



New Building Inspection Report - Lockup Stage

Inspection Details

Date / Time of Inspection: Monday, 29 April 2024 08:00 AM

Type of Report: New Building Inspection - Lockup 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:

Sample Report

iSPECT

New Building Inspection Report - Lockup Stage

Sample Report

iSPECT Building Inspections offers property inspection services for your property, by highly qualified inspection experts. Each of the inspectors agrees to comply with and are performance managed against iSPECT's Code of Conduct. For further information about your report call 1300 477 328 or for further information on our code of conduct please visit <https://ispect.com.au/code-of-conduct>



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Sample Report

1. Description of property

Brief description of the building and other structures on the property:

Dwelling Type:	Freestanding House	Domestic
Dwelling Configuration:	Single Storey	
External Walling:	Brick Veneer	
Internal Walling:	Plasterboard	
Windows:	Aluminium	
Piers:	-	
Footing Type:	Concrete Slab	
Roof:	Tile	
Image of property:		



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 defect, and sees no safety hazard.
Minor and/or Major Defect	Any defect observed to the property in accordance with the Standards and Tolerances where applicable, where repair works must be carried out. Repairs should be carried out by a suitably qualified or licenced trades person.
Incomplete Item	Any item that is deemed incomplete at the time of the inspection, but not deemed a defect at that time.
Unable to Inspect Due to Access	An area of the site where there is insufficient, unsafe or unreasonable access.
Not Applicable (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 turning 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 buildings (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 approval was granted.
Owners Corporation:	If the property is covered by an Owners Corporation (Strata Title) API 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?

Yes

Not

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 to 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 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; down pipes; eaves, fascia's and barges;
- 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 20m 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; lawns; fencing (general & swimming pool); surface water (drainage effectiveness).

Sample Report

4. Terms & Conditions

APBI Terms & Conditions

General

1. Australian Property and Building Inspections (APBI) has prepared this report in accordance with the guidelines of **Australian Standard 4349.0 – 2007 Inspection of Buildings Part 0: General requirements** (the Standard) which covers the minimum requirements for the visual inspection of buildings and based on the inspection of the property by the Inspector named in the building inspection report.
2. This Standard is used for any of the following inspection purposes:
 - Building Defect
 - Commercial Building
 - Building Dilapidation
3. The Report is prepared for the sole and exclusive use of the Client (person, persons or body) named in the Booking Confirmation and cannot be used or acted upon by any other party without the express permission of APBI.
4. The Terms and Conditions are available on the website: www.apbi.com.au and can change without notice.
5. The Client, having been provided with the opportunity to read these Terms and Conditions following the making of a booking and a payment for an inspection, accepts these Terms and Conditions.
6. The Client acknowledges that these Terms and Conditions take precedence over any oral or written representations made by APBI or the Inspector, to the extent of any inconsistency.
7. A report prepared in accordance with the Standard is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

The Inspection

8. All inspections will be a non-invasive visual inspection and will be limited to those areas and sections of the property to which Reasonable Access (see below) is both available and permitted on the date and time of Inspection.
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. 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.

Reasonable Access

11. 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 those clearances are not available, areas within the inspector's unobstructed line of sight and close enough to enable reasonable appraisal.
12. 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.
13. 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.

Limitations

14. No assessment or identification is made of asbestos or asbestos related products, toxic mould, Methamphetamine 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.
15. 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.
16. 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.
17. The Inspector can only make comment about the general, visible condition of electrical wiring and plumbing. We suggest that a licensed tradesperson be contacted for a separate report.

The Inspection Report

18. 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.

19. This Report describes the visual assessment of the Inspected Property including: the 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.

20. The Report is a 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 or safety hazards and a general advice on minor defect items.

21. The Report does not cover any part of the building located beneath the ground surface or identify any unauthorised building work or of work not compliant with building regulations.

22. An estimate of the costs of rectification of defects is not required in accordance with the Standard.

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

24. The Report provides no guarantee and is not a warranty against problems developing with the Inspected Property in the future.

25. 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.

26. This Inspection Report does not identify the presence of timber pests, or any damage caused by timber pests (e.g. termites, borers, etc.). If you wish to include this you will need to request a Timber Pest inspection report. If there is a concern regarding other types of pests then a fully qualified Pest Controller should be contacted.

Other matters

27. 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.

28. 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 to be made available to prospective purchasers of the property.

