



justinspections

building inspection service




1234 SAMPLE STREET
CITY

REPORT ON DOMESTIC BUILDING WORK

Pre-Purchase Inspections
 Owner-Builder Reports
 Quality Assurance
 Dispute Resolution
 Litigation



justinspections
 building inspection service

REPORT ON DOMESTIC BUILDING WORK UNDER SECTION 137B OF THE BUILDING ACT 1993 (OWNER BUILDER CONSTRUCTION) <i>Subject to 'Conditions Assumptions and Limitations' attached</i>		
Project:	Dwelling.	
Site address:	1234 Sample Street, City.	
Owner-Builder:	Mr A. Sample.	Telephone; 1234 5678
Date of report:	22/07/2005	
Date of inspection:	21/07/2005	
Weather conditions at time of inspection:	Fine.	
Name of Prescribed Building Practitioner;	Robert Paul.	Signed; 
Postal address;	PO Box 444, Boronia Victoria 3155	
Certificate number;	IN-U1461	
DESCRIPTION OF THE BUILDING/S AND MATERIALS USED IN CONSTRUCTION: The single storey dwelling is of timber frame construction with brick veneer exterior walls, interior plasterboard walls and ceilings lining, timber floor, aluminium windows and truss roof covered with terra cotta tiles. The mandatory ceiling insulation is in place. The required smoke alarm is in place. Fixed appliances appear to be in a good condition. The Owner-Builder states that no secondhand materials have been used in the project(s).		
SERVICES CONNECTED TO THE PROPERTY AND THEIR CONDITION: Electricity; Mains. Condition appears adequate. Gas; Mains. Condition appears adequate. Water; Mains. Condition appears adequate. Sewerage; Mains. Condition appears adequate.		
SITE DETAILS: The domestic building site with one private dwelling is located on the West side of the street with a moderate slope. Site drainage would appear to be adequate. The paving is cracked. The boundary fence is adequate.		
AREAS OF THE BUILDING/S INACCESSIBLE AT TIME OF INSPECTION. Footings. Roof space to front porch.		
CONDITION AND STATUS OF INCOMPLETE WORKS: Nil.		

Just Inspections

Telephone 1300 558-119
 Facsimile 1300 736-134
 Postal address PO Box 444, Boronia 3155
 Office address Office 2/84 Boronia Road, Boronia
 Email sales@justinspections.com.au
 Website www.justinspections.com.au



LIST OF DEFECTS IN THE BUILDING/S:		
DWELLING		Internal
EN-SUITE		Internal
Walltiles	Walltile(s) is chipped in the shower.	1
LAUNDRY		Internal
Doors (interl/exterl)	The Garage door has an unequal margin to the doorframe.	2
DWELLING		External
Walls, external	2 Vertical Articulation Joints are not continuous from footing to top of wall (BCA 3.3.1.8). In lay terms Vertical Articulation Joints are movement or expansion joints.	3

DETAIL REPORT

Subject to 'Conditions Assumptions and Limitations' attached

The Detail Report is in 2 parts. Part 1 (light shade) internal. Part 2 (dark shade) external. Building elements, e.g. doors, shared by multiple rooms are designated to the larger of the rooms. Joinery includes kitchen cupboards, vanity units, wardrobes and similar built-in furniture. Defects (in bold type below) are summarized above under 'List of defects in the building/s', (BCA 3.5) means this item does not comply with the Building Code of Australia, Part 3.5.

DWELLING		Internal
BATHROOM		Internal
Floor	There are no defects visible or evident in the floor.	4
Floortiles	There are no defects visible or evident in the floortiles.	5
Walls	There are no defects visible or evident in the walls.	6
Walltiles	There are no defects visible or evident in the walltiles.	7
Ceiling	There are no defects visible or evident in the ceiling.	8
Doors (interl/exterl)	There are no defects visible or evident in the door(s).	9
Joinery	There are no defects visible or evident in the joinery.	10
Plumbing fixture(s)	There are no defects visible or evident in the plumbing fixtures.	11
EN-SUITE		Internal
Floor	There are no defects visible or evident in the floor.	12
Floortiles	There are no defects visible or evident in the floortiles.	13
Walls	There are no defects visible or evident in the walls.	14
Walltiles	Walltile(s) is chipped in the shower.	15
Ceiling	There are no defects visible or evident in the ceiling.	16
Joinery	There are no defects visible or evident in the joinery.	17
Plumbing fixture(s)	There are no defects visible or evident in the plumbing fixtures.	18



