



Pre Purchase Building Inspection Report

ADDRESS. Sample Report

This report is created solely for the client and property named herein only and may not be provided to or relied upon by any other person or representative without the consent of Solid Start Property Inspections.



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Solid Start Property Inspector: Ian Stewart
 Victorian Building Authority Registrations: IN-L41845, DB-U1194, CBL-14630

This Pre Purchase Property Inspection report is carried out in accordance with and complies with Australian Standard AS 4349.1-2007. Standard Property Report Section 3.

PRE PURCHASE INSPECTION REPORT			
CLIENT NAME:	Mrs H XXXX	PH:	M: XXXX XXX xxX
CLIENT ADDRESS:	XX XXXX X XXXXXXXXXXXX		
PROPERTY ADDRESS:	25 Sample St Eastside		
AGENT NAME:		AGENT PH:	
DATE OF REPORT:	22/01/2015	AGENT EMAIL:	
DATE OF INSPECTION:	22/01/2015	CLIENT EMAIL:	
WEATHER CONDITIONS:	Clear		

SERVICES CONNECTED TO THE PROPERTY	
ELECTRICITY	Yes
GAS	Yes
WATER	Yes
SEWER	Yes
DRAINAGE	Yes
SMOKE DETECTORS	Yes X2.

SITE SUMMARY	
APPROX AGE OF BUILDING:	10 years
CONSTRUCTION TYPE:	Brick Veneer
ROOF	Cement Tile
SUB FLOOR	Stumps Bearers & Joists
CONDITION:	Good
EXTENSION/RENOVATION:	No
OUT BUILDINGS:	No
SITE:	North facing , flat site
COMPARISON TO OTHER HOMES OF SIMILAR AGE:	Ver good condition.





SUMMARY Please read.

The area inspected was within 30 m of the main building including outbuildings and fences.
 This report is in accordance with Australian Standard As 4349.1 2007 Inspection of building's Part 1.
 It is not a certificate of compliance or a warranty against problems with the building in the future.
 This inspection is designed to provide advice regarding the property and its condition at the time of inspection.
 The purpose of the report is to identify major defects, minor defects and possible safety hazards
 Within the property based on a 'visual' inspection only.
 The inspection and report are based on limits within Appendix C of AS4349.1-2007.
 See terms and conditions below.



REPORT SUMMARY

The property is in good to very good condition compared to other properties of its age.
 There are a few small cracks in the driveway, the quad to the eaves has come away slightly in a few places but no defect. Rear window away from brickwork slightly and lintels need painting re rust. No other major or minor issues externally.
 A few Minor cracks in plaster work, but otherwise all sound internally.



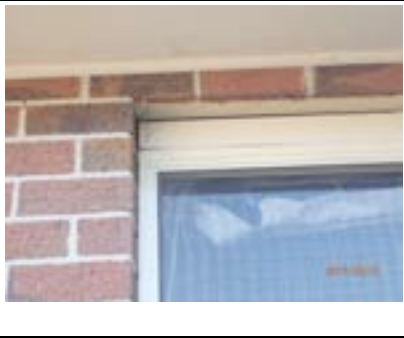




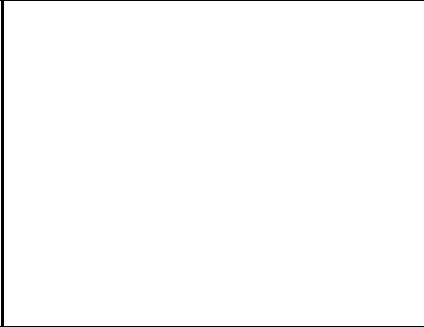
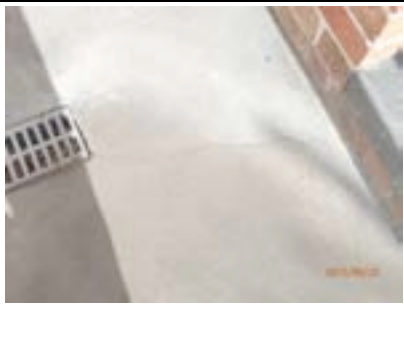
EXTERNAL INSPECTION

Area	Condition	Comment
Roof	G	Very good clean condition. Some fading but to be expected for age.
Gutters / downpipes	G	In colorbond, no signs of rust, east side gutter needs clean out , no defects.
Walls	G	All 4 sides in good sound condition. No sign of movement or damage. Articulation joints placed well, in good order and all sills level.
Windows	G	Timber framed to front of house and aluminum to other sides. All well maintained, Lintels over 3 rear (south) windows have minor rust, need repair and repaint. The Bed 3 window facing East has small movement away from Brickwork to South side, minor issue but should watch for future movement.
Ext Doors	G	Front door, rear slider and door into garage all open and close freely, no binding. No defect.
Subfloor space	V.G	Hardwood subfloor, dry underfloor space.
Stairs / handrails	Condition	NA
Front Porch	G	Concrete slab front porch , no sign of movement or cracking, no defect.
Garage	G	
Paved areas	G	Concrete pave areas to front. Minor cracking to front driveway, no defect to be expected due to settling over time.
Drainage	G	Strip drain in front of garage in good condition .



