

Lockup

Provided By



SURE Building Inspections

P 1300 787 327
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Inspection Address



Report Information

Client Information

Client Name

Email

Inspection Information

Report/Agreement #

Inspection Date:

Inspection Time:

Lock Up Inspection Report

Introduction

This is a Lock Up stage progress inspection report. The purpose of this report is to document the progress and/or completion of a particular area in a construction process. This report is a record of construction as of the inspection date.

The Scope of the Inspection

This report complies with Australian Building Standards AS 4349.0-2007: Inspection of Buildings General Requirements.

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.

In certain States in Australia Mandatory or Critical Staged inspections are conducted by Council, Principal Certifying Authority (PCA) and Registered building inspectors, this inspection report does not waive any of these requirements and cannot be used for this purpose.

This report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

Further information pertaining to the scope of this report can be found on our website: surebuildinginspections.au

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.

Changes to the Pre 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. The agreement can be reviewed here: surebuildinginspections.au/terms-conditions

Visual Inspection Only

This is a Visual Inspection only and in Accordance with AS4349.0-2007: Inspection of Buildings General Requirements.

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving any objects.

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

Table of Contents



1. INSPECTION INFORMATION



2. EXTERIOR NORTH WALL



3. EXTERIOR EAST WALL



4. EXTERIOR SOUTH WALL



5. EXTERIOR WEST WALL



6. INTERIOR PLASTERBOARD



7. WATERPROOFING



8. ROOF COVER



9. INSTALLED SERVICES

Summary Of Minor Defects

Below is a summary of defects other than Major defects.

The # denotes to the defect number in the report

Section	Location	Name	Comment
EXTERIOR NORTH WALL	Weep Holes	Observations	Inadequate amount
EXTERIOR NORTH WALL	Mortar Joints	Observations	Inconsistent mortar joints.
EXTERIOR EAST WALL	Weep Holes	Progress to Plans	Incomplete and not in accordance with plan requirements. No weep holes observed.
EXTERIOR EAST WALL	Reveals	Observations	Render gaps observed.
EXTERIOR SOUTH WALL	Weep Holes	Observations	No weep holes observed.
EXTERIOR SOUTH WALL	Mortar Joints	Observations	Inconsistent mortar joints.
EXTERIOR WEST WALL	Weep Holes	Observations	Inadequate amount
EXTERIOR WEST WALL	Mortar Joints	Observations	Inconsistent mortar joints.
EXTERIOR WEST WALL	Levels and Alignment	Progress to Plans	Incomplete and not in accordance with plan requirements. Poor levels.
EXTERIOR WEST WALL	Reveals	Observations	Inconsistent mortar joints.
EXTERIOR WEST WALL	Masonry Appearance	Observations	Inconsistent mortar joints.



INSPECTION INFORMATION

General Inspection Information

Orientation

For the purpose of this report the facade with the front door is considered the West Elevation

Weather Conditions

The weather was dry at the time of inspection

General Description of Structure Inspected

Residential house

Present At Inspection

No one was onsite during inspection.



EXTERIOR NORTH WALL

Weep Holes

Progress to Plans

Incomplete and not in accordance with plan requirements.



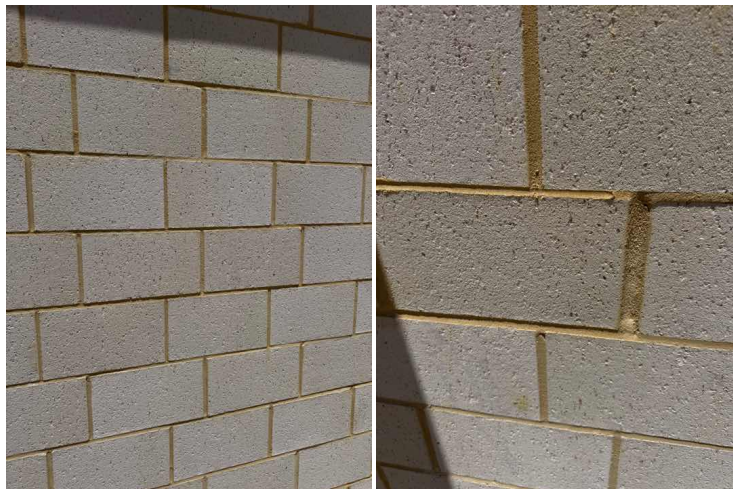
Observations

Inadequate amount

Mortar Joints

Progress to Plans

Incomplete and not in accordance with plan requirements.



Observations

Inconsistent mortar joints.

