

# Buy Safe

## Building Inspections

*Avoid Costly Surprises*



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# INSPECTION REPORT

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**INSPECTION REPORT FOR:** 21 Jeanette Cres  
SAMPLE NORTH

**REPORT DATE & VERSION:** 28 October, 2015 at 1:04:59 PM  
VERSION 1

**CLIENT'S NAME:** Fred NURK  
ADDRESS: 21 Wherever  
PHONE: 04721222666  
MOBILE:  
MOBILE 2:  
EMAIL: hdhhdhdhdhdh

**REAL ESTATE AGENT:** something Real Estate  
AGENT'S NAME: herb  
PHONE:  
MOBILE:  
EMAIL:

## INSPECTION SUMMARY

Total Items Inspected: 182  
Very Good Condition [VG]: 9  
Good Condition [GD]: 116  
Satisfactory Condition [OK]: 26  
Unsatisfactory Condition [NG]: 31  
ALERTED ITEMS [!]: 41

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## **MAIN ITEMS NEEDING ATTENTION**

- \* Has salt damp
- \* Has salt damp to internal and external walls
- \* Hot water services due for replacement
- \* Garage ceiling needs attention
- \* External wiring needs conduit
- \* Need to reseal kitchen and laundry
- \* Need to service heating and cooling
- \* Need safety switch for lights
- \* Need safety switch for power
- \* "Any copying of this report is NOT allowed without permission from Buy Safe Building"
- \* Needs 3 new hardwired smoke alarms

THIS IS SAMPLE ONLY

## ITEMS NEEDING ATTENTION

AREA	ITEM	COMMENT
Bathroom 1	Bath taps	Taps need replacing
Bathroom 1	Shower taps	Suspect leaky bridging piece Needs new shower head Shower head leaking Excessive moisture to walls Excessive moisture to walls around taps
Bathroom 1	Cupboard Sink Unit	Need to seal around cupboard waste Need to seal Taps need replacing Needs new hinges
Bathroom 1	Doors	Needs replacing Door furniture need attention Damaged Needs painting
Bathroom 1	North Wall	Moisture in wall from bathroom Excessive movement Salt Damp Poor condition May be asbestos
Bathroom 1	East Wall	Movement to wall Excessive movement Salt Damp
Bathroom 1	South Wall	Moisture in wall Moisture in wall from bathroom Salt Damp Poor condition
Bathroom 1	West Wall	Movement to wall
Bathroom 1	Windows	Glass cracked Sash cords need replacing Needs new furniture
Bathroom 1	Ventilation	Needs more ventilation
Bathroom 1	Tiles	Tiles loose Needs grout seal Needs regrout Needs new flexible sealant Needs to be resealed by professional sealer Needs reseal
Construction 1	Rising damp	Needs treatment Salt damp to lean too Salt damp
Construction 1	Timber infestation	High risk Need to treat Has had previous problems Check when last treated
Construction 1	North Wall	Excessive movement Salt damp Joints need attention Movement Moisture
Construction 1	West Wall	Joints need attention
Kitchen 1	Kitchen benches	Need to reseal
Kitchen 1	Rangehood	Needs vented rangehood
Kitchen 1	Splash back	Needs reseal
Kitchen 1	Power points	Exposed wiring should be in conduit Loose Bench power point east not working
Kitchen 1	Windows	Glass cracked Needs attention Leaking
Laundry 1	Cupboard Sink Unit	Need to seal around cupboard waste Need to seal Taps need replacing Poor condition Waste pipe needs attention
Laundry 1	Ventilation	Needs more ventilation
Laundry 1	Mirror	
Laundry 1	Towel Rail	Needs attention Loose
Outdoors 1	Driveway	Paving undulated and needs attention

