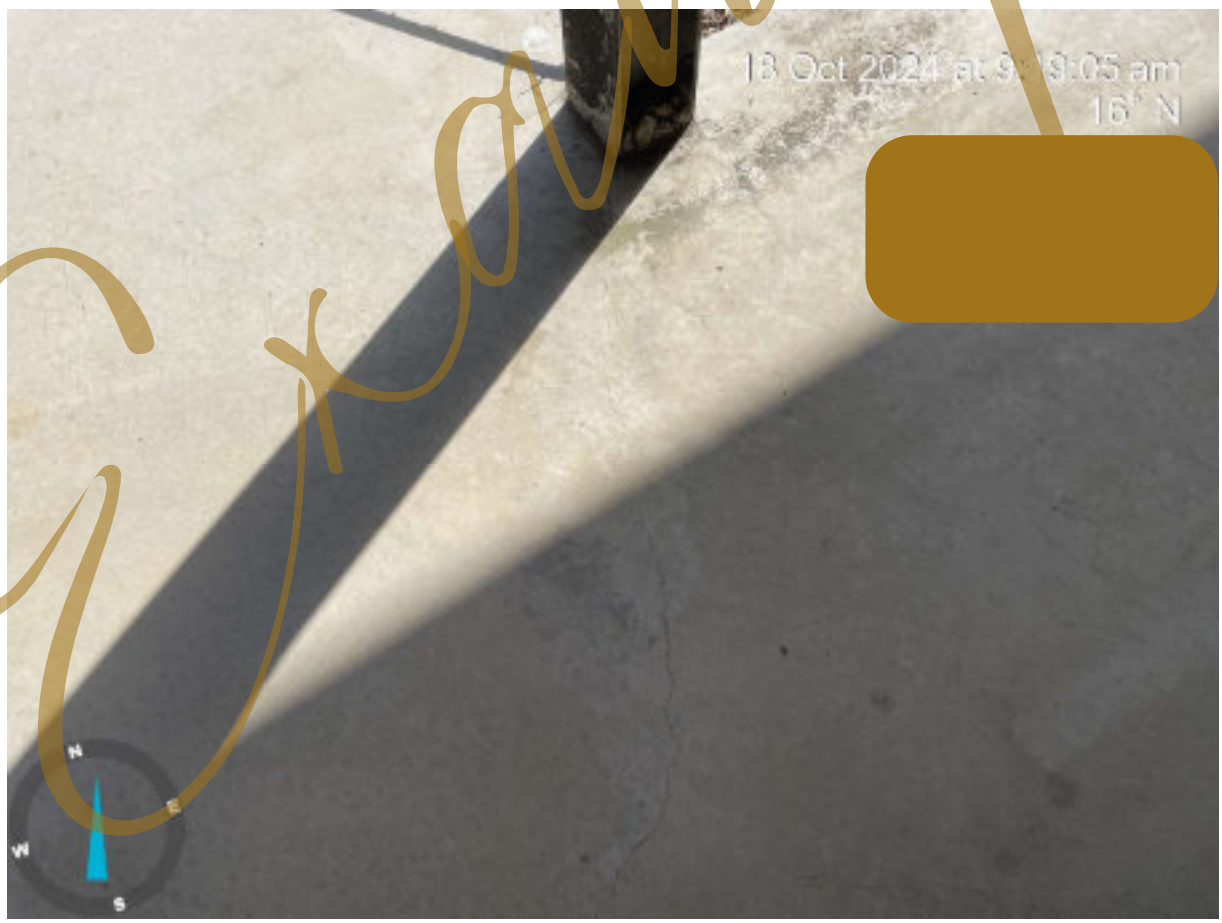


Example


18 Oct 2024 at 9:13:45 am
232° SW