Levels and Alignment

Progress to Plans

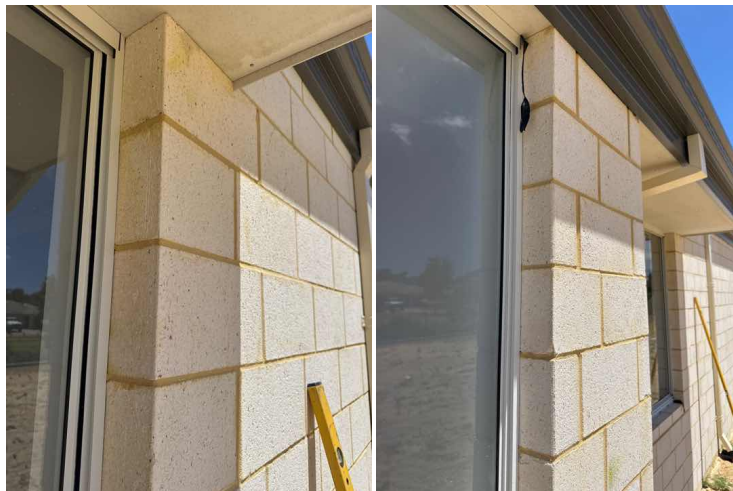
Complete in accordance with plans to acceptable standard.



Reveals

Progress to Plans

Complete in accordance with plans.



Masonry Appearance

Progress to Plans

Complete in accordance with plans.





EXTERIOR EAST WALL

Weep Holes

Progress to Plans

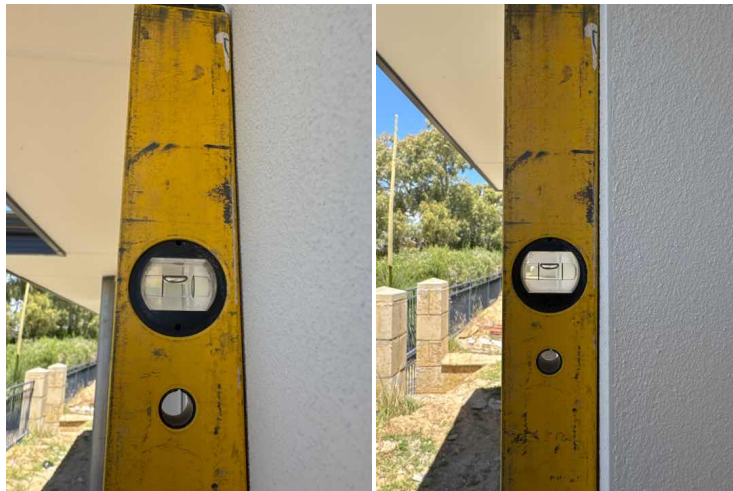
Incomplete and not in accordance with plan requirements.

No weep holes observed.

Levels and Alignment

Progress to Plans

Complete in accordance with plans to acceptable standard.



Reveals

Progress to Plans

Incomplete and not in accordance with plan requirements.



Observations

Render gaps observed.

Masonry Appearance

Progress to Plans

Complete in accordance with plans.





EXTERIOR SOUTH WALL

Weep Holes

Progress to Plans

Incomplete and not in accordance with plan requirements.

Observations

No weep holes observed.

Mortar Joints

Progress to Plans

Incomplete and not in accordance with plan requirements.



Observations

Inconsistent mortar joints.

Levels and Alignment

Progress to Plans

Complete in accordance with plans to acceptable standard.



Masonry Appearance

Progress to Plans

Complete in accordance with plans.





EXTERIOR WEST WALL

Weep Holes

Progress to Plans

Incomplete and not in accordance with plan requirements.

Observations

Inadequate amount

Lintels

Progress to Plans

Complete in accordance with plans.



Mortar Joints

Progress to Plans

Incomplete and not in accordance with plan requirements.





Observations

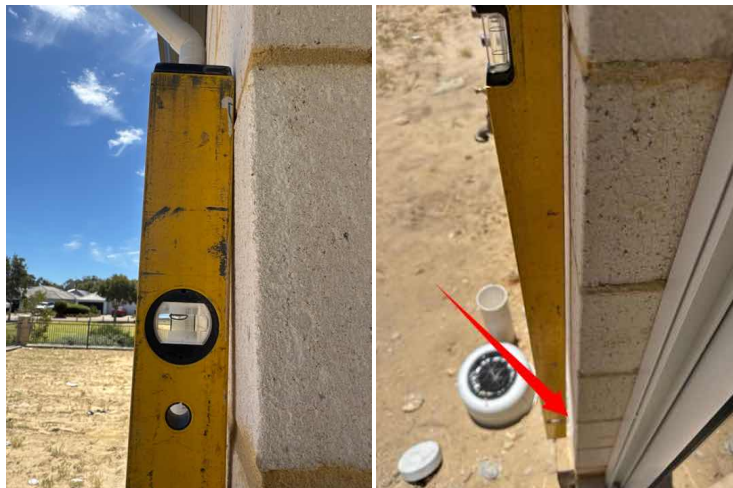
Inconsistent mortar joints.

Levels and Alignment

Progress to Plans

Incomplete and not in accordance with plan requirements.

Poor levels.



Reveals

Progress to Plans

Incomplete and not in accordance with plan requirements.



Observations

Inconsistent mortar joints.

Masonry Appearance

Progress to Plans

Incomplete and not in accordance with plan requirements.



Observations

Inconsistent mortar joints.



INTERIOR PLASTERBOARD

Garage Area

Progress to Plans

In progress. Recommend re-inspection when completed.