Outdoors 1	West fence	Rusted Leaning
Outdoors 1	Pergola 1	Wood rot Timbers undersize
Outdoors 1	Pool	Non compliant fencing
Outdoors 1	Retaining walls	Need renewing
Outdoors 1	Shed	Rusty
Outdoors 1	Site drainage	May need more drainage
Outdoors 1	Veranda 1	Post need attention Needs bracing
Services 1	Downlight Covers	Need to install downlight protective covers Suggest change to LEDs
Services 1	Electric Safety Switch	Need to install for lights
Services 1	Electric wiring	Needs tidying up Upgrade meter box Some old wiring Needs checking Old wiring
Services 1	Hot Water Service	Due for replacement Leaking
Services 1	Sewerage	Old earthenware sewerage May have root problems
Services 1	Smoke detectors	Need to install 2 new hardwired
Toilet 1	Cupboard Sink Unit	Need to seal around cupboard waste Need to seal
Toilet 1	West Wall	Movement to wall Moisture in wall Moisture in wall from bathroom Salt Damp Poor condition
Toilet 1	Tiles	Missing

# INSPECTION REPORT

AREA ITEM Alert Condition COMMENTS

## Outdoors 1



Fences   West fence	ATT'N	Unsatisfactory	Rusted
Driveway	ATT'N	Unsatisfactory	Paving undulated and needs attention
Paths		Very Good	
Garage		Very Good	
Garage doors		Satisfactory	
Shed	ATT'N	Unsatisfactory	Rusty
Pergola   Pergola 1	ATT'N	Unsatisfactory	Wood rot
Veranda   Veranda 1	ATT'N	Unsatisfactory	Post need attention
Pool	ATT'N	Unsatisfactory	Non compliant fencing
Stormwater		Satisfactory	
Site drainage	ATT'N	Satisfactory	May need more drainage
Retaining walls	ATT'N	Unsatisfactory	Need renewing
Outside taps		Good	
Outside power points		Very Good	
Fire proofing		Very Good	
Fire protection		Very Good	
Pumps		Good	
Shutters		Good	
Blinds		Good	
Cappings		Good	
Flashings		Good	
Fascias		Good	
Scotias		Good	
Barges		Good	
Gables		Good	
Posts		Good	
Gutters		Good	
Box gutters		Good	
Roof		Good	
Roof hips sagging		Good	
Roof frame		Good	
Gutter guard		Good	
Chimney		Good	
Asbestos		Good	
Exterior paintwork		Good	
Downpipes		Good	

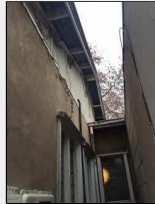
## Services 1



Water supply		Satisfactory	
Tanks		Very Good	
Sewerage	ATT'N	Unsatisfactory	Old earthenware sewerage

Gas supply		Satisfactory	
Electric wiring	ATT'N	Unsatisfactory	Needs tidying up Some old wiring Needs checking Old wiring
Downlight Covers	ATT'N	Unsatisfactory	Need to install downlight protective covers
Electric Safety Switch	ATT'N	Satisfactory	Need to install for lights
Smoke detectors	ATT'N	Unsatisfactory	Need to install 2 new hardwired
Hot Water Service	ATT'N	Unsatisfactory	Due for replacement

## Construction 1



No. of storeys		Good	
Footings		Satisfactory	
Stumps		Very Good	
Wall structure   North Wall	ATT'N	Unsatisfactory	Excessive movement Joints need attention Movement Moisture
Wall structure   East Wall		Good	
Wall structure   South Wall		Good	
Wall structure   West Wall	ATT'N	Unsatisfactory	Joints need attention
Insulation		Satisfactory	
Windows External   North Windows		Good	
Windows External   East Windows		Satisfactory	
Windows External   South Windows		Very Good	
Windows External   West Windows		Satisfactory	
Slab (height)		Satisfactory	
Damp course		Satisfactory	
Rising damp	ATT'N	Unsatisfactory	Needs treatment Salt damp
Sub-floor dampness		Satisfactory	
Eaves		Satisfactory	
Timber infestation	ATT'N	Unsatisfactory	High risk Has had previous problems Check when last treated
Floor ventilation		Good	

