Building Inspection Report



14 Rightville Lane, Rightville, 1234

Inspection prepared for: Roger Smith
Agent: Bob Brown - The Real Estate Company

Inspection Date: 1/11/2012 Time: 3.00pm
Weather: Partly cloudy
***** SAMPLE REPORT *****

Inspector: Paul Antonelli
Phone: 1800 RESICERT
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An Overview of the Property Inspection

A property Inspection is a non-invasive visual examination of a property, performed for a fee, which is designed to identify observed material defects within specific components of the property. It is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the property and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.Within the report you will find items in **RED.** These are items which have been flagged as deficient and require attention. For your safety and liability, we recommend that you hire only licensed contractors when having any work done. Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure.Important - Please Read Carefully

You will note in the report there is set of boxes next to each section with the following written options across the top:
MAINT - PREV - MONIT - DEFR - DEFIC

These are the definitions of these terms which may be selected:

MAINT - MAINTENANCE: A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREV - PREVENTIVE: Any improvement to an area, system, component or condition that would help prevent an issue from occuring in the future.

MONIT - MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFR - DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

DEFIC - DEFICIENT: A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

Items Requiring Attention - Summary

The summary below consists of significant findings and defects. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Any items within the report marked as deferred in the category box, we were either unable to inspect or are not items that we inspect as part of our inspection process.

If there are no items listed below, it indicates that there are no items which require attention.

Roof		
Page 7 Item: 3	Roof Issues	• There are two tiles at the rear of the property that are loose. The inspector has pushed one back into position, but the adjacent tile needs to be repositioned so that the nail is holding it in position. Prior to repositioning, there was a gap into the internal roof space that could allow water to ingress. • There are two cracked tiles, on the northwest side of the property that you should have repaired or replaced to forestall the possibility of leakage.

Inspector

1. Your Inspector

Your Inspector:
• Paul Antonelli

Contact Information:
Email: paul@resicert.com
Mobile: 0400 321 451

Inspection Type

1. Inspection Type

Type:
• Standard - Detailed structural inspection

Reason:
• Pre-purchase Inspection

Inspection Details

1. Attendance

In Attendance:
• Seller present
• Client not present

2. Occupancy

Occupancy:
• Occupied - Furnished
• Moderate volume of personal and household items observed.

3. Inspection Limitations

Deferred
• 1. We are not appropriately qualified to provide you with information with regards to rodents, pests, termites and other wood destroying insects or organisms, or the possibility of hidden damage or health hazards caused by the presence of same. We therefore recommend you have the property inspected for these conditions by an appropriately qualified and licensed pest company to conduct a pest inspection in accordance with the latest current revision of AS 4349.3.

2. Entering roof spaces that are heavily insulated can cause damage to the insulation and framing. Roof spaces with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the roof space is only partially accessed, thereby limiting the review of the attic from the hatch area only. Inspectors will not crawl the roof space when they believe it is a danger to them or that they might damage the insulation or framing. There is a limited review of the roof space viewed from the hatch only in these circumstances.

3. The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk on the roof significantly limits our inspection which can result in hidden defects going undetected.

4. Any comments relating to asbestos in the property is not exhaustive or conclusive. This is limited as part of our normal inspection process. If you require a comprehensive assessment we recommend that you engage a appropriately qualified specialist contractor.

Structural Summary

1. Structural Summary

MAINT	PREV	MONIT	DEFR	DEFIC

Summary:
• As requested, we have conducted a visual structural inspection of the property. The inspection and this report has been undertaken in accordance with the Resicert Inspection Service Agreement.

Generally, this property appears to be in satisfactory structural condition.

Some issues that are considered minor from the viewpoint of structural integrity or are preventative in nature, are addressed under the various headings below.

Property Information

1. Structure Style

Observation:
• Detached
• Single Family Home
• Single Storey Home

2. Home Orientation

Observation:
• The front of the home is facing southwest.