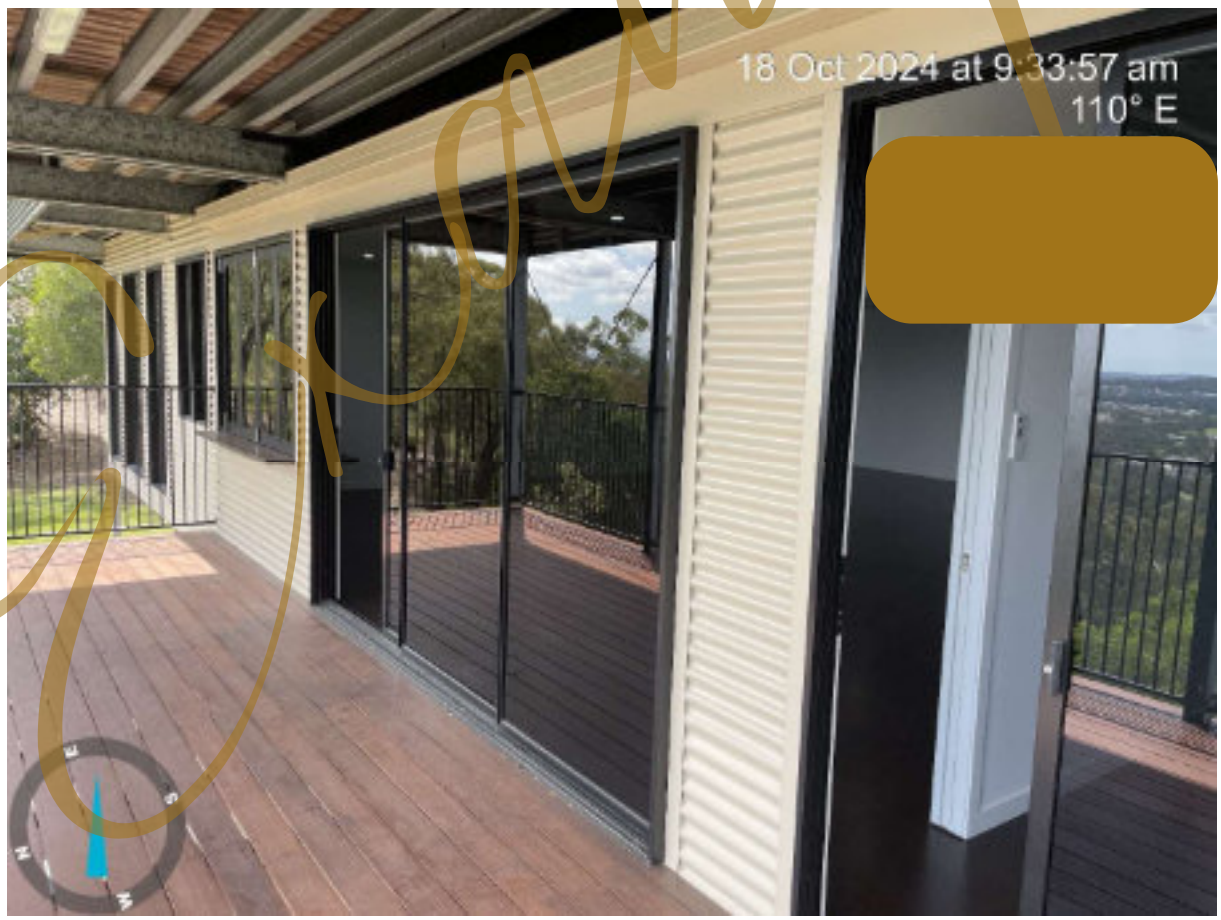

18 Oct 2024 at 9:17:04 am
166° S