## Bedroom 1



Floor		Good	
Floor covering		Good	
Skirting		Good	
Architraves		Good	
Doors		Good	
Door furniture		Good	
Internal Walls   North Wall		Good	
Internal Walls   East Wall		Good	
Internal Walls   South Wall		Good	

Internal Walls   West Wall		Good	
Power points		Good	
Windows		Good	
Shutters and blinds		Good	
Ceiling		Good	
Lighting		Good	
Cupboard Storage		Good	

## Bathroom 1



Floor		Good	
Floor covering		Good	
Skirting		Good	
Architraves		Good	
Doors	ATT'N	Unsatisfactory	Needs replacing Damaged Needs painting
Door furniture		Satisfactory	
Internal Walls   North Wall	ATT'N	Satisfactory	Moisture in wall from bathroom Salt Damp Poor condition May be asbestos
Internal Walls   East Wall	ATT'N	Unsatisfactory	Movement to wall Salt Damp
Internal Walls   South Wall	ATT'N	Unsatisfactory	Moisture in wall Salt Damp Poor condition
Internal Walls   West Wall	ATT'N	Unsatisfactory	Movement to wall
Power points		Good	
Windows	ATT'N	Satisfactory	Glass cracked Needs new furniture
Shutters and blinds		Good	
Ceiling		Good	
Lighting		Good	
Toilet Pan		Good	
Cistern		Good	
Ventilation	ATT'N	Unsatisfactory	Needs more ventilation
Shower taps	ATT'N	Unsatisfactory	Suspect leaky bridging piece Shower head leaking Excessive moisture to walls Excessive moisture to walls around taps
Shower Waste		Good	
Shower screen		Good	
Bath taps	ATT'N	Unsatisfactory	Taps need replacing
Bath waste		Good	
Tiles	ATT'N	Unsatisfactory	Tiles loose Needs regrout Needs new flexible sealant Needs to be resealed by professional sealer Needs reseal



Taps		Good	
Cupboard Sink Unit	ATT'N	Unsatisfactory	Need to seal around cupboard waste
			Taps need replacing
			Needs new hinges

## Toilet 1



Floor		Good	
Floor covering		Good	
Skirting		Good	
Architraves		Good	
Doors		Good	
Door furniture		Good	
Internal Walls   North Wall		Good	
Internal Walls   East Wall		Good	
Internal Walls   South Wall		Good	
Internal Walls   West Wall	ATT'N	Unsatisfactory	Movement to wall Moisture in wall from bathroom Salt Damp Poor condition
Windows		Good	
Shutters and blinds		Good	
Ceiling		Good	
Lighting		Good	
Toilet Pan		Good	
Cistern		Good	
Ventilation		Good	
Tiles	ATT'N	Unsatisfactory	Missing
Taps		Good	
Cupboard Sink Unit	ATT'N	Satisfactory	Need to seal around cupboard waste

## Laundry 1



Floor		Good	
Floor covering		Good	
Skirting		Good	
Architraves		Good	
Doors		Good	
Door furniture		Good	
Internal Walls   North Wall		Good	
Internal Walls   East Wall		Good	
Internal Walls   South Wall		Good	
Internal Walls   West Wall		Good	
Power points		Good	
Windows		Satisfactory	
Shutters and blinds		Very Good	
Ceiling		Good	
Lighting		Satisfactory	
Ventilation	ATT'N	Unsatisfactory	Needs more ventilation
Tiles		Good	
Taps		Good	
Towel Rail	ATT'N	Satisfactory	Needs attention
Mirror	ATT'N	Satisfactory	
Laundry trough		Good	

Cupboard Sink Unit	ATT'N	Satisfactory	Need to seal around cupboard waste Taps need replacing Poor condition Waste pipe needs attention
Cupboard Storage		Good	
Dryer facility		Good	
Dryer ventilation		Good	
W. machine outlets		Good	

## Lounge 1



Floor		Good	
Floor covering		Good	
Skirting		Good	
Architraves		Good	
Doors		Good	
Door furniture		Good	
Internal Walls   North Wall		Good	
Internal Walls   East Wall		Good	
Internal Walls   South Wall		Good	
Internal Walls   West Wall		Good	
Power points		Good	
Windows		Good	
Shutters and blinds		Good	
Ceiling		Good	
Lighting		Good	