3. Structure Type

Wall Construction:
• Brick

Roof Covering:
• Tile

Foundations

1. Slab Foundation

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Visible sections of the concrete slab appeared satisfactory.
• Most areas of the concrete slab not visible due to floor coverings.
• All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Structural Components

1. Wall Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations
• The wall structure components appeared functional.

2. Ceiling Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• The ceiling structure appeared functional.

Internal Roof Space

1. Access

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Access was available through a manhole in the bedroom hallway.



2. Insulation

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Blow-in cellulose fibre insulation noted in the ceiling space.
Observations:
• Insulation averages about 150mm in depth.
• Insulation appears adequate.



Roof

1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• The timber roof structure appears sound.




2. Roof Covering

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Roof was walked upon for the inspection

Observations:
• The concrete tile roofing material appeared to be in satisfactory condition other than noted.




3. Roof Issues

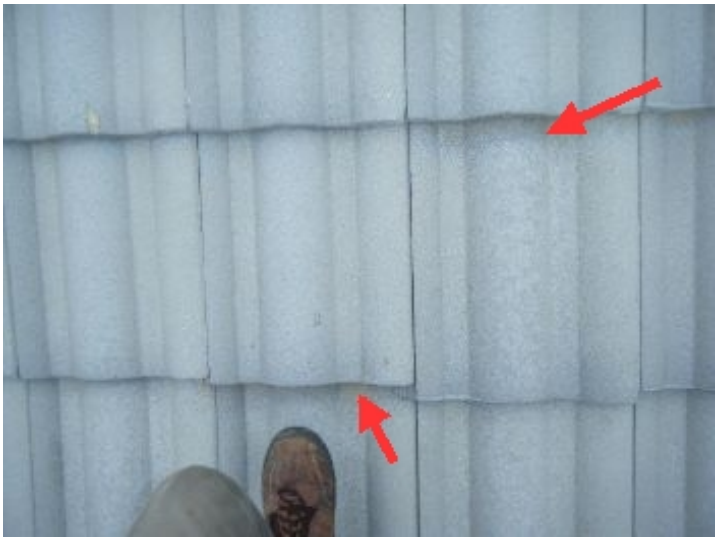
MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		X

Materials:
• there are a few cracks in the bedding cement along the hip and the ridge. This is not unusual for a tiled roof, and is often caused by normal movements in the roof frame. If is recommended that maintenance work is carried out on the roof so that the loose tiles can be re-bedded using flexible bedding compound to help prevent re-cracking. Monitor these areas to determine when repair is required in the future.

Observations:
• There are two tiles at the rear of the property that are loose. The inspector has pushed one back into position, but the adjacent tile needs to be repositioned so that the nail is holding it in position. Prior to repositioning, there was a gap into the internal roof space that could allow water to ingress.
• There are two cracked tiles, on the northwest side of the property that you should have repaired or replaced to forestall the possibility of leakage.



Before



After - one tile in position, another to be re-positioned



Bedding cement



Cracked tile



Cracked tile

4. Flashing

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:
• Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from valleys and intersections between the roof covering and other materials.
• Most of the roof flashing, where visible, appears to be in satisfactory condition.
• There are two vents with flashing that is starting to curl up. This should be flattened to fit the profile of the tiles. They were located on the southeast side of the property.



Curling up

5. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:
• No major function concerns noted at time of inspection.
• The gutters should be regularly cleared of debris to ensure the proper flow of water from the roof.





Interior Areas

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Materials:
• Plastered walls noted which appeared functional.

Observations:
• Due to normal minor differential movement within the property or foundations, small cracks have appeared at various locations within the home. These cracks do not appear to have affected the overall structural integrity of the property and can be patched normally





2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• There are plasterboard/gyprock ceilings in the home which appear functional.



3. Smoke Alarms

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• There are two hard wired smoke alarms installed in the bedroom hallway areas.



