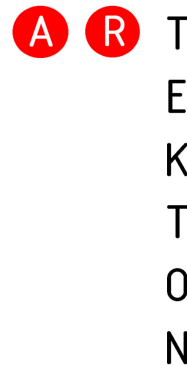


# House Buyer's Building Inspection Report

Provided by: ARTEKTON 2 Clinton Ave, Evandale SA 5069



**Inspection address** 31 Smith St Evandale SA 5069  
**Client name** Robert & Anna Jones  
**Postal address** 114 Margaret St North Adelaide SA 5006  
**Phone / email** 08 8132 4595 jonzie@gmail.com  
**Agent** Brilliant RE – Jane Holden - 0411 236876  
**Date** 22 February 2008  
**Your Architect** David Bodycomb  
 (08)8132 1080 0412 950 667  
**Verbal report given to** Robert & Anna  
**Weather conditions** sunny

## PROPERTY SUMMARY

**Building footings** Strip concrete  
**Floor** Timber main house, concrete to rear extension and wet areas  
**Walls** Brick  
**Windows** Timber, aluminium  
**Roof** Concrete tile, corrugated steel  
**Stories** 1  
**Age estimate** 50,40  
**Smoke detector** yes  
**Site grade** Sloping down to front  
**Trees coverage** medium  
**Furnished** no

**SUMMARY ...**

**JUST THE MAJOR POINTS ...  
THE GOOD THE BAD, THE UGLY**

## INSPECTION SUMMARY

This home is in better than average condition for its age and type. It has been well maintained over its life but finishes are looking a little tired and dated. The items that should be rectified in the short term are: electrician to check roofspace electrical work. The items that may cause considerable cost are: repair to subfloor in BR1 and east end of hallway. Maintenance items that should be considered within the next few years are: replace hot water service. It is several years since the house has been repainted and evidence of structural movement or damp since then is minimal. Movement occurs between the house and extension but is not severe considering the very dry conditions.

This is a very solidly built home with good solar access. A carefully designed and planned upgrade with a kitchen renovation and a better-developed connection with outdoor areas will significantly improve the enjoyment of living in this home.

## FAULT SUMMARY

Damp	✓	Timberwork	✓	Regulations	✓
Cracking	x	Electrical			

**BEDTIME READING**

**AREAS OF THE REPORT APPENDIX  
EXPLAINING MANY USEFUL BUILDING  
MYSTERIES**

## APPENDIX HIGHLIGHTS

The appendix is an important part of your report, especially for buyers and owners. The sections ticked below are of interest.

cracking	✓	roof	
ceilings	✓	electrical	
termites	✓	Stairs	
		plumbing	✓

**This is not a pest inspection, but if pest infestation is observed it will be noted in this report.**

# ARCHITECT'S OWN CHECKLIST...

...AS WRITTEN ON THE SITE

(WRITE NEATLY PLEASE)

## INSPECTED ITEMS CHECKLIST

Most items will be ticked. Otherwise, there is a note.

- ✓ no visible fault was observed upon inspection of reasonably accessible areas
- X maintenance item or minor fault
- XX serious fault affecting structural integrity or indicating major repair to services
- UT untested equipment
- R access to this area was reasonably good
- P access to this area was only partially available
- N there was no access to this area

### SITE FEATURES

FRONT	S	Fences	<input type="checkbox"/>	Paving	X11	Drainage	<input checked="" type="checkbox"/>	Tap	<input checked="" type="checkbox"/>	Letterbox	<input checked="" type="checkbox"/>	Driveway	<input checked="" type="checkbox"/>
REAR	N	Fences	<input checked="" type="checkbox"/>	Paving	<input checked="" type="checkbox"/>	Drainage	<input checked="" type="checkbox"/>	Tap	<input checked="" type="checkbox"/>	Clothes line	<input checked="" type="checkbox"/>	Pool / spa fence	<input type="checkbox"/>
SIDE	E	Fences	<input checked="" type="checkbox"/>	Paving	<input checked="" type="checkbox"/>	Drainage	<input checked="" type="checkbox"/>	Tap	<input checked="" type="checkbox"/>			Water feature	<input type="checkbox"/>
SIDE	W	Fences	<input checked="" type="checkbox"/>	Paving	X15	Drainage	<input checked="" type="checkbox"/>	Tap	<input type="checkbox"/>				
GAR/C'PORT		Structure	<input checked="" type="checkbox"/>	Roof	X14	Floor	<input checked="" type="checkbox"/>	Walls	X13	Electrical	<input checked="" type="checkbox"/>	Access	R
SHED		Structure	<input checked="" type="checkbox"/>	Roof	<input checked="" type="checkbox"/>	Floor	X12	Walls	<input checked="" type="checkbox"/>	Electrical	<input type="checkbox"/>	Access	N12
<b>ROOF</b>		Covering	<input checked="" type="checkbox"/>	Valleys	<input checked="" type="checkbox"/>	Ridges	<input checked="" type="checkbox"/>	Flue Vent	X36	Flashing	<input checked="" type="checkbox"/>	Access	P35
		Chimney	<input checked="" type="checkbox"/>										