Sample Report

5. External of house

	Condition Visually Fine	Minor and/or Major Defect	Incomplete Item	Unable to Inspect Due to Access	Not Applicable (N/A)
Roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gutter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downpipe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eaves	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

External of house inspection

Incomplete Item


External Walls


Comments

It has been observed that the brickwork was not yet fully completed at the time of the inspection.



Sample Report



External of house inspection	
Incomplete Item	Eaves
Comments	
It has been observed that the eaves were not yet completed at the time of the inspection.	
	



External of house inspection	
Incomplete Item	Downpipes
Comments	
It has been observed that the downpipes were not yet installed at the time of the inspection.	
	



Sample Report

6. Internal of house

	Condition Visually Fine	Minor and/or Major Defect	Incomplete Item	Unable to Inspect Due to Access	Not Applicable (N/A)
Internal Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waterproofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input checked="" 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"/>

Internal of house inspection	
Minor and/or Major Defect	Ceilings
Comments	
Entry, left elevation right and side it has been observed at the cornice line appears to be bowed.	
	

Internal of house inspection	
Minor and/or Major Defect	Ceilings
Comments	
Bedroom 1, rear elevation left hand side, it has been observed at the cornice line appears to be bowed.	
	

Internal of house inspection	
Minor and/or Major Defect	Ceilings
Comments	
Ensuite, right elevation centre area, it has been observed at the cornice line appears to be bowed.	
	

Internal of house inspection	
Minor and/or Major Defect	Ceilings

Comments

Walk-in robe, left and right elevations, it has been observed at the cornice lines appears to be bowed.



Sample Report

Internal of house inspection	
Minor and/or Major Defect	Internal Walls

Comments

Bedroom 1, rear elevation right hand side, it has been observed that the wall corner junction has not yet been nailed off.



Internal of house inspection	
Minor and/or Major Defect	Plumbing

Comments

Bedroom 1, left elevation, it has been observed that the gas line appears to be cut/not yet fully roughed in.



Internal of house inspection	
Minor and/or Major Defect	Internal Walls
Comments	
Ensuite WC, right elevation left hand side, it has been observed that the wall corner junction has not yet been nailed off.	



Internal of house inspection	
Minor and/or Major Defect	Internal Walls
Comments	
Ensuite WC, right elevation, it has been observed that the wall requires straightening.	



Internal of house inspection	
Minor and/or Major Defect	Internal Walls
Comments	
Ensuite, front elevation right hand side, it has been observed that the wall requires straightening.	



Internal of house inspection	
Minor and/or Major Defect	Ceilings
Comments	
Theatre, front elevation left hand side, it has been observed that there appears to be a ceiling trimmer missing.	



Internal of house inspection

Minor and/or Major Defect

Internal Walls

Comments

Kitchen, front elevation, it has been observed that the wall requires straightening.



Internal of house inspection



Minor and/or Major Defect



Internal Walls



Comments



Pantry, front elevation right hand side, it has been observed that the wall requires straightening.



Internal of house inspection	
Minor and/or Major Defect	Internal Walls
Comments	
Bedroom 2, right elevation left-hand side, it has been observed that the wall requires straightening.	
	

Internal of house inspection	
Minor and/or Major Defect	Internal Walls
Comments	
Bathroom, rear elevation left-hand side, it has been observed that the wall corner junction has not yet been nailed off.	
	

Internal of house inspection	
Minor and/or Major Defect	Ceilings
Comments	
Rumpus, rear elevation centre area, it has been observed at the cornice line appears to be bowed.	
	

Internal of house inspection	
Minor and/or Major Defect	Ceilings
Comments	
Bedroom 4, front elevation centre area, it has been observed at the cornice line appears to be bowed.	
	

Internal of house inspection	
Minor and/or Major Defect	Ceilings

Comments

Bedroom 4, front elevation right hand side, it has been observed that there appears to be a ceiling trimmer missing.



Internal of house inspection	
Incomplete Item	Insulation

Comments

It has been observed that the wall insulation was not yet installed at the time of the inspection.



Sample Report

7. Findings and summary

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.

Report Summary

The lockup/pre-plaster presents well, with a number of items identified that will need to be rectified prior to the plasterboard being installed.

Major Defects Noted

No

A summary of any major defects found. 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.

Major 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.

Sample Report

8. iSPECT Building Inspections

The iSPECT Building Inspections is a national franchise building inspections business. iSPECT 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 AS4349.0, AS4349.1 and/or AS4349.3. iSPECT has franchises nationally who are supported by a national call centre located at 8 Anderson Street, Port Melbourne. Our office locations follow:

Sample Report

