



AUSTRALIAN PROPERTY &
— BUILDING INSPECTIONS —

Building Inspection Report

Inspection Details

Date / Time of Inspection:

Type of Report:

New Building Inspection - Pre Slab Stage

Address of Property:

Client Details

Client Name:

Client Email Address:

Client Phone:

Real Estate Agent Details

Agent Name:

Company:

Mobile:

Email Address:

Inspector Details

Inspector Name:

Inspector Office:

Inspector Phone:

Inspector Email Address:

Australian Property & Building Inspection

ABN: 52 616 411 182

Queensland | NSW | Victoria | South Australia | Western Australia | Tasmania | Northern Territory

APBI Building Inspection Report

Australian Property & Building Inspections offers property inspection services for your home, by highly qualified inspection experts. Each of the inspectors agrees to comply with and are performance managed against APBIs Code of Conduct.

For further information about your report call 1300 657 546 or for further information on our code of conduct please visit <https://www.apbi.com.au/codeofconduct>

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PROPERTY INSPECTION PARTICULARS

1. Description of Property Inspected

Brief description of the building and other structures on the property:		
Dwelling Type:	Domestic	Freestanding
Dwelling Additions:	Attached Garage	
Dwelling Configuration:	Two Storey	
Piers:	Concrete	
Main Construction:	Brick Veneer	
Footing Type:	Concrete Slab	
Image of property:		



Where architectural plans or structural engineering plans provided at inspection?
Yes - Architectural plans only were supplied.
Weather at time of inspection?
Fine

2. Definitions

Definition of terms used to describe the current state of repair for each item inspected	
Condition Visually Fine:	When the Inspector has viewed the subject area and sees no major structural defect, no minor defect and there is no repair recommended.
General Advice on item:	The Inspector may choose to comment on the subject area, where it doesn't fall into the above categories.
Repair Recommended:	A suggestion that the repair of the defect be carried out by a licenced person, trades person or a person of ability, halting further deterioration to the property.
Major structural Defect:	A defect of sufficient magnitude where repair works must be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Unable to Inspect Due to access:	An area of the site where there is insufficient, unsafe or unreasonable access.
Not Applicable (N/A):	N/A: When the subject field doesn't make up any part of the inspected property.
Report Definition	
Shower Recesses:	Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicon liquid or masonry sealant has been applied prior to the inspection. Such application is temporary waterproofing measure and may last for some months before breaking down. The tests of shower recesses are limited to running water within the recesses and visually checking for leaks. As shower are only checked for a short period of time, prolonged use may reveal leaks were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.
Glass Caution:	Glazing in some building (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in high traffic areas should be replaced with safety glass or have shatterproof film installed.
Stairs & Balustrades:	The Australian Building Code 3.9 require that covering stairs, landings and balustrades ensure the safety of all occupants and visitors to a building. Those built prior to 1996 may not comply with the current standard. You must upgrade all such items.
Swimming Pools:	A pool is subject to a special purpose property report and is not applicable to this report.
Rooms Below Ground Level:	Rooms under the house or below ground level (whether they be habitable or not) may be subject to dampness and water penetration. Drains are not always installed correctly to these areas or could be blocked. It is common to have damp problems and water entry into these spaces, especially during periods of heavy rainfall and may not be evident on the day of the visual inspection. These rooms may also not have council approval. The purchaser should make their own enquiries to Council to ascertain if approval was granted.
Owners Corporation:	If the property is covered by an Owners Corporation (Strata Title) APBI recommend that an Owners Corporation search be conducted to ascertain their financial position, the level of maintenance afforded and any other relevant information that may impact your future ownership of the property.

3. Inspection Agreement

Requirement for inspection agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

Reasonable Access to the property at time of inspection?

No **Note:** No access to underside of damp proof membrane.

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 limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and 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.

The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. 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 includes a prerequisite that the minimum clearances specified in the table below are safely available.

Dimensions for reasonable access:

- Roof Interior: 400mm x 500mm access hole; 600mm x 600mm crawl space; and accessible from a 3.6m ladder;
- Roof exterior: 400mm x 500mm access hole; 600mm x 600mm crawl space; and accessible from a 3.6m ladder placed on the ground

Supplementary notes:

- 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.
- Sub-floor areas sprayed with chemicals are not be inspected unless it is safe to do so.

Conditions

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

What is not reported on, general exclusions detailed in AS 4349.1 – 2007

- Parts of a building that are under construction;
- The inspection is not intended to include rigorous assessment of all building elements in a property;
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures;
- Defects not apparent due to occupancy or occupancy behaviour e.g. non-use of a leaking shower;
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future;
- Unauthorized building work or of work not compliant with building regulations;
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters;
- Estimation of the cost of rectification of specific defects.