### EXTERIOR WALLS

FRONT	S	Structure	<input checked="" type="checkbox"/>	Vents	<input checked="" type="checkbox"/>								
REAR	N	Structure	X11	Vents	<input checked="" type="checkbox"/>	Doors	<input type="checkbox"/>	Windows	X10	Fly Screens	<input checked="" type="checkbox"/>	Sub-Vents	<input checked="" type="checkbox"/>
SIDE	E	Structure	<input checked="" type="checkbox"/>	Vents	<input checked="" type="checkbox"/>	Finish	<input checked="" type="checkbox"/>	Eaves	<input checked="" type="checkbox"/>	Gutters	X7	Downpipe	<input checked="" type="checkbox"/>
SIDE	W	Structure	<input checked="" type="checkbox"/>	Vents	<input checked="" type="checkbox"/>	Finish	<input checked="" type="checkbox"/>	Eaves	<input checked="" type="checkbox"/>	Gutters	<input checked="" type="checkbox"/>	Downpipe	X16

**INSPECTED ITEMS**  
EACH 'OK' ITEM GETS A TICK AND ANYTHING NOT 'OK' GETS A NOTE LATER

### PORCHES, DECKS, VERANDAHS

FRONT	Floor Struct.	X5	Floor	<input checked="" type="checkbox"/>	Walls	<input type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>	Posts	<input checked="" type="checkbox"/>	Access	R
	Steps	X4	Doors	<input type="checkbox"/>	Windows	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	Sub-Vents	<input type="checkbox"/>	Balustrade	<input type="checkbox"/>
REAR	Floor Struct.	X5	Floor	<input checked="" type="checkbox"/>	Walls	<input type="checkbox"/>	Ceiling	X8	Posts	<input type="checkbox"/>	Access	R
	Steps	<input checked="" type="checkbox"/>	Doors	<input type="checkbox"/>	Windows	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	Sub-Vents	<input type="checkbox"/>	Balustrade	<input type="checkbox"/>



This report has been prepared in accordance with Australian Property Inspections. **This is not a pest inspection report.**

## THE NOTES

HERE IS THE DETAIL....  
WHAT ARE THE FAULTS?  
WHAT NEEDS TO BE DONE?  
...AND BY WHOM?

### NOTES – REFER TO INSPECTED ITEMS CHECKLIST

1	Front yard paving- Paving is in generally good condition but access to defined. Consider upgrading the path along the front wall porch steps from the street for visitors.	
2	Windows- BR2 top sash – both cords broken – be careful opening one and others. Disappearing screens (into cavity) are old but most are in reasonable cond.	HM
3	Downpipes- Generally good but some are connected into old earthenware pipework which can crack with foundation movements. Upgrade to PVC is recommended.	PG
4	Front porch – Some loose pavers on step treads to be refixed. Uneven stair rise to porch. Improve access and safety with consistently formed stairs, a handrail and improved lighting.	HM EL BL
5	The floor structure was not accessible for this inspection	
6	Front yard retaining walls – In reasonably good condition except for some cracks, most occurring in lieu of control joints. Partly obscured from inspection by plantings.	BL
7	Back porch – Remove birds nest blocking downpipe.	HM
8	Back porch ceiling – Older water damage to ceiling – keep gutters clear.	
9	North side of extension – Wall is rendered below DPC and some of the render is affected by salt attack and cracked away. Monitor the area showing salt attack (on east wall) and investigate for a dampness source if it worsens (note the drainage cap nearby). Repair render if desired.	PL
10	Glass safety- Glass door and low windows of the family room appear to not be safety glass and could constitute a hazard. Qualified installer to inspect.	GL
11	Garden beds against walls – This is a potential source of Monitor carefully and minimise	HM
12	Shed access – locked. No access	
13	Garage – Walls clad with asbestos cement All handling and working of this material must follow established safety practices. Obtain advice from local council before commencing any work.	BC
14	Garage roof – renew east gutter	RC