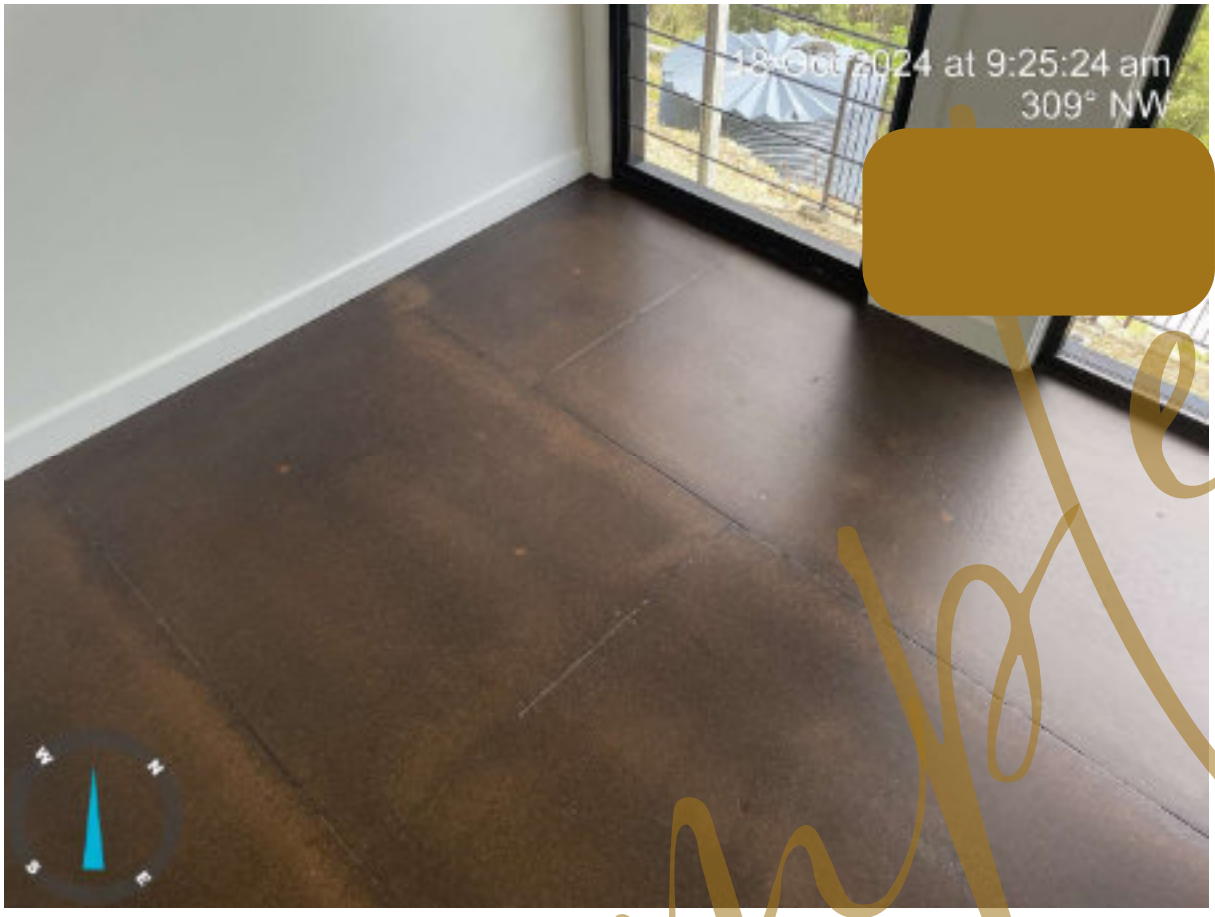


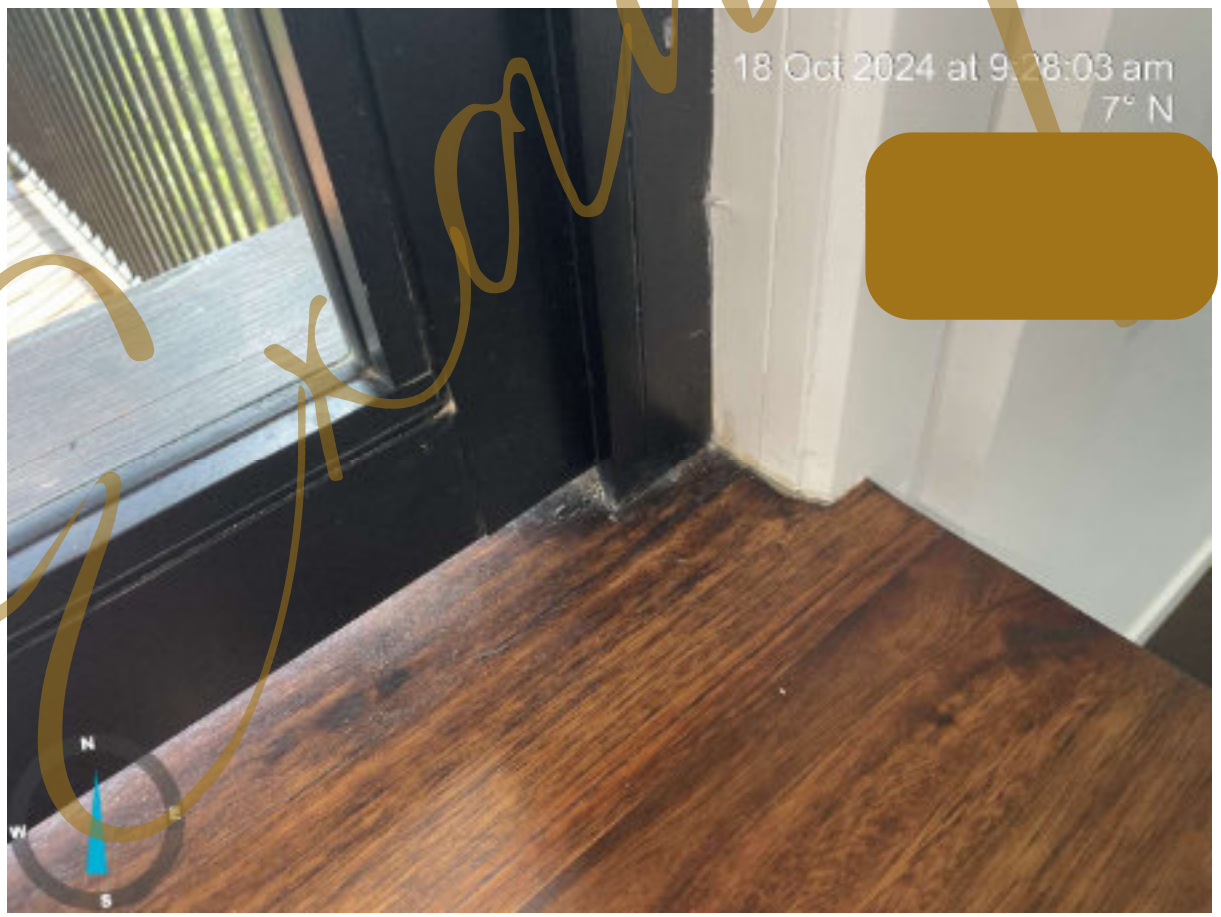


Example