What is not reported on, specific exclusions detailed in AS 4349.1 – 2007

- Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment;
- The operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators);
- Soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

What is reported on

The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

The inspection comprises a 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.

The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems;
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades;
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascia's and barge;
- The roof space: roof covering; roof framing; sarking; party walls; insulation;
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors;
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (general & swimming pool); surface water (drainage effectiveness).

4. Terms and Conditions

APBI Terms & Conditions

1. Australian Property and Building Inspections has prepared this report in accordance with the guidelines of Australian Standard 4349.1 – 2007 (Standard) which covers the minimum requirements for the visual inspection of residential buildings and based on the inspection of the property named (Inspected Property) in the administrative cover letter by the inspector named (Inspector) in the administrative building inspection report.

2. The Report is prepared for the sole and exclusive use of the person, persons or body named (Client) in the administrative cover letter and cannot be used or acted upon by any other party without the express permission of Australian Property and Building Inspections.

3. The Client, having been provided with the opportunity to read these Terms and Conditions following the making of a booking for a property inspection, accepts these Terms and Conditions. The Client acknowledges that these Terms and Conditions are also available via the website: www.APBI.com.au and can change without notice. These Terms and Conditions take precedence over any oral or written representations made by Australian Property and Building Inspections or the Inspector, to the extent of any inconsistency.

4. The Report is based on the condition of the Inspected Property at the date and time of inspection. While the Report is prepared with due care and diligence, the Report is based upon the prevailing conditions and the safe and reasonable access of the Inspector to the Inspected Property as outlined in the Standard.

5. The Report must be read carefully and in its entirety to gain a complete understanding of the findings of the inspection of the Inspected Property. It will help you understand the limitations faced by an inspector and why it is not possible to guarantee that a property is completely free of defects.

6. The Report is not a certificate of compliance for the Inspected Property within the requirements of any Act, regulation, ordinance or local law or by-law. The Report does not cover enquiries of councils or other authorities.

7. The Report is subjective assessment of the Inspected Property and therefore outlines the opinion of the Inspector on the general condition of the Inspected Property at the date and time of the inspection in relation to major defects and a general impression of minor defects and safety hazards. The Report provides no guarantee and is not a warranty against problems developing with the Inspected Property in the future.

8. The Report does not include identification of unauthorised building work or of work not compliant with building regulations. An estimate of the costs of rectification of defects is not required in accordance with the Standard.

9. The inspection is undertaken, and the Report prepared, by the Inspector on the assumption that the existing use of the Inspected Property will continue. As such, the Inspector will not assess the fitness of the Inspected Property for any other intended purpose. We advise you to verify any proposed change in use of the Inspected Property with the relevant authorities.

10. This Report is based on a visual assessment of the Inspected Property together with relevant features of the Inspected Property within 30m of the building and within the boundaries of the site, the prevailing structural, soil and weather conditions at the date and time of the inspection and the Inspector having safe and reasonable access to all areas. Where the Inspected Property is a unit or apartment, associated areas may include common areas pertinent and immediately adjacent to the Inspected Property, or as specifically instructed by the Client. Areas not inspected are noted in the Report.

The Standard provides that “safe and reasonable access” shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. An inspector shall only inspect areas where safe, unobstructed access is provided and where the minimum clearances are available or, where these clearances are not available, areas within the inspector’s unobstructed line of sight and close enough to enable reasonable appraisal.

Minimum clearances are defined as at least 600mm vertical and horizontal clearance for roof space and sub floor area access. The interior and exterior roof must be accessible from a 3.6 metre high ladder for reasonable access to be available. Reasonable access does not include removing screws and bolts to access covers. Nor does reasonable access include cutting or making access traps, or moving furniture or stored goods.

11. This Report is not a rigorous assessment of all building elements and does not cover all maintenance items. This Report also does not cover defects in inaccessible areas, defects that are not reasonably visible, defects that may only be apparent in certain weather conditions or defects that have not yet arisen due to prolonged periods of wet or dry weather or other subsequent events.

12. As the Report only covers the visual aspects of the Inspected Property, it does not cover any part of the building located beneath the ground surface.

13. The Inspector can only make comment with regard to the general, visible condition of electrical wiring and plumbing. We suggest that a licensed tradesperson be contacted for a separate report.

14. The Inspected Property 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.

15. The Report does not identify the presence of pests, or any damage caused by pests (e.g. termites, borers, etc.). We suggest that a professional pest inspector be contacted for a separate report.

16. No assessment or identification is made of asbestos or asbestos related products, toxic mould or other harmful substances. Asbestos dust is a hazardous material and should not be disturbed. It is vital that asbestos is not sawn, sanded, drilled or water blasted, etc. For more information about the handling and disposing of asbestos contact your local council.

