

Final Inspection

Provided By



SURE Building Inspections

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Inspection Address



Report Information

Client Information

Client Name

Email

Total Fee

Inspection Information

Report/Agreement #

Inspection Date:

Inspection Time:

Final Inspection

The Scope of the Inspection: This Final Inspection report complies with Australian Building Standards AS 4349.0-2007 Inspection of Buildings: General Requirements and verifies the working order of plumbing and electrical items in the property. Further information pertaining to the scope of this report can be found on our website: surebuildinginspections.au

Only the client as detailed in "Client Information" should rely on this report. If this report has been issued to you by a third party, you are not to rely on its findings or content.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Defects will not be categorised as Minor or Major in this report. Defects are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect.

Special Requirements: Unless stated otherwise in the report, it is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your solicitor/conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property. The agreement can be reviewed here: surebuildinginspections.au/terms-conditions

Changes to the Inspection Agreement: Unless stated otherwise in the report, it is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-inspection agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report.

Areas to be Inspected and Restrictions

The inspection shall include testing of electrical and plumbing items. This includes:

(a) Testing lights

- (b) Polarity testing to all accessible power points
- (c) Testing of all air-conditioning units
- (d) Testing of all kitchen appliances
- (e) Testing of all taps
- (f) Testing of all drains (excluding storm water)
- (g) Assisted testing of all requested miscellaneous electrical or services items (e.g. ducted vacuum, pool pump, garden reticulation with selling agent or seller)

Assisted Testing

This Final Inspection requires permission and assistions from the property owner or their representative to correctly operate non-standard services. These systems will not be tested without assistance.

Utility Services

Utility services (water, gas, electricity) connected to the property on the date of inspection allow for testing of connected items (e.g. taps, lights, stove, etc). Disconnected utility services will prevent the inspector fully assessing affected items, whereby it is strongly recommended to request from the seller the reason for disconnection and to allow re-connection of the affected utility to allow for testing prior to settlement.

Defect Reference

Maintenance: A defect requiring non-structural repairs. Not reported as Minor or Major.

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Summary Of Major Defects And Safety Hazards

Below is a summary of significant items requiring immediate action.

The # denotes to the defect number in the report

Section	Location	Name	Comment
MISCELLANEOUS SYSTEMS	Reticulation Observations	Reticulation (Assisted Test)	Maintenance: The reticulation did not operate when tested (Tap and connection appear to operate). Correspond with selling agent for rectification.



HOT WATER

Hot Water Unit

Hot Water Unit Observations

The hot water system appears to be in a serviceable condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise. The hot water unit should be periodically inspected for leaks and deterioration.

