



justinspections
building inspection service



7 SAMPLE STREET
CITY

PRE-PURCHASE INSPECTION REPORT

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



justinspections
building inspection service

PRE-PURCHASE INSPECTION REPORT		
<i>Subject to 'Conditions Assumptions and Limitations' attached</i>		
Purchaser;	R. Paul	Telephone; 9762-0382
Purchaser address;	84 Boronia Road, Boronia.	
Property address;	7 Sample Street, City.	
Date of report;	03/04/2007	
Date of inspection;	02/04/2007	
DESCRIPTION OF THE BUILDING AND MATERIALS USED IN CONSTRUCTION:		
The single storey dwelling is of timber frame construction with brick veneer exterior walls, internal plasterboard wall and ceiling lining, timber floor, aluminium windows and conventional roof covered with concrete tiles. The thermal ceiling insulation is in place. The fixed appliances appear to be in a well used condition. The required smoke alarm is in place.		
SERVICES CONNECTED TO THE PROPERTY:		
Electricity;	Mains supply.	
Gas;	Mains supply.	
Water;	Mains supply.	
Sewerage;	Septic system.	
SITE DETAILS:		
The building site is located on the East side of the street with a moderate slope. Site drainage would appear to be adequate. The paving is satisfactory. The boundary fence is adequate. A few trees are closer than mature height would allow. (As a general rule trees should be no closer to a building than their mature height).		
AREAS OF THE BUILDING/S INACCESSIBLE AT TIME OF INSPECTION.		
Footings.		

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

**REPORT SUMMARY;**

In general terms the building appears to be in a condition consistent with similar buildings in this area and of this vintage. There is evidence of dampness in the wall behind the last row of walltiles, immediately above the showerbase in the En-suite & main Bathroom. Removal of the sealant between the showerbase and the walltiles may alleviate this problem. Some roof tiles are cracked and should now be replaced. The roof also requires pointing repairs. The Hot Water Unit was manufactured in 2000 and will normally last about 10 years.

As a matter of course we recommend an inspection by a specialist pest inspector.

For detailed information on each room, the exterior and structural elements of the building please refer to the DETAIL REPORT below.

LIST OF DEFECTS IN THE BUILDING/S:

DWELLING		Internal
BATHROOM		Internal
Walls	There is evidence of dampness in the shower walls.	1
ENTRY		Internal
Door	The door is binding (Carpenter).	2
BEDROOM 1		Internal
Door	The door is binding (Carpenter).	3
EN-SUITE		Internal
Floor	There is evidence of dampness in the floor by the shower.	4
Walls	There is evidence of dampness in the shower walls.	5
Walltiles	The hard grout at the junction between walltiles and/or floortiles, benchtop, showerbase, bath, vanity unit, trough or similar wet area fixture should be re-sealed with silicone.	6
Plumbing fixtures	The shower base is leaking.	7
MEALS		Internal
Walls	There are minor cracks in the window wall.	8
KITCHEN		Internal
Walltiles	The hard grout at the junction between walltiles and/or floortiles, benchtop, showerbase, bath, vanity unit, trough or similar wet area fixture should be re-sealed with silicone.	9
HALL		Internal
Walls	Part of the wall is drummy.	10
BEDROOM 2		Internal
Walls	Part of the wall is damaged.	11
GARAGE		Internal
Floor	There are minor cracks in the floor.	12
DWELLING		External
Walls, external	There are minor cracks in the exterior walls near the Kitchen.	13
Flue(s)	The vent cap is missing.	14
Roof cladding	Some of the roof tiles are damaged.	15
Roof flashing	The tiled roof requires pointing repairs (Roof tiler).	16



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.
 Defects (in bold type below) are summarized above under 'List of defects in the building/s'.
 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.

DWELLING		Internal
BATHROOM		Internal
Floor	There are no defects visible or evident in the floor.	17
Floortiles	There are no defects visible or evident in the floortiles.	18
Walls	There is evidence of dampness in the shower walls.	19
Walltiles	There are no defects visible or evident in the walltiles.	20
Ceiling	There are no defects visible or evident in the ceiling	21
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	22
Door(s)	There are no defects visible or evident in the door(s).	23
Joinery	There are no defects visible or evident in the joinery.	24
Plumbing fixtures	There are no defects visible or evident in the plumbing fixtures.	25
ENTRY		Internal
Floor	There are no defects visible or evident in the floor.	26
Floortiles	There are no defects visible or evident in the floortiles.	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
Door	The door is binding (Carpenter).	31
BEDROOM 1		Internal
Floor	There are no defects visible or evident in the floor.	32
Walls	There are no defects visible or evident in the walls.	33
Ceiling	There are no defects visible or evident in the ceiling	34
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	35
Door	The door is binding (Carpenter).	36
Joinery	There are no defects visible or evident in the joinery.	37