## Kitchen 1



Floor		Satisfactory	
Internal Walls   West Wall		Good	
Power points	ATT'N	Unsatisfactory	Exposed wiring should be in conduit Bench power point east not working
Windows	ATT'N	Satisfactory	Glass cracked Leaking
Ceiling		Good	
Lighting		Good	
Kitchen benches	ATT'N	Satisfactory	Need to reseal
Hotplate		Good	
Oven		Good	
Rangehood	ATT'N	Unsatisfactory	Needs vented rangehood
Pantry		Good	
Splash back	ATT'N	Unsatisfactory	Needs reseal
Taps		Good	
Cupboard Sink Unit		Good	
Cupboard Storage		Good	



**PHOTOS**



**Bathroom 1**



**Bathroom 1**

Leaking + needs reseal + grout seal



**Bedroom 1**



**Bedroom 1**



**Construction 1**



**Construction 1**

No insulation



**Construction 1**

Asbestos



**Construction 1**

Needs attention

Image:

**Cover**



**Kitchen 1**



**Kitchen 1**



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**Kitchen 1**



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**Laundry 1**



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**Lounge 1**



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**Lounge 1**

Needs attention



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**Outdoors 1**

Needs work



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**Outdoors 1**



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**Outdoors 1**

No insulation



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**Outdoors 1**

Needs re-flashing



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**Outdoors 1**



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**Outdoors 1**

Rust



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**Outdoors 1**

Needs drainage



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**Services 1**

Needs upgrade



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**Services 1**



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**Services 1**



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**Services 1**



**Services 1**

Due for replacement



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**Toilet 1**

### **SCOPE OF THE INSPECTION & REPORT**

1. The purpose of the inspection is to provide you (the potential purchaser) with information and advice regarding the property on the date and time of the inspection. Areas of inspection are those that are safe and accessible.
2. The report is a visual assessment of items in the structure of the building and within the immediate boundary of the house.
3. The inspector provides a general assessment of the property and will provide a more detailed itemized report on major issues or minor defects that need to be attended as areas of maintenance.
4. The inspector will discuss the outcome of the inspection with the client and provide an opinion to the reason it is a major defect and identify its location.
5. It is the aim of the inspector to help the client in a better position to make a buying decision. Unexpected repairs should still be expected.
6. The inspector will not comment on the value of the property as this is not his area of expertise.

### **LIMITATIONS**

1. The inspection is a visual, non-invasive report on areas that are accessible and or safe to access on the day and time of the inspection. Areas where access is restricted or deemed unsafe are excluded from the report. These areas may be inspected at a later date once they become accessible or safe for an additional fee.
2. The inspection **IS NOT** invasive. It does not include breaking apart, dismantling, digging, gouging, using force, removing or moving objects including but not limited to, roof insulation/sisalation, floor or wall coverings, ceilings, floors, pavers, footings, foliage, soil, sidings, fixtures, furnishings, appliances, household items or personal possessions which may be concealing defects in the property. Watering systems are not inspected.
3. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. Visible timbers **CANNOT** be destructively hit or probed.
4. The inspection compares and takes into account the construction and generally accepted building practice at the time it was built; checking it has been maintained and without significant loss of strength. If a pool or spa has been installed the area will be checked to make sure it is compliant with current Australian Standards.
5. If timber pests or damage are visually located during the inspection it will be reported and recommended that a qualified licensed pest control specialist carry out an inspection on the property. We are not a pest control company.
6. The inspection is based on conditions on the day of the inspection, as seen by the inspector; these can be influenced by many variables.
7. The report will not report on any problems which may be subject to the prevailing weather conditions as they may only become obvious in different weather conditions.
8. The inspector will not locate, verify or comment on easements, markers or property borders.
9. The inspector will not comment on the life expectancy of the property or its contents but may offer an opinion based on the typical life cycle of an item.
10. The roof space will not be checked if there is no access, the access is blocked, it is a skillion roof or it poses a danger to the inspector or structure.
11. A defect free constructed house, regardless of age, is unattainable and some flaws will remain hidden.
12. The inspector will only inspect the interior and immediate exterior of the property that is strata, community title or other title. The client is encouraged to obtain strata reports, minutes, documents and records prior to purchasing the property.
13. The report does not include any enquiries to local government, or any other Authority or Government Department regarding the property or building. It is the duty of the client to check for council approval, encumbrances, obtain documentation and

