



BEFORE YOU BUY

BEFORE YOU BUILD

New Construction Inspection - Handover Stage

Inspection Date: Mon, 06 Oct 2014

Property Address:



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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Original Inspection Date	Mon, 06 Oct 2014
Modified Date	Tue, 07 Oct 2014



The Parties

Name of Client:

Name of Principal (if applicable):

Job Address:

Client's Email Address:

Client's Phone Number:

Consultant: Vince Paterno Ph: 0498 110 155

Licence / Registration Number: 942154

Company Name: Jim's Building Inspections (Sandringham)

Company Address and Postcode: 15 Elizabeth Street, Mentone VIC 3194

Company Email:

Company Contact Numbers: 0498 110 155

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: Not Applicable



Section A Results of inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
BCA Non-Compliance Suspected		✓
Substandard Workmanship	✓	
Incomplete Works	✓	
Contracts and Specifications Non-Compliance Suspected		✓

Additional specialist inspections: Not Applicable

In summary the building, compared to others of similar age and construction is in good condition with some minor defects found.



Section B General

General description of the property

Building Type:	Residential
Number of Storeys:	Single
Main building – floor construction:	Slab - Waffle Pod or Waffle Slab, Slab - Pier and Beam
Main building – wall construction:	Brick Veneer (Timber Framed)
Main building – roof construction:	Pitched, Timber Framed, Tiled
Other timber building elements:	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Floorboards
Other building elements:	Garage
Occupancy status:	Unoccupied
Furnished:	Unfurnished
Strata or company title properties:	No
Orientation (to establish the way the property was viewed):	West
Prevailing weather conditions at the time of inspection:	Overcast



Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior
- The Site
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed or access is provided.

The following areas were inaccessible:

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk assessment

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: Low

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.



Section D Significant Items

Safety Hazard

No evidence was found.

BCA Non-Compliance Suspected

No evidence was found.

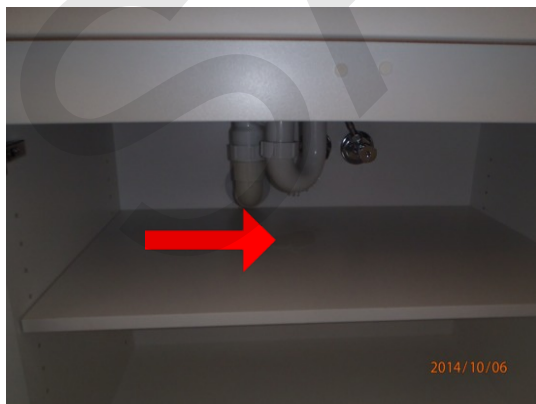
Substandard Workmanship

Defects 3.01

Building: Main Building
Location: Ensuite
Finding: Water leak - internal
Information: Internal water leaks can be detrimental to surrounding building elements. Their potential causes include damage to plumbing fittings and fixtures through to deterioration of washers.

Rust corrosion decay and water damage are potential outcomes where an even minor water leak is left unattended. More serious defects may also result e.g.: electrical hazards.

In extreme cases structural damage may develop due to a prolonged water leak. It is highly advised that internal water leaks be addressed by a licensed plumber.



Section D Significant Items

Defects 3.02

Building: Main Building
Location: Bedroom - Master
Finding: Cracking - Damage Category 1 - Fine (up to 1mm)
Information: Although fine cracks are quite noticeable they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally the cause of a fine crack is indicative of a separation between building materials and finishes (e.g.: paint and plaster etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding filling and/or repainting by a handy person or painting contractor.

Always contact a building inspector should cracks widen lengthen or become more numerous.



Defects 3.03

Building: Main Building
Location: All Areas
Finding: Cracking - Damage Category 1 - Fine (up to 1mm)
Information: Although fine cracks are quite noticeable they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally the cause of a fine crack is indicative of a separation between building materials and finishes (e.g.: paint and plaster etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding filling and/or repainting by a handy person or painting contractor.



Always contact a building inspector should cracks widen lengthen or become more numerous.



Defects 3.04

Building: Main Building

Location: Bedroom 4

Finding: Plasterboard finish - defective

Information: The finish of the plasterboard in the identified area is defective as it falls below Level 4 category finish as defined in AS 2589.1 Section 6.6 Levels of Finishes for Plasterboard Surfaces. The key features of a Level 4 finish include: joints and fasteners adequately concealed joints and interior angles to have tape embedded in joint compound and at least 2 coats of joint compound to each joint angle fasteners accessories. A level 4 finish should be smooth and free of tool marks or Ridges



Section D Significant Items



Defects 3.05

Building: Main Building

Location: Bedroom 2

Finding: Paint finish - substandard

Information: This is generally an appearance defect but may be indicative of poor surface preparation and substandard workmanship. If this applies further areas of poor and incomplete finishes could develop over time. Furthermore substandard paint finishes in areas exposed to moisture e.g. external areas or wet areas could lead to deterioration of underlying building materials.