WHO YOU GONNA CALL?  
GET A QUOTE - FOLLOW THE TRADE  
CODE TO YOUR YELLOW PAGES

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### PROFESSIONAL AND TRADE CODES – REFER TO THE YELLOW PAGES

<b>AR</b>	Architects	<b>CM</b>	Cabinet Makers	<b>GL</b>	Glazier	<b>PC</b>	Pest Control	<b>RC</b>	Roof Const./Repair/Clean
<b>BC</b>	Building Contractors	<b>DH</b>	Damp Houses	<b>HM</b>	Home Maintenance or Handyman services	<b>PD</b>	Painters & Decorators	<b>SE</b>	Structural Engineers
<b>BR</b>	Bricklayers	<b>DR</b>	Drainers	<b>IC</b>	Insulation Contractors	<b>PG</b>	Plumbers & Gasfitters	<b>TL</b>	Tile Layers: Wall/Floor
<b>CC</b>	Concrete Contractors	<b>EL</b>	Electrical Contractors	<b>LA</b>	Landscape Architects	<b>PL</b>	Plasterers (wet plaster and render)	<b>MF</b>	Refer to manufacturer or their agent for service/repair
<b>CJ</b>	Carpenters & Joiners	<b>FC</b>	Fencing Contractors	<b>LG</b>	Landscape Gardener Contractors & Designers	<b>PV</b>	Paving - unit paving (eg brick paving)	<b>CE</b>	Ceiling installers / repairers

<b>NOTES – REFER TO INSPECTED ITEMS CHECKLIST</b>		<b>PROFESSIONAL &amp; TRADE CODE</b>
15	West paving – Some movement and cracking. Seal cracks with flexible sealant and keep drains clear of debris.	HM
16	West downpipe- Reassemble loose sections of downpipe	HM
17	Subfloor- The subfloor space was not accessible for this inspection. The condition of these items could not be determined.	
18	Kitchen stove – Older model electric appliance - untested	
19	Ceiling cracks – Extensive minor ceiling cracks may be repaired during next re-paint. Use flexible sealant to accommodate future minor movement.	HM PD
20	Kitchen + laundry cupboards – Older type but in reasonably good and serviceable condition.	
21	Kitchen water pressure- Barely adequate flow from hot tap. Check for blocked screen on end of spout or old iron pipework in wall.	HM PG
22	Laundry window- Louvres inoperative – repair mechanism or replace the window if desired.	GL HM
23	Bathroom fixtures (in east bathroom)- Crack in basin and chip on bath, but otherwise in excellent condition. Waste pipes to the shower and bath have been renewed with PVC probably under the bath and through to the driveway (see inspection cap). This work, if properly done, will have fixed the serious fault of decayed lead or iron pipe, a fault which often triggers a full bathroom renovation. Retiling the shower floor may be desirable for an improved appearance.	TL
24	Subfloor problem- Timber flooring in the hallway at the east end has a dip and the floor in the main bedroom adjacent is uneven, as though support for the joists is failing. Recommend gaining access to the underfloor area to inspect and remedy. The bedroom is carpeted so it is not known if an access hatch exists. If not, carefully cut one here and in the hall if necessary.	HM CJ
25	Covered floors- Some floors could not be inspected because they are covered by fitted floor coverings of linoleum-type material or carpet.	
26	Main bedroom cupboards – Minor repair necessary and provide roller catches to doors	HM
27	Lounge electrics – untested – no working lamps.	
28	Walls cracks – Walls cracking in the house is mainly due to differential movement with the extensions and is minor in the light of the severely dry conditions prevailing. Refer to appendix for further advice.	HM
29	Roof leak- Minor ceiling damage in BR3 points to faulty chimney flashing – roofer to check.	HM RC