Entry

Progress to Plans

In progress. Recommend re-inspection when completed.



Hallway

Progress to Plans

In progress. Recommend re-inspection when completed.



Lounge Room

Progress to Plans

In progress. Recommend re-inspection when completed.



Master Bedroom

Progress to Plans

In progress. Recommend re-inspection when completed.



Bedroom 2

Progress to Plans

In progress. Recommend re-inspection when completed.



Bedroom 3

Progress to Plans

In progress. Recommend re-inspection when completed.



Kitchen

Progress to Plans

Complete in accordance with plans to acceptable standard.



Laundry

Progress to Plans

In progress. Recommend re-inspection when completed.



Ensuite Bathroom

Progress to Plans

In progress. Recommend re-inspection when completed.



Main Bathroom

Progress to Plans

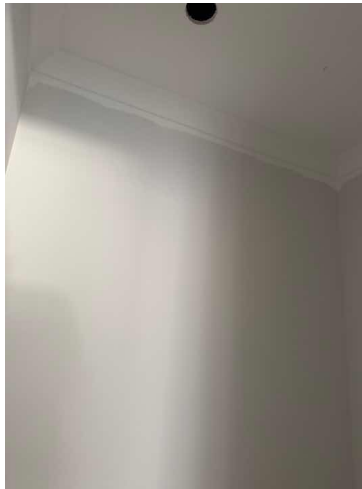
In progress. Recommend re-inspection when completed.



Toilet

Progress to Plans

In progress. Recommend re-inspection when completed.



i WATERPROOFING

Ensuite Bathroom

Progress to Plans

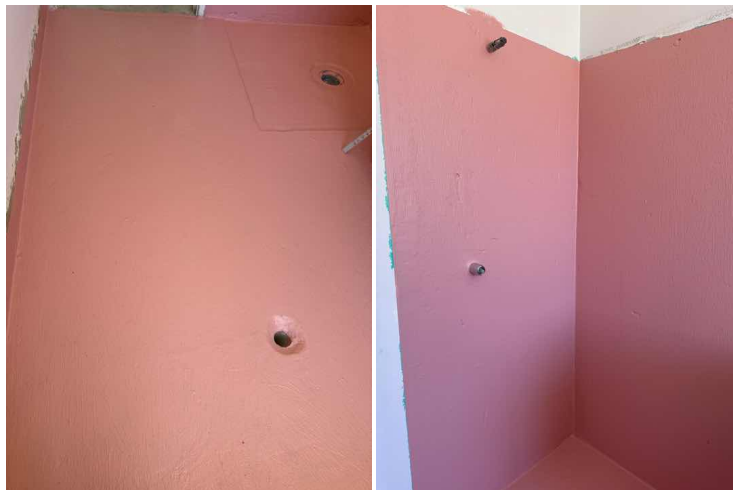
Complete in accordance with plans.



Main Bathroom

Progress to Plans

Complete in accordance with plans.



Roof Cover**Progress to Plans**

Complete in accordance with plans.



Gutters

Progress to Plans

Complete in accordance with plans.



Downpipes

Progress to Plans

Incomplete and not in accordance with plan requirements.



i INSTALLED SERVICES

Plumbing

Progress to Plans

In progress. Recommend re-inspection when completed.



Electrical

Progress to Plans

In progress. Recommend re-inspection when completed.





TERMS AND CONDITIONS

SCOPE OF REPORT

This report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

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

The purpose of this report is to document the progress and/or completion of a particular phase/stage in a construction process. This report is not a report of compliance with any Construction Code or Australian standard, but a simple record of where the level of construction is. This report is not a certificate of compliance and is not a defect report. In certain States in Australia Mandatory or Critical Staged inspections are conducted by Council, Principal Certifying Authority (PCA) and Registered building inspectors.

This report does not override or contravene a report from any relevant authority.

DEFINITIONS AND TERMINOLOGY

Completed: The progress of a particular stage of construction has been completed in accordance with any documents provided.

Incomplete/Contrary to plans: The progress of a particular stage of construction has been not completed or is not in accordance with any documents provided.

In Progress: The progress of a particular stage of construction is still in progress and has yet to be completed.

Not Applicable: Not applicable according to the type of construction and/or documents provided.

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.

LIMITATIONS

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.0-2007. The purpose of the inspection is to provide advice the client regarding the condition of the property construction at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor inspect and test these services. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects.

Neither SURE Building Inspections or the Inspector will be held responsible for areas of specialised knowledge.

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.

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. Such matters may upon request be covered under the terms of a special purpose property report.

SURFACE WATER AND 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 efficiency is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time; surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection.

RETAINING WALLS

Garden retaining wall/s more than 700mm high and load bearing retaining wall/s should have been installed with engineering design and supervision. Only the visual areas of retaining wall/s found on the site were inspected. The future performance of these wall/s is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

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).

No Liability shall be accepted on an account of failure of the Report to notify any compliance issues relating to this structure and report.

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: Gary Wilkes (SURE Building Inspections - Gary
Contact the Inspector on: 0421 209 424
For and on Behalf of: SURE Building Inspections**