EN-SUITE		Internal
Floor	There is evidence of dampness in the floor by the shower.	38
Floortiles	There are no defects visible or evident in the floortiles.	39
Walls	There is evidence of dampness in the shower walls.	40
Walltiles	The hard grout at the junction between walltiles and/or floortiles, benchtop, showerbase, bath, vanity unit, trough or similar wet area fixture should be re-sealed with silicone.	41
Ceiling	There are no defects visible or evident in the ceiling	42
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	43
Door(s)	There are no defects visible or evident in the door(s).	44
Joinery	There are no defects visible or evident in the joinery.	45
Plumbing fixtures	The showerbase is leaking.	46
LOUNGE ROOM		Internal
Floor	There are no defects visible or evident in the floor.	47
Walls	There are no defects visible or evident in the walls.	48
Ceiling	There are no defects visible or evident in the ceiling	49
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	50
DINING ROOM		Internal
Floor	There are no defects visible or evident in the floor.	51
Walls	There are no defects visible or evident in the walls.	52
Ceiling	There are no defects visible or evident in the ceiling	53
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	54
Door(s)	There are no defects visible or evident in the door(s).	55
MEALS		Internal
Floor	There are no defects visible or evident in the floor.	56
Floortiles	There are no defects visible or evident in the floortiles.	57
Walls	There are minor cracks in the window wall.	58
Walltiles	There are no defects visible or evident in the walltiles.	59
Ceiling	There are no defects visible or evident in the ceiling	60



KITCHEN



Floor	There are no defects visible or evident in the floor.	61
Floortiles	There are no defects visible or evident in the floortiles.	62
Walls	There are no defects visible or evident in the walls.	63
Walltiles	The hard grout at the junction between walltiles and/or floortiles, benchtop, showerbase, bath, vanity unit, trough or similar wet area fixture should be re-sealed with silicone.	64
Ceiling	There are no defects visible or evident in the ceiling	65
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	66
Joinery	There are no defects visible or evident in the joinery.	67
Plumbing fixtures	There are no defects visible or evident in the plumbing fixtures.	68

FAMILY ROOM

Internal

Floor	There are no defects visible or evident in the floor.	69
Floortiles	There are no defects visible or evident in the floortiles.	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
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	73
Door(s)	There are no defects visible or evident in the door(s).	74





HALL		Internal
Floor	There are no defects visible or evident in the floor.	75
Walls	Part of the wall is drummy.	76
Ceiling	There are no defects visible or evident in the ceiling	77
Joinery	There are no defects visible or evident in the joinery.	78
BEDROOM 2		Internal
Floor	There are no defects visible or evident in the floor.	79
Walls	Part of the wall is damaged.	80
Ceiling	There are no defects visible or evident in the ceiling	81
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	82
Door(s)	There are no defects visible or evident in the door(s).	83
Joinery	There are no defects visible or evident in the joinery.	84
TOILET		Internal
Floor	There are no defects visible or evident in the floor.	85
Floortiles	There are no defects visible or evident in the floortiles.	86
Walls	There are no defects visible or evident in the walls.	87
Ceiling	There are no defects visible or evident in the ceiling	88
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	89
Door(s)	There are no defects visible or evident in the door(s).	90
Plumbing fixtures	There are no defects visible or evident in the plumbing fixtures.	91
LAUNDRY		Internal
Floor	There are no defects visible or evident in the floor.	92
Floortiles	There are no defects visible or evident in the floortiles.	93
Walls	There are no defects visible or evident in the walls.	94
Walltiles	There are no defects visible or evident in the walltiles.	95
Ceiling	There are no defects visible or evident in the ceiling	96
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	97
Door(s)	There are no defects visible or evident in the door(s).	98
Plumbing fixtures	There are no defects visible or evident in the plumbing fixtures.	99
BEDROOM 3		Internal
Floor	There are no defects visible or evident in the floor.	100
Walls	There are no defects visible or evident in the walls.	101
Ceiling	There are no defects visible or evident in the ceiling	102
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	103
Door(s)	There are no defects visible or evident in the door(s).	104
Joinery	There are no defects visible or evident in the joinery.	105