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**PROFESSIONAL AND TRADE CODES – REFER TO THE YELLOW PAGES**

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NOTES – REFER TO INSPECTED ITEMS CHECKLIST		PROFESSIONAL & TRADE CODE
30	Heating + cooling- Gas space heater in lounge and two older-model window-mounted air conditioners – all untested equipment	
31	West bathroom- Re-grout walls and floor. Refix loose window sill tiles.	TL HM
32	Hot water- Electric gravity storage heater with manufacture date 1986. Expected lifespan from new 15-25 years. Untested equipment. Near end of life. Consider a gas-boosted solar system as a replacement.	PG
33	Ceiling insulation – Old and compacted batts will be of low effectiveness – recommend topping up with additional insulation	IC
34	Roofspace services – Some old electric wiring remains despite the upgrade of the switchboard and new runs up to the junction boxes in the roofspace. A large amount of black metal conduit remains, some with modern wiring and some with black cable possible black rubber insulation. Electrician to check and upgrade as necessary.	EL
35	Roof access- Partial only. OH+S directions prevent climbing onto roofs.	
36	Sewer vent- Rusted. Renew with PVC.	PG
	<p>General notes –</p> <ul style="list-style-type: none"> <li>→ Smoke detectors operated by mains power or 10-year lithium battery are required by State Legislation to be installed within 6 months of the sale of the property.</li> <li>→ Ensure that all untested appliances and equipment operate to your satisfaction prior to settlement</li> <li>→ Service all taps: new washer and o-ring + cleaned + greased spindles</li> <li>→ The current drought can cause buildings to crack literally overnight. Prompt action should be taken to address any specific recommendations made by our architect and the p... Maintenance Guide.</li> <li>→ Door hand...</li> <li>→ Earth can more...</li> </ul>	

**WHEW!**  
 .... AND WE'RE NOT EVEN AT THE APPENDIX YET.  
 .... NOW, BACK TO THE SUMMARY ?

**PROFESSIONAL AND TRADE CODES – REFER TO THE YELLOW PAGES**

<b>AR</b>	Architects	<b>CM</b>	Cabinet Makers	<b>GL</b>	Glazier	<b>PC</b>	Pest Control	<b>RC</b>	Roof Const./Repair/Clean
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## TERMS AND CONDITIONS OF THE CONTRACT AND THE INSPECTION

1. This Report has been supplied to you (the named client) subject to these terms and conditions by The Architect (named as 'Your Architect'). The author accepts no responsibility to other persons.
2. Having provided to you an opportunity to read the Terms and Conditions, The Architect has proceeded to conduct the inspection of the property and to supply this Report on the basis that you have accepted the Terms and Conditions and/or are deemed to have done so upon the architect arriving at the property and commencing the inspection.
3. The Report has been prepared by your Architect based on Australian Standard 4349.1-1995 Inspection of Buildings Part 1: Standard Property Inspections – Residential Buildings and to any other Australian Standards and definitions cited in these Terms and Conditions.
4. The Terms and Conditions take precedence over any oral or written representations by The Architect.
5. After making the booking, the client is deemed to have accepted these Terms and Conditions upon The Architect arriving on site.
6. The Architect accepts no liability with respect to work carried out by other trades, consultants or practitioners referred by The Architect.
7. The Report is based on the condition of the property and the prevailing structural, soil and weather conditions at the time of the inspection. Prolonged periods of wet or dry weather will cause structural changes to the property.
8. The Report is based on a visual inspection of reasonably accessible parts of the property and does not cover enquiries of councils or other authorities.
9. The Report will not disclose defects in inaccessible areas, defects that are not reasonably visible, defects which may be apparent in other weather conditions or defects which have not yet arisen.
10. The Architect does not inspect for pests. Clients wishing to have a full pest infestation check should arrange for a separate pest inspection.
11. The Report does not cover the identification of toxic mould, asbestos related products or the condition or operation or safety of swimming pools, spas, rainwater or greywater treatment and similar facilities.
12. The Report does not cover all maintenance items, particularly those such as jamming doors, windows or catches, decorative finishes and hairline or slight cracks (Category 0 and 1 of Appendix C – Australian Standard AS 2870-1996).
13. The Architect does not accept responsibility for services other than those provided in this Report which does not include full assessment of plumbing or electrical services.
14. The Architect's liability with respect to the advice given in this report shall be limited to a refund of the inspection fee.
15. If you are dissatisfied with the Report you must give The Architect written notice specifying the matters about which you are dissatisfied before taking any remedial action.
16. Within 28 days of giving the notice, you and The Architect shall meet to attempt to resolve the matters.
17. If at the expiration of 28 days from the giving of the notice any dispute, controversy or claim arising out of the matters shall remain unresolved, the matters shall be the subject of a mediation to be conducted by a mediator appointed by agreement between you and The Architect or appointed by the Chairperson of The Institute of Arbitrators & Mediators Australia, with the cost of such mediation shared equally by both parties.
18. In the event that the matter has not been resolved within 28 days after the appointment of a mediator, such dispute, controversy or claim may be submitted to litigation.

**ON TO THE  
APPENDIX ...  
(BUT NOT IN THIS  
SAMPLE REPORT)**