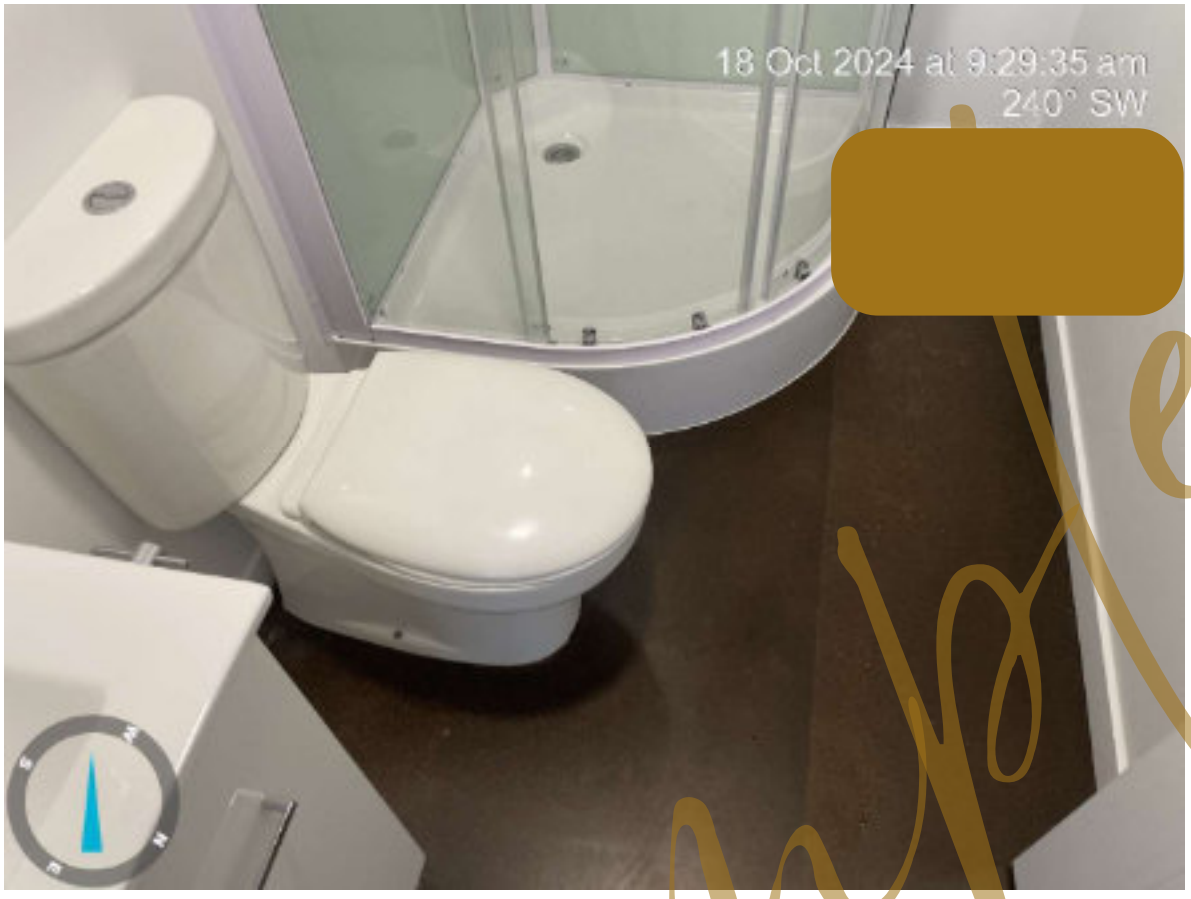

18 Oct 2024 at 9:19:42 am
178° S


18 Oct 2024 at 9:33:57 am