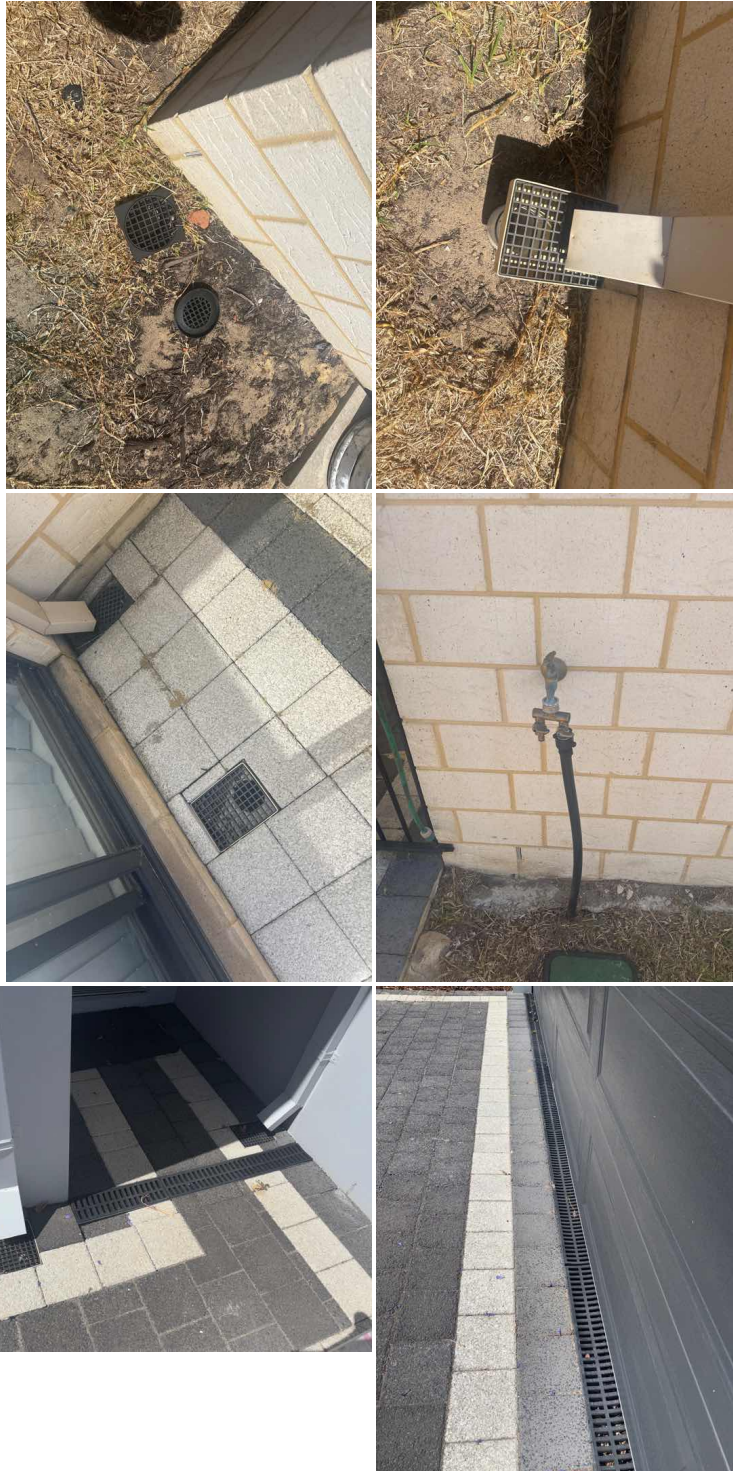


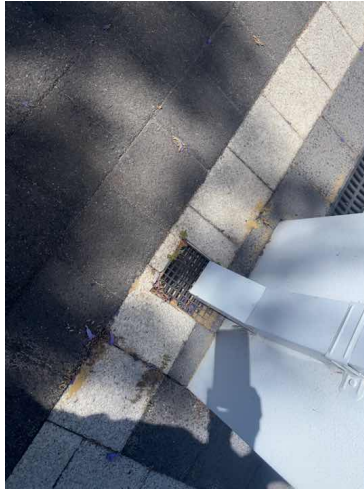
System Type

The hot water unit is a gas instantaneous system.

i **PLUMBING ITEMS****External Taps****Tap and Drain Observations**

There were no plumbing defects detected during testing.





Ensuite

Overall Condition

There were no plumbing defects detected during testing.



Main Bathroom

Overall Condition

There were no plumbing defects detected during testing.



Toilet

Overall Condition

There were no plumbing defects detected during testing.



Kitchen

Overall Condition

There were no plumbing defects detected during testing.



Laundry

Overall Condition

There were no plumbing defects detected during testing.





ELECTRICAL ITEMS

External Lights

External Light Observations

There were no lighting defects detected during testing.

Internal Lights

Internal Light Observations

There were no lighting defects detected during testing.

External Polarity Testing

Testing Observations

Polarity testing completed with no defects observed.

Internal Polarity Testing

Testing Observations

Polarity testing completed with no defects observed.

Garage Door

Garage Door Observations

The garage door/s operated as expected.



