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Inspect a Home is an enterprise based on 40 years experience in the building industry - most of these specialising in renovations and extensions. I am a registered building practitioner and a qualified Carpenter and Joiner. Additional qualifications include Associate Diploma in Building Inspection - Residential.

This report is a professional opinion on the condition of the home inspected and will detail any construction problems identified and existing conditions. Minor maintenance work required which is easily rectified and in most cases easily observable, eg. painting, minor timber shrinkage, will not necessarily be reported.

The report is in four parts.

- **Section A** is an overview or description of the property,
 - **Section B** is a detailed checklist of each room.
 - **Section C** lists common problems and comments on orientation.
 - **Section D** highlights areas that you may be interested in pursuing to ensure you are fully informed about all aspects of your future home or investment property.
- Sections A, B and C are followed by a page of notes, which should be read in conjunction with the checklists. Refer to the Key on each page.

An important part of an Inspect a Home report is the verbal report, in person or by telephone. Please ensure you contact me soon after reading your report!

Report prepared for:

[REDACTED]

[REDACTED]

Address of inspection:

[REDACTED]

Date of inspection:

[REDACTED]

Weather conditions:

[REDACTED]



Section A — Access

	Under-floor	Roof space	Roof
Accessible		YES	YES
Inaccessible	YES		
Partial			

Description of Building

Approx Age:	15	Number of storeys		1
Maintenance:	MINIMUM CARRIED OUT			
Floor:	Concrete	<input checked="" type="checkbox"/>	Timber	
Stumps:	Concrete		Timber	
Type of construction:	Brick veneer	<input checked="" type="checkbox"/>	Solid Brick	
	Weatherboard		Concrete	
	Fibro-cement		Other	
Internal walls:	Timber	<input checked="" type="checkbox"/>	Brick	
	Concrete			
Internal wall linings:	Solid plaster		Plaster sheets	<input checked="" type="checkbox"/>
	Timber		Brick	
	Other			
Roof:	Pitched	<input checked="" type="checkbox"/>	Flat	
Roof frame:	Timber TRUSSED	<input checked="" type="checkbox"/>	Steel	
Roof space:	Hotwater tanks		Trays	
Roof covering:	Terracotta		Cement tile	
	Metal	<input checked="" type="checkbox"/>	Asbestos sheet	
Verandahs:	Front NORTH	AB	Back SOUTH	AB
	Side EAST		Side WEST	
Ceiling lining:	Plaster	<input checked="" type="checkbox"/>	Pressed metal	
	Timber		Other	
Insulation:	Batts	AG	Pump-in	
	Other		Sisilation	<input checked="" type="checkbox"/>
Windows:	Timber		Aluminium	<input checked="" type="checkbox"/>
	Steel		Other	
Window function:	Awning		Double-hung	
	Louvre		Casement	
	Sliding	<input checked="" type="checkbox"/>	Other	

Key: Present and no visible fault Not Applicable Refer to Section A3 Notes



Section A – Continued

Security and safety considerations

Security:	Deadlocks	A1		Window locks	STANDARD
	Alarm system			Security screens	
	Security doors X4	✓		Pool fencing	
	Smoke detectors	✓		Tree coverage	LIGHT
	RCD protection (Circuit breaker)	✓		Site fencing	RURAL

Site Conditions

Vehicular access:	Ease of access	✓		Front/Back	✓
	Visibility	✓		Other	
Drainage	Surface drainage:				
	Front NORTH	A4		Back SOUTH	✓
	Side EAST	A4		Side WEST	✓
Gradient:	Steep/Flat/Gentle		SOUTH TO NORTH	Run-off neighbours	
Paving condition:	Good/Fair/Poor	✓			
Miscellaneous:	Clothes line	✓		Privacy	✓
	Garage / WORK SHOP	A2		Carport ATTACHED	✓
	Pergolas	A3		Other	
	BBQ			Sheds	
	Letterbox	✓		Other	

Services

Services:	Electricity	A5		Telephone	✓
Sewerage:	Town			Septic	✓
Gas:	Natural			Bottle	
Water: Bore/Well	Town			Tank	✓
Hot water: Gas	Electric	A6		Solar	
Heating: Gas	Electric			Solid Fuel	A7
Cooling: Fans	✓	Evaporative	A10	Refrigerated	
Cooking: Gas		Electric	✓	Combustion	

Key: Present and no visible fault Not Applicable Refer to Section A3 Notes



Section A Notes

- A1 Sliding doors are fitted with dead locks.
 - A2 The garage, work shop, carport building is of all steel construction and concrete floors are provided. The building is not powered.
 - A3 All of the external timbers are in need of painting.
 - A4 It is good building practice to drain surface water away from a building and into a storm water drainage system. Garden beds against the building's northern and eastern sides impede good drainage. See the brochure provided "Foundation Maintenance".
 - A5 Power was not connected on the day of inspection therefore, the water pumps were not operational.
 - A6 The electric hot water service is 15 years old and it appears to be in good condition.
 - A7 I recommend the combustion heater be serviced by a suitably qualified person.
 - A8 Timber verandah posts should be positioned above the paving level to prevent post decay.
 - A9 Sections of the ceiling insulation have been disturbed by various trades' people. The affected insulation can now be re-laid.
 - A10 I recommend the air conditioner be serviced by a suitably qualified person.
-