reports etc prior to purchasing the property. Obtain a statement from the vendor about any timber repairs, timber or pest infestations, damage or treatments, alterations or problems known to them, or other work carried out on the property.

14. It is acknowledged that the inspector may comment to a limited degree and to the best of his ability as a registered builder only, as to electrical wiring and plumbing installations. The inspector will not be held liable in respect of any errors or omissions in respect of such comments. For further information and expert advice in specialised areas a qualified licensed person must be employed. We are not licensed plumbers or electricians.
15. The inspector recommends all work to be undertaken by qualified licensed tradespeople.
16. ASBESTOS. Asbestos cement products were generally used in buildings built prior to 1983; if this property was built on or prior to that date it must be assumed it contains this product. Asbestos may be in wall /ceiling sheets, some roof tiles, roof sheeting and other products. After this date there was a period of a few years (**up to 1990**) when asbestos products were being phased out. Therefore some properties after 1983 may contain asbestos. Asbestos products present a negligible health risk if they are left undisturbed, and are in a reasonable condition. All sheeting should be fully sealed.

There are strict guidelines by regulatory authorities on removal and working with asbestos products. It is essential to seek advice from a licensed qualified asbestos removalist regarding sealing or removal of this material. Any drilling, cutting, scratching or removing of asbestos products is a high risk to peoples' health. It must be carried out by qualified and licensed experts in this field. If asbestos or asbestos products are noticed during the inspection it may be noted in the report. Accurate identification of some asbestos products can only be identified through laboratory analysis by the EPA (Environmental Protection Authority).

17. MOULD (MILDEW) AND NON-WOOD DECAY FUNGI. The scope of this inspection does not include the presence or absence of mould. If it is noticed during the inspection it may be reported in the area it was identified. Mould may cause structural damage and / or health problems. Sources of moisture must be eliminated. Environmental air testing by the EPA is recommended.
18. The report does not constitute a certificate that the property is compliant to any Act, law or local governing body. Nor is it a guarantee, warranty or insurance policy for any ensuing building problem.
19. OWNERSHIP OF THE REPORT. The intellectual material gathered in the Inspection is the property of the inspector. The report is prepared for the use of the named client and may not be used, relied upon, sold or provided to any other party without our prior permission unless authorised to do so by Legislation. The client agrees to maintain the confidentiality of the report and reasonably prevent it from distribution to other persons. If the client directly or indirectly causes the distribution of the report, the client will nullify any indemnity against the inspector by the third party. The client may be subject to legal proceedings.
20. The intellectual material remains the property of the inspector so it may be sold to any other person although there is no obligation for this to happen.
21. DISPUTE RESOLUTION. In the event of a claim or dispute arising from the inspection or report, the client shall give notice in writing to the inspector of all particulars of the dispute or claim and provide the inspector with reasonable opportunity to inspect the property and where appropriate resolve the issue.

If the dispute cannot be resolved within fourteen (14) days from serving of the notice then the dispute shall be referred to an independent mediator. The cost will be met by both parties or as agreed by the mediator. Should the dispute not be resolved by mediation either party may refer it to the Institute of Arbitrators and Mediators of Australia. The costs to each party will be determined by the Arbitrator.

22. Failure to provide the inspector with the opportunity to visit the property to investigate the complaint and provide a written response within 28 days will render any legal proceedings, fees or expenses null and void.

**REPORT MUST BE READ IN FULL PRIOR TO COOLING OFF AND IF ANY QUERIES PLEASE RING 1**