110° E





Example

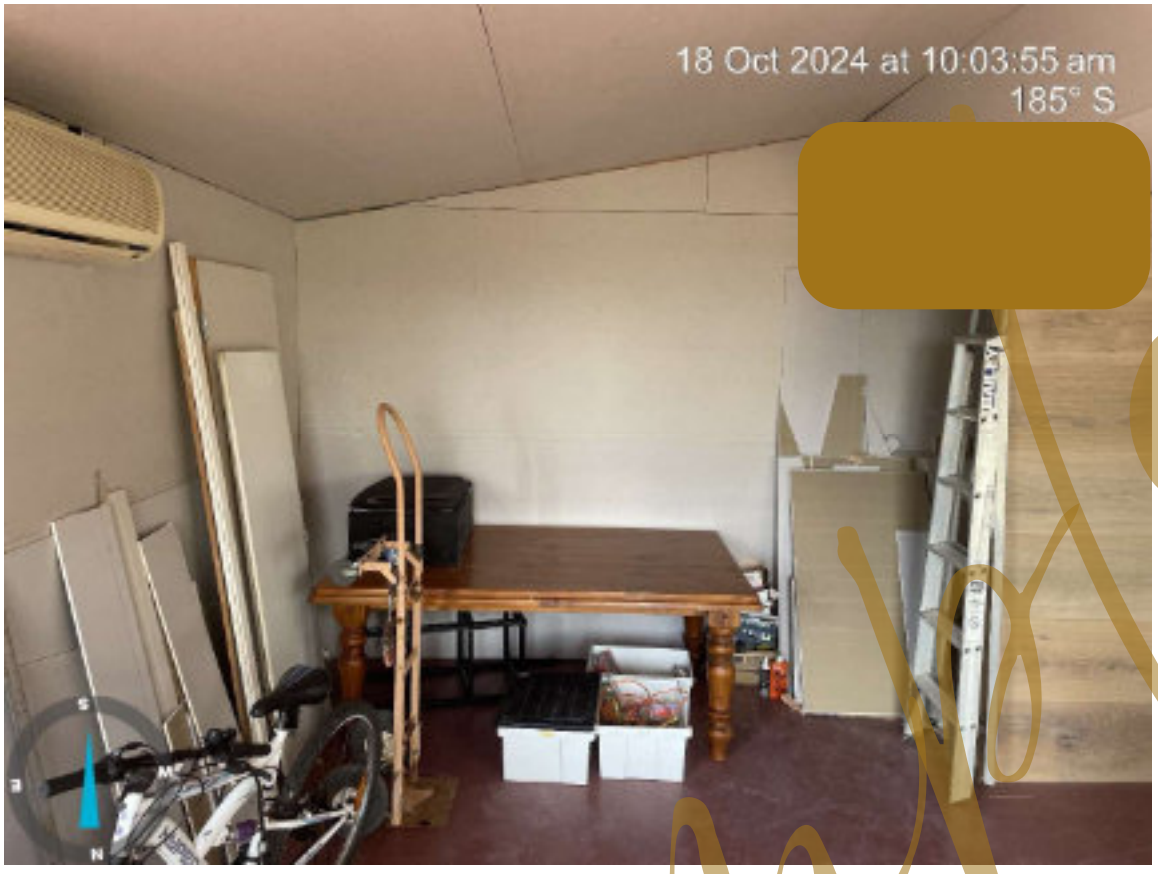




Sample