Section B — Individual room descriptions

FAMILY
LIVING

	Hall								BR 1	BR 2	BR 3		Kitchen	Bath 1		Ensuite	Toilet	Laundry
Floor	✓								✓	✓	✓		✓	✓		✓	✓	✓
Walls	✓								✓	✓	✓		✓	B6		✓	✓	✓
Ceiling	✓								✓	✓	✓		✓	✓		✓	✓	✓
Doors	B1								✓	✓	✓		✓	✓		B1	✓	B7
Windows	✓								✓	✓	✓		✓	✓		✓	✓	✓
Natural light									✓	✓	✓		✓	✓		✓	✓	✓
Ventilation									✓	✓	✓		✓	✓		✓	✓	✓
Screens									✓	✓	✓		✓	✓		✓	✓	✓
Damp																		
Cupboard	✓								✓	✓	B5		B3					✓
Heating													✓	TASTIC		TASTIC		
Cooling									✓	✓	✓		✓	✓		✓	✓	✓
Electrical	✓								✓	✓	✓		✓	✓		✓	✓	✓
Tiling	✓												B4	✓		✓	✓	✓
Sink													✓					
Trough																		
Vanity	✓															✓		✓
Floor waste																		
Bath														✓				
Cistern																✓	✓	
Fan																✓	✓	
Shower														✓		B2		
Screen														✓		✓		
Exhaust fan																✓		
Rangehood													✓	B8		B8		



Section B Notes

- B1 Door furniture is loose.
 - B2 I recommend the shower wall tile junctions be re-sealed with a flexible water proof sealant.
 - B3 Kitchen cupboards are original and worn nevertheless they are in good condition for their age.
 - B4 Wall tile to bench top junction needs re-sealing with a flexible water proof sealant.
 - B5 Door needs refitting.
 - B6 Towel rail is not securely installed.
 - B7 External door needs re-fitting.
 - B8 I recommend the bathroom and ensuite exhaust fans be vented into the outside atmosphere.
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Section C

Sub-floor

Sub-floor structural members
 deteriorated / inadequate
 Damp
 Ventilation
 Pest infestation or damage
 Ant caps
 Defective plumbing
 Free of debris, eg., offcuts

Internal:

Rising damp
 Settlement
 Structural failure
 Ceiling Frame

Roof:

Corroded surface
 Flashings - flues, TV mast, chimney, other
 Valleys, hips, ridges C3
 Soutings, gutters, downpipes C2
 Broken or cracked tiles
 Pointing to hips, valleys, ridges
 Roof frame
 Roofing Iron

Key: No detectable problem

Refer to Section Notes C3



Section C Continued

External:

Damp course: defective / non-existent	
Significant structural movement	
Cracked brickwork	
Large trees too close to house	
Garden beds too close to house	A4, C1
Lintels faulty	
Deterioration: barges / fascia / beams	A3
weatherboard / cladding	
Window sills	
Weepholes	
Eaves	

Orientation comment:

The best aspect for a building is to have living areas with a northerly aspect to optimise winter light and warmth and minimise hot summer sun. Adjustable blinds or pergolas (with deciduous climbers) over westerly facing windows give protection from afternoon summer sun yet allow winter afternoon sun to provide warmth and light.

This home is well positioned to take advantage of the northerly aspect.

Key: No detectable problem

Refer to Section Notes C3



Section C Notes

- C1 I recommend all of the untreated timber garden edgings be removed as they can harbor termites and facilitate their access to the building.
- C2 Spouting needs cleaning.
- C3 The ridge and hip capping's are fastened to the roof by pop rivets and some of the rivets have sheared off. I recommend all of the pop rivets be replaced with Tech screws within 2 years.

Summary

This is a brick veneer home that has a concrete floor system and a corrugated iron roof. The building is structurally sound and it is in good condition.

Items raised in this report are more of a maintenance nature.

It would be prudent to have a pest inspection carried out on this property.



Section D — Final note

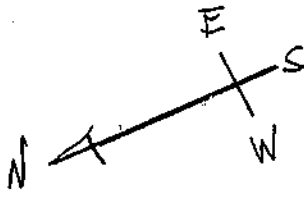
This report is intended for the sole use of the person/s named on Page One. Intending purchasers may wish to follow up other points of consideration with the relevant authority or specialist trade:

- Check with your council or shire where easements exist, that no illegal buildings exist on the property and that heaters have been installed by licensed installers to meet building code standards.
- This is not a pest inspection. Any visual defect relating to pest infestation, electrical or plumbing work will be reported and should be followed up with a licensed contractor.
- Check for pollution problems such as offensive smells emanating from industrial areas.
- Check for noise problems, for example from location under flight path, and for potential for flooding or fire in prone areas.
- I have not inspected woodwork on other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part of the structure is free from defect

DISCLAIMER:

This report should not be read as a guarantee but rather as a document prepared with care and consideration and based on professional experience. Please contact me with any inquiry you may have in relation to this report.

Graham Dinning



* DRG IS NOT TO SCALE