Substandard paint finishes should be sanded back filled levelled and repainted as applicable. Where inadequate paint protection has led to the deterioration of the associated building element repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively the homeowner following manufacturers instructions may be able to provide this service.



Section D Significant Items



Defects 3.06

Building:	Main Building
Location:	Lounge Room
Finding:	Paint surface finish colour variation - defective doors and architraves
Information:	Areas were identified where the surface finish of the painting is defective. This includes areas of colour variation in the application of the paint. Any irregularity in the surface which is visible from a normal viewing position is considered a defect.

Incomplete Works

Defects 4.01

Building:	Main Building
Location:	Bathroom
Finding:	Basin - blocked
Information:	The basin in this area appeared to be blocked upon inspection. Blockages prevent building elements from operating as intended and if left unmanaged a lack of general maintenance may lead to the development of more significant defects such as water damage to surrounding building materials.

It is advised the cause of the blockage be removed check for any secondary or concealed damage and then attempt to address the cause of the blockage to prevent any water damage to associated structures.



A licensed plumber should be appointed as soon as possible to remove the blockage and to perform any remedial works as necessary. Please be advised that a cabinet maker or qualified carpenter may be required if water damage is evident.



Defects 4.02

Building: Main Building

Location: Bathroom

Finding: Blocked

Information: Blockages prevent building elements from operating as intended and if left unmanaged the lack of general maintenance may lead to the development of more significant defects such as damage to surrounding building materials.

Blockages should be removed and addressed as they will lead to the development of secondary building defects. Remove the blockage check for any secondary or concealed damage and then attempt to address the cause of the blockage to prevent recurrence or any water damage to associated structures.

Depending on the location of the blockage and the building elements affected it is usually a Licensed Plumber that is the most suitable trade.



Section D Significant Items



Defects 4.03

Building: Main Building

Location: Bedroom 4

Finding: Paint finish - incomplete or missing

Information: Whilst incomplete or missing paint finish is generally an appearance defect it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture which could lead to deterioration of underlying building materials.

Incomplete paint finishes should be sanded back filled levelled and painted as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively the homeowner following manufacturers instructions may be able to provide this service.

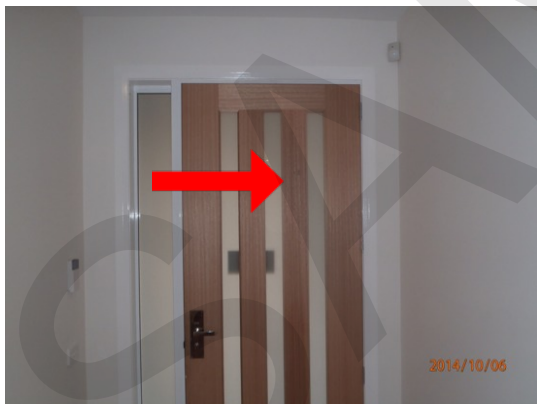


Section D Significant Items



Defects 4.04

Building: Main Building
Location: Entry
Finding: Damage front door
Information: Evidence of damage was identified. To front door
Timber veneer damaged supplier to replace



Defects 4.05

Building: Main Building
Location: Kitchen



Section D Significant Items

Finding: Cabinet doors - misaligned
 Information: It is observed that some of the cabinet doors are not aligned and are rubbing on bulkhead
 Cabinet maker to adjust



Defects 4.06

Building: Main Building
 Location: Yard - Side
 Finding: Window installation not weather tight
 Information: It was observed that the window seal / or window frame installation is defective because it can possibly allow water to penetrate rooms under wet weather conditions.
 Builder to ensure all seals are complete and for a seal at the sill



Section D Significant Items

Defects 4.07

Building:	Main Building
Location:	Yard - Side
Finding:	Sealing of masonry articulation joints - defective
Information:	It is observed that there are areas of articulation joints in the masonry veneer without a cavity which are defective as they have not been sealed. It is a requirement of Standards and Tolerances that these joints be sealed.



Contracts and Specifications Non-Compliance Suspected

No evidence was found.

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and where appropriate licensed -

- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Contact your inspector for recommendations or see www.jims.net.



D5 Conclusion - Assessment of overall condition of property

On inspection this stage it was found to be in sound structural condition with no major defects found
Only minor as outlined in this report
New floors to be cleaned
Overall workmanship was of a good level with some painting issues to be rectified
Please ensure all works are complete to the standards set out in this report and all certificates and warranties are handed to you at handover and all appliances are commissioned

For further information, advice and clarification please contact Vince Paterno on 0498 110 155

Section E Attachments and Further Comments



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos	<p>Asbestos means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock forming minerals including the following:</p> <ul style="list-style-type: none"> (a) actinolite asbestos (b) grunerite (or amosite) asbestos (brown) (c) anthophyllite asbestos (d) chrysotile asbestos (white) (e) crocidolite asbestos (blue) (f) tremolite asbestos (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f).
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).
Building element	Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Minor defect	A defect other than a major defect.
Readily Accessible Areas	Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is



Definitions to help you better understand this report

not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and
- (b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.



Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Inspector was a New Construction Stage Inspection. A Pre-Inspection Agreement was issued for this service and forms part of the service agreement.

The inspection service may be for one or more of our staged new construction inspection services including:

- (a) Slab
- (b) Frame or Plate Height
- (c) Lock Up
- (d) Practical Completion

PURPOSE The purpose of this inspection is to provide advice to the client regarding the condition of the property at the time of the inspection. A report may be conditional on the following:

- (a) Information provided by the person, the employees or agents of the person requesting the report.
- (b) Apparent concealment of possible defects.
- (c) Any other factor limiting the preparation of the report.

SCOPE OF INSPECTION The inspection includes visual assessment of the property and limited assessment of serviceability to identify safety hazards, incomplete and substandard works as defined by the Domestic Building Act and the Guide to Standards and Tolerances.

The scope of the inspection excludes:

- * The work of a Local Government or other Regulatory Authority who are responsible for legal, planning and other regulatory factors
- * The work of a Building Surveyor / Certifier who is responsible the issue of a Certificate of Compliance or Occupation
- * Reference to contract documentation
- * Instructions to the contractor or builder

The Report has been produced for the use of the Client. Third parties should not rely on this report.

ACCESSIBILITY The inspection was limited to Readily Accessible Areas of the Building and Site.

The inspection may at times be limited by the presence of obstructions such as builders materials, site operating activities and equipment. These limitations will be noted for the clients reference.

The Client is responsible for arranging the right of entry and supply of necessary information to enable the inspector to undertake the inspection and prepare a report. The Inspector is not responsible for arranging permissions related to site visits or entry to the property.



Definitions to help you better understand this report

EXTENT OF REPORTING

Significant items to be reported are as follows:

- (a) Detected safety hazards
- (b) Suspected areas of non-compliance to be referred to your Surveyor / Certifier
- (c) Detected areas or items of incomplete works
- (d) Detected areas or items of substandard workmanship

EXCLUSIONS

The following items are not included in this report:

- * An estimate of the costs of rectification or instructions regarding rectification works
- * Identification of health or other biohazards like mould and asbestos related products
- * Electrical, gas or plumbing systems including roof and underground drainage or systems
- * Automated systems like alarms, smoke detectors, heating and cooling units, communications, information technology, garage doors or gates, equipment, appliances, plant or their associated fittings
- * Pools, landscaping features and related equipment
- * Any items below ground including site factors, soil conditions, damp proof courses, waterproofing membranes and footings or the like
- * Energy efficiency, insulation, fire safety ratings, sustainable development provisions or the like
- * Structural engineering advice which may affect material ions, framing sizes and their adequacy
- * The common areas or facilities of unit developments or apartments
- * The adequacy or fit for purpose of soft floor coverings, lighting, paint finishes and other materials including in the client specifications
- * Where reasonable access or entry is denied those areas are excluded from and do not form part of the inspection
- * Any retained or existing structures on the site.

General Terms and Conditions:

The Report has been prepared to comply with Australian Standard 4349.0-2007 Inspection of Buildings Part 0: General Requirements.

Generally you should note that:

- * The report is not a guarantee or warranty but an opinion of the condition of the inspected property.
- * On acceptance of the booking and receipt of a Pre-Inspection Agreement, the client is considered to have accepted these Terms and Conditions
- * The Terms and Conditions take precedence over any oral or other written representations by us, to the extent of any inconsistency.
- * If we refer or recommend other consultants or trades for additional specialist inspections it is done so without liability, you should make your own investigation and judgement regarding their suitability.
- * Ensure you read the Report and any referenced Appendices in full.
- * Our liability is limited to the provision of a new inspection and report or the payment of the cost of a new inspection and report at our discretion.



Definitions to help you better understand this report

Privacy Policy:

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.

For more information please review our Privacy Policy online at www.jimsbuildinginspections.com.au.

Compliments, Complaints and Concerns

Your feedback, both positive and negative, can assist us to improve our services. We encourage you to please contact us with any compliments or concerns directly and as soon as you are able.

The process for managing customer feedback is documented below:

1. Contact your inspector directly to provide feedback or make any complaint as soon as you are able.
2. If your inspector cannot resolve it or it involves our insurers they will escalate it to their Regional Franchisor (Manager) and / or insurer as applicable.
3. You can also contact their Regional Franchisor (Manager) directly on 131 546 ask to speak to your Inspectors Regional Franchisor (Manager) or email info@jimsbuildinginspections.com.au

Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact your Inspector.