BEDROOM 4		Internal
Floor	There are no defects visible or evident in the floor.	106
Walls	There are no defects visible or evident in the walls.	107
Ceiling	There are no defects visible or evident in the ceiling	108
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	109
Door(s)	There are no defects visible or evident in the door(s).	110
Joinery	There are no defects visible or evident in the joinery.	111
HALL		Internal
Next to Lounge		
Floor	There are no defects visible or evident in the floor.	112
Floortiles	There are no defects visible or evident in the floortiles.	113
Walls	There are no defects visible or evident in the walls.	114
Ceiling	There are no defects visible or evident in the ceiling	115
Door(s)	There are no defects visible or evident in the door(s).	116
Joinery	There are no defects visible or evident in the joinery.	117
GARAGE		Internal
Floor	There are minor cracks in the floor.	118
Walls	There are no defects visible or evident in the walls.	119
Windows (internal)	There are no defects visible or evident internally. See also windows (external).	120
Door(s)	There are no defects visible or evident in the door(s).	121



DWELLING		External
Windows, external	There are no defects visible or evident externally. Refer also windows (internal).	122
Walls, external	There are minor cracks in the exterior walls near the Kitchen.	123
Stair	There are no defects visible or evident in the stair.	124
Eaves	There are no defects evident in the visible eaves.	125
Gutter	There are no defects visible or evident in the roof gutter.	126
Downpipes	There are no defects visible or evident in the downpipes.	127
Stumps	There are no defects evident in the visible stumps.	
		128
Sub-floor ventilators	The sub-floor ventilation complies with Building Regulations.	129
Flue(s)	The vent cap is missing.	130
Roof cladding	Some of the roof tiles are damaged.	131
Roof flashing	The tiled roof requires pointing repairs (Roof tiler).	132

Roof frame	There are no defects evident in the visible roof frame.	
------------	---	--

133

VERANDAH		External
Walls, external	There are no major defects visible or evident in the external walls.	134
Posts	There are no major defects visible or evident in the supporting posts.	135
Gutter	There are no defects visible or evident in the roof gutter.	136
Downpipes	There are no defects visible or evident in the downpipes.	137
Roof cladding	There are no defects evident in the visible roof cladding.	138
Roof flashing	There are no defects visible or evident in the roof flashing.	139
Roof frame	There are no defects evident in the visible roof frame.	140
GARAGE		External
Windows, external	There are no defects visible or evident externally. Refer also windows (internal).	141
Walls, external	There are no major defects visible or evident in the external walls.	142
Gutter	There are no defects visible or evident in the roof gutter.	143
Downpipes	There are no defects visible or evident in the downpipes.	144
Roof cladding	There are no defects evident in the visible roof cladding.	145
Roof flashing	There are no defects visible or evident in the roof flashing.	146
Roof frame	There are no defects evident in the visible roof frame.	147

**CONDITIONS ASSUMPTIONS AND LIMITATIONS (UNDER REVIEW)**

- 1 The inspection of the property is a standard property inspection carried out in accordance with the recommendations for, and the limitations of, a visual inspection of residential buildings set out in 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.
- 2 The report of the inspection of the property is a standard 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.
- 3 The inspection is not a special-purpose property inspection within the meaning of Section 4 of AS 4349.1 and cannot be relied upon as such an inspection.
- 4 The report is not a special-purpose property report within the meaning of AS 4349.1 and cannot be relied upon as such a report.
- 5 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.
- 6 Only those parts of the residential building to which reasonable access (as defined in AS 4349.1) is allowed or permitted, together with such additional parts of the site as have been requested by the client and specifically noted in the report have been inspected.
- 7 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.
- 8 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.
- 9 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.
- 10 The report will not necessarily identify, disclose or report on any minor defects of maintenance including such minor defects as small cracks in plasterworks, tiling, floor subsidence, cracks in windows, working condition of locks and cupboards.
- 11 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.
- 12 No assessment of the matters described in Part 6 of the Building Regulations 1994 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.
- 13 No inquiries have been made of the Council or any other statutory authority or service, utility or supply agency.
- 14 No assessment of the siting of the building has been made.
- 15 Any ‘defect’ revealed upon inspection 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.
- 16 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.
- 17 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.
- 18 The report has been prepared solely for the use of the client to whom it is addressed and no duty of care shall arise or responsibility be accepted in the event of any other person relying upon the report or any part of it. Verbal advice given to the client may form part of the report.
- 19 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 ---