APBI Terms & Conditions

17. Our inspection does not assess the operation of appliances, alarms, security and communication systems, smoke detectors, heating and cooling systems, blinds (internal and external), soft furnishings, telephones, spa and pool equipment, building automation, electrically operated doors, plant and equipment. Any item not specifically noted in this Report is excluded from the inspection of the Inspected Property. We suggest that a licensed tradesperson be contacted for a separate report in respect of gas or electrical appliance and fittings.

18. No item of furniture or fixtures will be removed, moved or modified during the inspection and items and conditions covered by such furnishings and fixtures are not inspected or considered. Nor do we assess the condition of conspicuous, non- structural items such as carpets, vinyl floor coverings etc.

19. Any maintenance and general advice items are intended as a helpful guide. The Report is not necessarily an exhaustive list of all maintenance and advice items.

20. You should address legal and conveyancing matters such as title and ownership to your solicitor or legal representative. Compliance issues in relation to the positioning of services, privacy, vehicle access, the siting of the buildings, zoning, permit or town planning issues or other legal matters should be directed to the relevant authority or to a solicitor or legal representative.

21. Unless otherwise notified Australian Property & Building Inspections will make vendor purchased reports available to prospective buyers. Please advise within 48 hours of receipt of this report if as a vendor you do not wish this report be made available to prospective purchasers of the property.


22. Acceptance of this report and payment by the Client acknowledges acceptance of the Inspection Agreement and Terms & Conditions.

VISUAL BUILDING INSPECTION

5. Pre-slab Inspection Checklist

Hallway, living and rumpus inspection checklist						
	Condition Visually FINE	General Advice on Item	Repair Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Build Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Gradient	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Soil Type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Piers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Damp-proofing Membrane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steel Placement & Fixing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steel Sizing/Lapping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trench Mesh & Steel Reinforcing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Termite Protection/Barrier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pre-Slab	
Repair Recommended	Steel Placement & Fixing
Comments	
Slab mesh reinforcement at garage step down requires trimming back in several areas so adequate concrete cover is provided around all steel reinforcement.	

Pre-Slab	
Repair Recommended	Trench Mesh & Steel Reinforcing
Comments	
<p>Trench mesh in footing running through dwelling from garage running East/West requires additional bar chairs to be installed to adequately support it during concrete pour.</p>	

Pre-Slab	
Condition Visually Fine	Termite Protection/Barrier
Comments	
<p>Termite collars have been installed on all plumbing penetrations of slab and are visually fine at time of inspection.</p>	

6. Services inspection

Services inspection checklist						
	Condition Visually FINE	General Advice on Item	Repair Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable (N/A)
Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Meter Box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Water Pipe System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Services	
Condition Visually Fine	Electrical Meter Box
Comments	
Electrical meter box has been installed and is visually fine at time of inspection.	

MAJOR REPORT FINDINGS

This Building Inspection summary provides you with a “snapshot” of the items the inspector considers of greatest significance for you, in respect of the building only, when considering this property. Please refer to the Definitions and the complete Report for detailed information regarding visible defects. Note that this Summary is not the complete Report and that in the event of an apparent discrepancy the complete Report overrides the Summary information.

7. Report Summary

Summary
Good quality slab preparation with only a few minor defects noted. The required improvements were identified with concreter and he was in process of making repairs at completion of inspection.

Major Defects noted
No
A defect of sufficient magnitude where rectification has to be carried out without undue delay to avoid: unsafe conditions, posing a threat to life or serious injury; loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function; or further substantial deterioration of the building.

Serious Structural Defects noted
No
A major defect in any internal or external primary load bearing component of the building which seriously affects the structural integrity of the building requiring rectification to be carried out without undue delay to avoid: unsafe conditions, posing a threat to life or serious injury; loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function; or further substantial deterioration of the building. In the case of cracking, a serious structural defect denotes severe cracking as defined by Category 4, Appendix C – Australian Standard AS 2870-2011. Appendix C is attached for your reference.

8. Australian Property & Building Inspections

18.1 Profile

The Australian Property & Building Inspections is a national organisation that promotes quality building inspections.

APBI engages with trade qualified builders with a minimum of 10 years residential and commercial building experience to complete property inspections.

Each home and building inspection completed is then detailed in a report that is completed to Australian Standards AS4349.3.

APBI currently has 17 offices nationally who are supported by a national call centre located at Level 14, 330 Collins Street, Melbourne. Our office locations follow:

Victoria

- Melbourne
- Geelong
- Mornington Peninsula
- Ballarat

New South Wales

- Sydney
- Parramatta
- Neutral Bay (North Sydney)
- Bathurst

Queensland

- Brisbane
- Gold Coast
- Sunshine Coast

South Australia

- Adelaide

Western Australia

- Perth
- Fremantle

Tasmania

- Hobart

Northern Territory

- Darwin