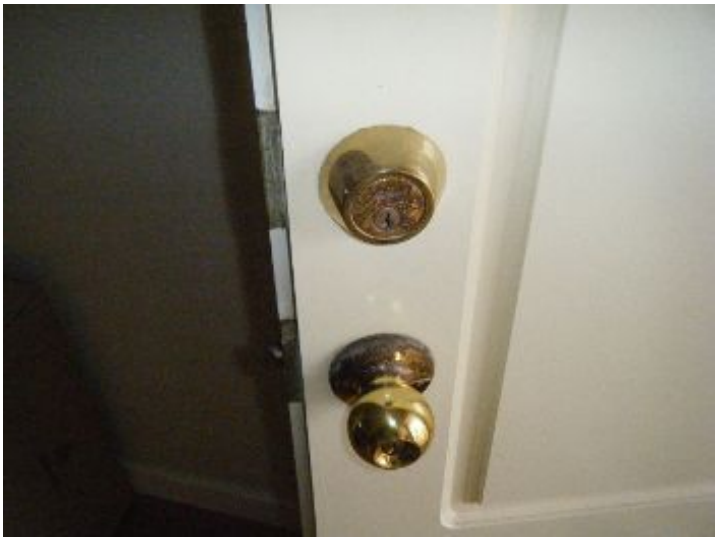

4. Doors

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:
• The exterior doors function satisfactorily.
• The interior doors function satisfactorily.
• The front storm door hardware is weathered.
• The lock at the base of the security door was frozen into position and should be loosed and tested at final walkthrough for proper function.





5. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Aluminum framed windows noted.
Observations:
• Windows operated during the inspection appeared functional.

6. Floor Coverings

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:
• Slight gaps were noted at the entrance to the garage. You may wish to seal this area to ensure that moisture does not penetrate the flooring in this area.



Gaps under trim

Electrical

1. Electrical Panel

MAINT	PREV	MONIT	DEFR	DEFIC

Location:
• Exterior of structure
Observations:
• There are at least 2 RCD's installed which protect both the powerpoint and light circuits.



2. Lights and Switches

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• It was noted that there is one light in the main lounge area that is no longer connected to a circuit.



One light in lounge area

Exterior Areas

1. Eaves & Fascia

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• The eaves are in satisfactory condition.





2. Walls

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

Materials:

• The brick wall covering is in a satisfactory condition.

Observations:

• Flower beds are adjacent to the external walls. This can result in water moisture affecting the structure over time. It is recommended that either the beds be removed or a water barrier be place between the flower bed and the external walls. If these beds are retained it is important that any watering is directed away from the building and kept to an absolute minimum and is controlled.

• There is a slight crack in the mortar at the laundry window. This does not appear to be a structural concern.







Grounds

1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Brick paved driveway noted.
Observations:
• Driveway in reasonable shape for age and wear. No major deficiencies noted.



2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:
• Some of the down pipes do not have soak wells installed. This allows water discharged to pool beside the external walls and soak in adjacent to the structure. This can cause foundation settlement, dampness in external walls and can create an ideal environment for termites. It is recommended that either soak wells be installed at least 3 meters away from the building for all down pipes or alternatively all water is directed at least 3 metres away from the external walls.





3. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Metal

Observations:
• Unless otherwise noted, the perimeter fence appeared functional at the time of the inspection.



4. Patio & Pergola

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• No deficiencies noted. Appears to be structurally sound.





5. Yard Walls

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Limestone retaining walls

Observations:
• The yard walls appear to be functional and structurally sound.
• Evaluation of retaining wall strength, adequacy, and drainage falls outside the scope of a Resicert building inspection. Such evaluation will require the services of a geotechnical engineer. Our evaluation is limited to reporting significant defects that are visible and apparent at the time of the inspection.



6. Main Gas Valve Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Location:
• Side of structure

Observations:
• Main gas shut off located at outside meter.



Garage

1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• The attached brick garage appears structurally sound.



2. Garage Door Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Sectional door noted.
Observations:
• No deficiencies observed.



3. Garage Opener Status

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Appeared functional using normal controls, at time of inspection.



Thank You

Thank you for the opportunity to undertake this inspection for you.

We value your comments and suggestions as well as any positive feedback. Feel free to refer us to any friends or family that would benefit from our services.

We can assure you that they would receive the highest level of service and attention.

If you have any questions or require further information please do not hesitate to contact us directly.

Thank you once again.

Yours Sincerely,



Paul Antonelli
Licensed Property Inspector
www.resicert.com

Thank you