LAUNDRY		Internal
Floor	There are no defects visible or evident in the floor.	19
Floortiles	There are no defects visible or evident in the floortiles.	20
Walls	There are no defects visible or evident in the walls.	21
Walltiles	There are no defects visible or evident in the walltiles.	22
Ceiling	There are no defects visible or evident in the ceiling.	23
Doors (interl/exterl)	The Garage door has an unequal margin to the doorframe.	24
Joinery	There are no defects visible or evident in the joinery.	25
Plumbing fixture(s)	There are no defects visible or evident in the plumbing fixtures.	26
BEDROOM 1		Internal
Front		
Floor	There are no defects visible or evident in the floor.	27
Walls	There are no defects visible or evident in the walls.	28
Ceiling	There are no defects visible or evident in the ceiling.	29
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	30
Doors (interl/exterl)	There are no defects visible or evident in the door(s).	31
Joinery	There are no defects visible or evident in the joinery.	32
BEDROOM 2		Internal
Rear		
Floor	There are no defects visible or evident in the floor.	33
Walls	There are no defects visible or evident in the walls.	34
Ceiling	There are no defects visible or evident in the ceiling.	35
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	36
Doors (interl/exterl)	There are no defects visible or evident in the door(s).	37
Joinery	There are no defects visible or evident in the joinery.	38
SITTING AREA		Internal
Next to Entry		
Floor	There are no defects visible or evident in the floor.	39
Walls	There are no defects visible or evident in the walls.	40
Ceiling	There are no defects visible or evident in the ceiling.	41
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	42
ENTRY		Internal
Floor	There are no defects visible or evident in the floor.	43
Walls	There are no defects visible or evident in the walls.	44
Ceiling	There are no defects visible or evident in the ceiling.	45
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	46
Doors (interl/exterl)	There are no defects visible or evident in the door(s).	47



KITCHEN		Internal
Floor	There are no defects visible or evident in the floor.	48
Walls	There are no defects visible or evident in the walls.	49
Ceiling	There are no defects visible or evident in the ceiling.	50
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	51
Doors (interl/exterl)	There are no defects visible or evident in the door(s).	52
Joinery	There are no defects visible or evident in the joinery.	53
Plumbing fixture(s)	There are no defects visible or evident in the plumbing fixtures.	54
MEALS		Internal
Floor	There are no defects visible or evident in the floor.	55
Walls	There are no defects visible or evident in the walls.	56
Ceiling	There are no defects visible or evident in the ceiling.	57
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	58
FAMILY ROOM		Internal
Floor	There are no defects visible or evident in the floor.	59
Walls	There are no defects visible or evident in the walls.	60
Ceiling	There are no defects visible or evident in the ceiling.	61
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	62
Doors (interl/exterl)	There are no defects visible or evident in the door(s).	63
HALL		Internal
Floor	There are no defects visible or evident in the floor.	64
Walls	There are no defects visible or evident in the walls.	65
Ceiling	There are no defects visible or evident in the ceiling.	66
FRONT PORCH		Internal
Floor	There are no defects visible or evident in the floor.	67
Floortiles	There are no defects visible or evident in the floortiles.	68
Ceiling	There are no defects visible or evident in the ceiling.	69
GARAGE		Internal
Floor	There are no defects visible or evident in the floor.	70
Walls	There are no defects visible or evident in the walls.	71
Ceiling	There are no defects visible or evident in the ceiling.	72
Doors (interl/exterl)	There are no defects visible or evident in the door(s).	73



DWELLING		External
Windows (external)	There are no defects visible or evident externally. Refer also windows (internal).	74
Walls, external	2 Vertical Articulation Joints are not continuous from footing to top of wall (BCA 3.3.1.8). In lay terms Vertical Articulation Joints are movement or expansion joints.	75
Steps/Stair, external	The steps/stair is adequate.	76
Eaves	There are no defects evident in the visible eaves.	77
Gutter	There are no defects visible or evident in the roof guttering.	78
Downpipes	There are no defects visible or evident in the downpipes.	79
Stumps	There are no defects evident in the visible stumps.	80
Sub-floor ventilation	The sub-floor ventilation complies with current Building Regulations.	81
Sub-floor dampness	There is no evidence of sub-floor dampness.	82
Sub-floor frame	There are no defects evident in the visible sub-floor frame.	83
Roof cladding	There are no defects visible or evident in the roof cladding.	84
Roof flashing	There are no defects visible or evident in the roof flashing.	85
Roof frame	There are no defects evident in the visible roof frame.	86
FRONT PORCH		External
Posts	There are no major defects visible or evident in the supporting posts.	87
Eaves	There are no defects evident in the visible eaves.	88
Gutter	There are no defects visible or evident in the roof guttering.	89
Downpipes	There are no defects visible or evident in the downpipes.	90
Roof cladding	There are no defects visible or evident in the roof cladding.	91
Roof flashing	There are no defects visible or evident in the roof flashing.	92
GARAGE		External
Walls, external	There are no major defects visible or evident in the walls.	93
Eaves	There are no defects evident in the visible eaves.	94
Gutter	There are no defects visible or evident in the roof guttering.	95
Downpipes	There are no defects visible or evident in the downpipes.	96
Roof cladding	There are no defects visible or evident in the roof cladding.	97
Roof flashing	There are no defects visible or evident in the roof flashing.	98
Roof frame	There are no defects evident in the visible roof frame.	99