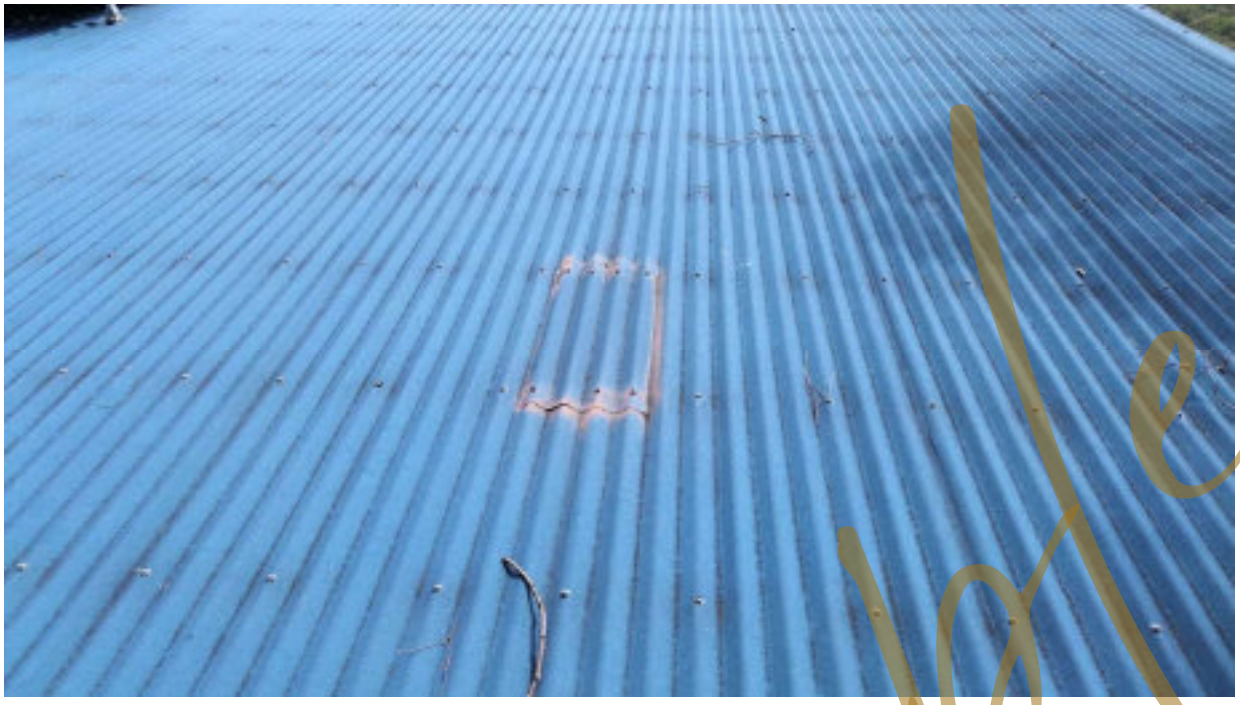

10:01:56 am
312° NW


345° N





Sample





Example