	BUILDING DETAILS	EXTERNAL
ROOF:		
Comments: Tiles faded , to be expected but in good condition, no defect.		
Gutters:		
Comments: All gutters and downpipes in good condition.		
WALLS:		
Comments: No sign of movement , no defect.		
DOORS / WINDOWS		



Doors / Windows:		
<p>Comments: See east facing window above with minor gap from brickwork movement away.</p> <p>Note level still well within guidelines.</p>		
SUBFLOOR:		
<p>Comments: Hardwood bearers and joist all looks dry, no sign of moisture or movement, no defects.</p>		
PORCH / PAVING:		
PORCH / PAVING:		
<p>Comments:</p>		



INTERNAL INSPECTION					
Condition					
Room	Walls	Ceiling	Floor	Window /Door	Comments
Lounge	F	G	G	G	1 Crack to plaster over the west side widow, possible sign of slight settlement, needs to be watched but not a defect.
Family	G	G	G	Vg	No sign of movement or defect
Kitchen	G	G	G	Condition	
Bath	Condition	Condition	Condition	Condition	Sligh crack in cornice , no defect.
Laundry	Condition	Condition	Condition	Condition	No sign of movement or defect
Toilet	Condition	Condition	Condition	Condition	No sign of movement or defect
Bed 1	Condition	Condition	Condition	Condition	Slight damage to wall to North side
En-suite	Condition	Condition	Condition	Condition	No sign of movement or defect
Bed 2	Condition	Condition	Condition	Condition	No sign of movement or defect
Bed 3	Condition	Condition	Condition	Condition	No sign of movement or defect
Ceiling Space	Condition	Condition	Condition	Condition	Very good, dry , no sign of movement or rodents

BUILDING DETAILS		INTERNAL
LOUNGE / FAMILY		
LOUNGE / FAMILY		
<p>Comments: Slight crack over window as noted,</p> <p>Floor levels all good, no defect.</p>		



KITCH		
<p>Comments: All cabinets and drawers open and close, no binding.</p>		
BATH:		
BATH:		
<p>Comments: No sign of movement or water damage in any wet areas. Slight crack in cornice corner, no defect.</p>		
BED1 / ENSUITE		



Comments: Again all in good condition.

No sign of movement or water damage in Ensuite.

ROOFSPACE:



Comments: In good dry condition.

FITTINGS		
Section	Condition	Comment
Kitchen	G	A little dated, laminex but ok
Plumbing fittings	G	
cabinets	G	
Bathroom	G	
Plumbing fittings	G	
Shower base	G	
Shower screen	G	

FITTINGS:

Condition:



Comments:		
PLUMBING/ ELEC: :		
	Comments:	
SHOWERBASE/ DOORS:		
	Comments: In good condition, no defects.	

Comments

	AREAS OF THE BUILDING/S INACCESSIBLE AT THE TIME OF INSPECTION
NA.	



KEY FOR ABBREVIATIONS.**V.G= Very good condition****G= Good condition****F=Fair condition****D= Defect detected****M= Maintenance required****SD= Serious defect found****R.I= Requires immediate attention****N/A= Not applicable****REPAIRS AND MAINTENANCE REQUIRED.****REPAIRS AND MAINTENANCE COST GUIDE.**

The costs quoted are an estimate only and depend on material costs and what prices tradespersons give you.

These costs are a guide for you, to hopefully help you in your decision and or an offer figure.

No repair or maintenance costing required or requested.



TERMS AND CONDITIONS.

1. This report has been prepared by the inspector named in this report , subject to the following conditions.-
2. This report is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance, or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.
3. This report is based on the condition of the property and the prevailing structure, weather conditions, and soil condition specifically at the time of inspection.
4. We do not carry out pest inspection and suggest if required you consult an expert pest control company.
5. This report cannot disclose defect that have not yet arisen.
6. The report may not cover minor defects such as small cracks in walls, locks and catches not locking and similar small defects.
7. This report is based on a visual inspection only where reasonable access is possible, without moving internal or external furniture or fittings, without the removal of internal or external linings or
8. Cladding and without any excavation.
9. This report cannot cover the condition of pools or spas.
10. This report is the opinion of an individual and is not meant to be a guarantee; it is designed to be a guide to the client only.
11. No pool equipment or accessories have been tested or assessed during the inspection. The inspector recommends that all pool systems, equipment and accessories be tested prior to settlement. It is recommended that a recent pool compliance certificate be obtained from your local council and that it be kept current.
- 12.
13. **SOLIDSTART PROPERTY INSPECTIONS** does not accept responsibility for services other than those provided. In this report.

Thank you for allowing us to perform this inspection for you. If you have any questions please don't hesitate to ring.





TAX INVOICE

Please make payment made payable to:

SOLID START PROPERT INSPECTIONS

Reference Number: #00XXXXXX

BSB: XXXXXX
ACCOUNT NO: XXXXXXXXX

INVOICE TOTAL.....\$ XXX.XX

G.S.T.....\$XX.XX

TOTAL INCLUDING GST.....\$XXX.XX

Payment Terms strictly 7 days

When paying your bill via direct debit please use your reference number as description.

Thank You,

Ian Stewart