Kitchen Appliances**Appliance Observations**

The appliances were tested and operated as expected for estimated age.



i AIR-CONDITIONING

Air-Conditioning Observations

Split System Air-Conditioning

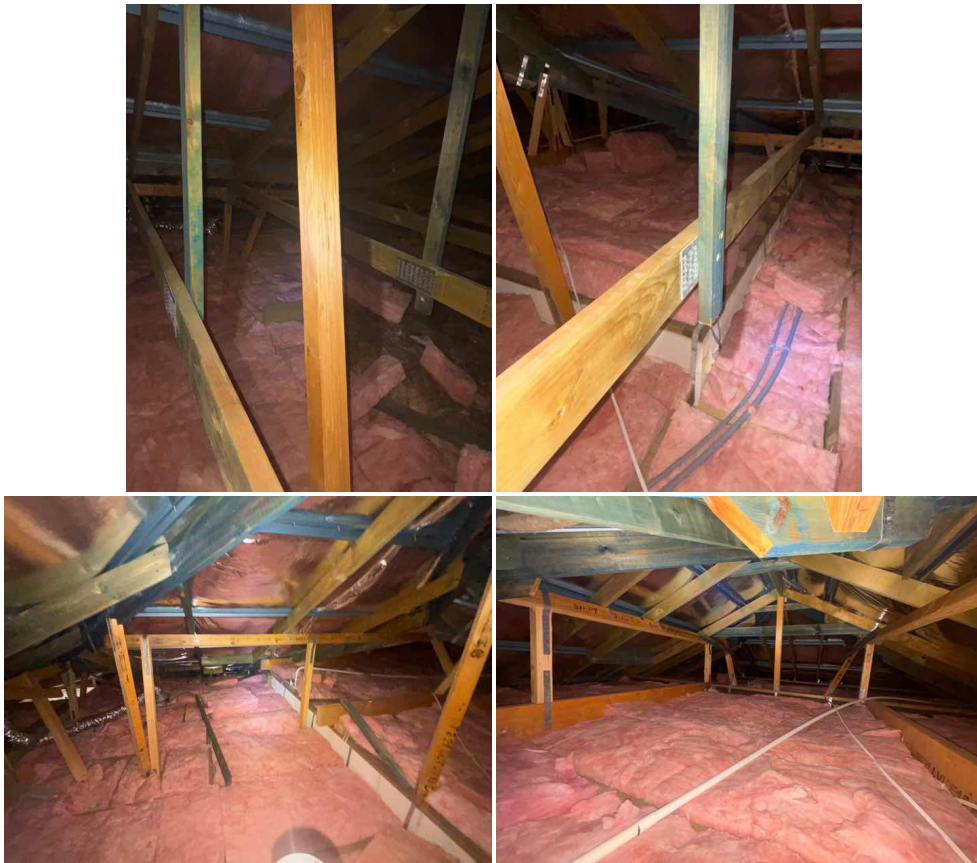
The air-conditioning unit was tested and operated as expected for the estimated age of the unit. A technician should be engaged for annual servicing.



ADDITIONAL INSPECTED ITEMS**Roof Void Observations****Observations**

Roof frame considered serviceable with no Defects observed. Frame construction compliant with AS1684.2.





Roof Cover

Inspector Observations

Roof cover observed to be in a serviceable condition.





Reticulation Observations**Reticulation (Assisted Test)**

Maintenance: The reticulation did not operate when tested (Tap and connection appear to operate).

Correspond with selling agent for rectification.

ADDITIONAL INSPECTOR OBSERVATIONS

Damage Observations

Inspector Observations

Rectification and repair work (installation of weep holes) to garage wall has been completed by the builder. Obtain a warranty of works.

Residual moisture measurements taken from internal garage wall (North facing). Drying times to moisture damaged masonry can vary considerably. Therefore consideration to environmental conditions and building materials should be taken into account whilst assessing.





PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was fine and dry at the time of the inspection.

Property Information

Property Occupied

The property was occupied.

Property Furnished

The property was fully furnished.

Note: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing defects or evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

People Present

The estate agent was present.

Access and Restrictions

Were All Items Tested

Yes all items were accessed and tested. Please read the report in its entirety

Are Further Inspections Recommended

No further inspection recommended at final inspection: Please read this report in its entirety.

Utility Status

Water

Water to the dwelling was connected.

All water plumbing systems and pipe installation should be assessed/serviced by a licensed plumber.

Electricity

Electricity to the dwelling was connected.

Note: We do not carry out electrical certifications for wiring or safety. This must be, by law, carried out by a licensed electrician.

Gas

There is no gas connection to the property.

Bottled gas.

Inspection Agreement

Were there any specific requirements to The Pre Inspection Agreement

No specific requirements to the inspection or pre inspection agreement were requested by the client or their legal representatives.



TERMS AND CONDITIONS

In relying upon this report you should read and understand the following important information in conjunction with our inspection agreement Terms and Conditions: surebuildinginspections.au/terms-conditions

DEFINITIONS AND TERMINOLOGY

NO DEFECTS: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

TRADESMAN: A defect or a number of defects were visible that will require assessment by a qualified trades person.

AGE: The component has deterioration due to ageing or lack of upkeep and or maintenance.

MONITOR: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

STRATA: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report.

MAINTENANCE: A defect requiring non-structural repairs. Not reported as Minor or Major.

ACCESSIBLE AREA: Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

LIMITATION: A factor that prevents full or proper inspection of the building.

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report. The inspection comprised a visual assessment and testing of the electrical/plumbing fixtures and fitting to identify defects and to form an opinion regarding the general condition of these items at the time and date of the inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if settlement occurs more than 30 days after the date of initial inspection. A re- inspection after this time is essential. Further, this report has been prepared for the person named in the **CLIENT INFORMATION** section of the report and it is assumed that only this person will rely on this report. Where a report is ordered on behalf of a **CLIENT** it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the **CLIENT** by the person or company ordering the report.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Limitations: This report is limited to areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. It is not possible to inspect the concealed areas of electrical and plumbing items (e.g. rear of oven, inside switches, inside drains, etc). Obstructed areas should be further investigated and inspected by the appropriate licenced trade.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.0 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior- Access opening 400 x 500 mm - Crawl Space 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground.

1) NOT A CERTIFICATE OF COMPLIANCE: This report is not a certification of compliance for any electrical or plumbing item inspected or tested.

2) CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have been concealed; whether or not services have been used for some time prior to the inspection including the detection of defects caused by these services (e.g. shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use); concealed areas of electrical and plumbing items (e.g. rear of oven, inside switches, inside drains, etc); fire protection; storm water drainage; detection and identification of illegal plumbing work.

3) NO GUARANTEE: Accordingly this report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property.

4) SWIMMING POOLS: This inspection is limited to testing of the pool pump. We strongly recommend a pool expert should be consulted to examine the condition of the pool, pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in findings or non-compliance under the legislation.

5) STORM WATER DRAINAGE: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Have water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in this inspection report. It is recommended that a smoke test or drain borescope inspection be obtained to determine any illegal connections, blocked or broken drains.

6) SHOWER AND BATH: All Shower and bath areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long-term use. Determining whether shower and bath surrounds are watertight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the shower and bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future. Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks as showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. The absence of a leak during inspection does not mean that the shower or bath will not leak in the future or after prolonged use.

7) ESTIMATING DISCLAIMER: No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from a suitable tradesman prior to settlement.

8) DISCLAIMER OF LIABILITY: No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report). Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT".

9) DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at his or her own risk.

10) COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

Contact the inspector: Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Kim Steele (K.Steele & Sons Pty Ltd)

Contact the Inspector on: 0411 323 825

For and on Behalf of: SURE Building Inspections