CONDITIONS ASSUMPTIONS AND LIMITATIONS

1. This Report has been prepared and is provided pursuant to the provisions of Section 137B of the Building Act 1993 and in accordance with the special Government Gazette dated May 14, 1996. The Report is valid for a period of six (6) months from the date of the Report.
2. This Report covers only building works carried out by the nominated Owner-Builder. Pre-existing works, or works carried out by others, is specifically excluded.
3. The inspection of the property is a special purpose property inspection carried out in accordance with the recommendations for, and the limitations of, a visual inspection of residential buildings set out Australian Standards – AS 4349.1 – 1995 Inspection of Buildings Part 1: Property inspections – Residential buildings (hereafter referred to as “AS 4349.1”) except to the extent specifically varied herein.
4. The report of the inspection of the property is a special purpose property report prepared in accordance with the recommendations and limitations and conditions set out in AS 4349.1 except to the extent specifically varied herein.
5. The inspection is a not a standard property inspection within the meaning of Section 2 of AS 4349.1.
6. The report is a not a standard property report within the meaning of AS 4349.
7. In the event that the client has requested a verbal report of the inspection from Just Inspections its servants or agents prior to being provided with the written report such verbal report is only provided as a summary or an extract of the final written report and such verbal report is not to be relied upon in isolation from, or in lieu of, the final written report.
8. Only those parts of the residential building to which reasonable access (as defined in AS 4349.1) is allowed or permitted have been inspected.
9. The Report is prepared from and based on a visual inspection only of such parts of the building(s) to which Just Inspections its servants or agents had reasonable and safe access, without moving or removing anything.
10. No inspection of woodwork on parts of the structure which are covered, unexposed or inaccessible has been undertaken and therefore this report cannot be relied upon as an assessment that such part of the structure is free from defect.
11. Normal or expected construction practices and building techniques that are considered typical of buildings of the age and design of the building have been assumed in the inspection and preparation of the report.
12. No assessment has been made of any existing or future impact on the footings or foundations of the building or on the fabric or serviceability of the building works caused by site or ground drainage, trees or any other ground movement caused by swelling, shrinkage or other causes that may include settlement or movement of non-structural or filled ground.
13. No assessment has been made of the site or soil, including landslip, or foundation upon which the building, works and or footings and associated building works have been constructed.
14. No assessment has been made of any dampness in the building(s) as may have resulted from rising damp, stormwater infiltration or other causes or the likelihood of such dampness occurring other than that revealed by reasonable visual inspection.
15. No assessment has been made as to the presence or otherwise of asbestos or other mineral fibre or any other toxic or other potentially harmful materials in the building or in any landfill.
16. Just Inspections, its servants and agents do not profess to have expertise in pest infestation (including termites and other timber pests). No assessment of pest infestation, or the potential of pest infestation, has been carried out. Nothing in this report should be relied upon as an assessment that the building is either subject to or free from pest infestation, or susceptible to or not susceptible to pest infestation. Just Inspections strongly recommend a specialist pest investigation be carried out.
17. No assessment of electrical installations, smoke detectors, residual current devices, plumbing, drainage, gasfitting, airconditioning, garage door operating mechanism, swimming pool or spa equipment, operation of fireplaces, flues or chimneys, alarm systems, intercom systems, soft floor coverings, appliances (including dishwashers, insinkers, ovens, ducted heating or vacuum systems), paint coatings or hazards has been made.
18. No assessment of the matters described in Part 6 of the applicable Building Regulations including the potential for land to flood, be subjected to bushfire attack, or the potential of the building to be subjected to termite attack or the potential of the building to be subject to uncontrolled overland drainage flow has been made.
19. No inquiries have been made of the Council or any other statutory authority or service, utility or supply agency.
20. No assessment of the siting of the building has been made.
21. No testing of any material, equipment, fittings, fixtures, reticulated surfaces or appliances has been carried out.
22. For the purposes of this Report the definition of ‘Defect’ is identified and described in Section 137C (1) of the Building Act 1993 and Section 8 of the Domestic Building Contracts Act 1995. Any ‘Defect’ will be regarded in the terms of the requirements and/or the expected practices at the time the Building Work was carried out or any applicable Approval or Building Permit was issued.
23. The report, with any attached appendices, is copyright and remains the property of Just Inspections. No part of this report may be copied or reproduced without the prior written consent of Just Inspections.
24. The agreement to carry out the inspection and provide the report is governed by and shall be interpreted in accordance with the laws of the State of Victoria and each party unconditionally submits to the jurisdiction of the Courts of Victoria and any Court competent to hear appeals thereafter.
25. In the event that the client has not been advised of, or provided with, these conditions prior to receiving the report then should any or all of the conditions of inspection, service and report not be acceptable to the client, then such advice must be notified to Just Inspections in writing within 3 days of the date of this report, otherwise the client accepts all the conditions.

--- END OF REPORT ---