

Your Architect

Name:

Address:

Telephone:

Property Inspection Report



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Address of Inspection:	Client:
Weather conditions on the day of Inspection: Fine	Date of Inspection:

PROPERTY SUMMARY

Stumps/Piers /Footings	Concrete stumps			Floor	Timber			Walls	Brick veneer			
	Tiles				Windows	Aluminium framed sliding			Furnished	Yes	Partial	No
Roof	1	Smoke Detector	Yes	No		Site Grade	Flat	Sloping		Steep	Trees Coverage	Light
Estimated Age			25yr	✓					✓			

ENCLOSURES - THESE ARE AN IMPORTANT PART OF YOUR REPORT

Home Maintenance Guide	✓	Roofing & Guttering	✓	Cost Guide	✓
Health & Safety Warning	✓	Termites & Borers	✓	Home Safety Checklist	✓
Cracking in Brickwork & Block Masonry	✓	Treatment of Dampness			
Re-stumping		Vouchers	✓		

If any of the above enclosures are ticked, but does NOT accompany this report, please contact Archicentre IMMEDIATELY.

INSPECTION SUMMARY

This residence is in reasonable condition. However, the roof framing has some serious problems which should be further investigated and advised on by a structural engineer and an experienced builder -

1. Sagging of roof over dining/kitchen area.
2. Large split in hip rafter over living area.
3. Sagging of eaves, especially at front north corner.

Rectification is likely to require significant cost. There are also other significant maintenance requirements -

1. Replace south side timber fence.
2. Rectify ponding of front gutter & install additional downpipes & stormwater drains.
3. Renew cracked concrete paving of verandas and rear paving.

Details of above & further maintenance & improvement items are noted following.

DESIGN POTENTIAL SUMMARY – Talk to Archicentre about a design report

Renovation of this dwelling could include additions at the rear and the front . At the rear, this may involve replacing the existing garage & shed with a new carport or garage. The orientation of the building is not favourable for thermal efficiency. The renovation designer should seek to capture winter sun and protect the building from summer sun. The floor finishes and the kitchen joinery are 'out-of-date'. Renovations may also include new kitchen and bathroom and replacement of carpet throughout. The external appearance of this building can be improved by applying a render finish to the brickwork.

FAULT SUMMARY

FAULT RATING (refer to bottom of page 2 for key)

Damp	✓	Framing	*	Regulations	*	Stumps/Piers	✓	Timber Rot	✓
Cracking	*	Electrics	*	Roof	*	Water Supply	*	Security	✓

VERBAL REPORT	✓	Given in person		Name of Person spoken to:	
		Given over telephone	✓		Date of Verbal Report:

THIS IS NOT A PEST INSPECTION

PLEASE READ PAGE 4 CAREFULLY FOR DEFINITIONS AND CONDITIONS OF INSPECTION. THIS REPORT IS NOT A GUARANTEE. A 12-MONTH \$10,000 STRUCTURAL GUARANTEE IS AVAILABLE ON ALL PRE-PURCHASE INSPECTIONS (CONDITIONS APPLY).

The numbers in the checklist below correspond to the numbers on the next page, or overleaf. The one reference number is used if the fault appears again in other parts of the house

GARDEN		FRONT	Fences	✓	Paving	✓	Drainage	✓	Tap	✓	Letterbox	✓	Driveway	✓
EXTERIOR	REAR	Fences	✓	Paving	✗ 7	Drainage	✓	Tap	--	Cloth.line	✓	Pool / spa fence	--	
	SIDE NW	Fences	✓	Paving	✓	Drainage	✓	Tap	--			Water feature	--	
	SIDE SE	Fences	✗ 13	Paving	✓	Drainage	✓	Tap	--			WC (Shed)	✗ 34	
	GARAGE	Structure	✗ 14	Roof	8,9 ✗ 10	Floor	✗ 15	Walls	✓	Electrical	UT 12	Access	P 1	
	SHED	Structure	✓	Roof	9,10 ✗ 16	Floor	✓	Walls	✓	Electrical	UT 12	Access	P 1	
	ROOF	Covering	✗ 17	Valleys	--	Ridges	✗ 17	Flue Vent	✓	Flashing	✓	Access	P 1	
		Chimney	--	Vents	--	Box Gutter	--							
	WALL FRONT	Structure	✓	Finish	✓	Eaves	✗ 18	Gutters	✗ 9	Downpipe	✓	Access	R	
		Vents	--	Doors	✗ 3	Windows	✓	Fly Screens	✓	Sub-Vents	✓	Electrical	✗ 21	
	WALL REAR	Structure	✗ 6	Finish	✗ 6	Eaves	✗ 18	Gutters	✓	Downpipe	✗ 10,2	Access	R	
	Vents	--	Doors	✗ 3	Windows	✓	Fly Screens	✓	Sub-Vents	✗	Retaining wall	--		
WALL SIDE NW	Structure	✗ 6	Finish	✗ 6	Eaves	✗ 18	Gutters	✗ 9	Downpipe	✗ 10	Access	R		
	Vents	--	Doors	--	Windows	✓	Fly Screens	✓	Sub-Vents	✓	Retaining wall	--		
WALL SIDE SE	Structure	✓	Finish	✗ 20	Eaves	✗ 18,2	Gutters	✓	Downpipe	✗ 10	Access	R		
	Vents	--	Doors	--	Windows	✓	Fly Screens	✓	Sub-Vents	✓	Retaining wall	--		
FRONT VERANDA	Floor Struct.	✗ 15	Floor	✗ 15	Walls	--	Ceiling	✗ 18	Posts	✓	Access			
	Steps	✓	Doors	--	Windows	--	Electric	✓	Sub-Vents	--	Balustrade	--		
REAR VERANDA	Floor Struct.	✗ 15	Floor	✗ 15	Cupboard	✗ 2	Ceiling	✗ 18	Posts	✓	Access	R		
	Steps	✓	Doors	--	Windows	--	Electric	✓	Sub-Vents	--	Balustrade	✗ 22		
SUB-FLOOR	Stumps/Piers	✓	Walls	✓	Framing	✓	Floor	✓	Services	✓	Access	R		
	Ventilation	✓	Damp	✓	Ant Caps	✗ 23								
ROOF SP.	Frame	✗ 19	Lining	--	Insulation	✓	Leaks	✓	Services	✓	Access	R		
INTERIOR	ENTRIES/ PASSAGE	Floor Struct	✓	Floor	✗ 24	Walls	✗ 25	Ceiling	✗ 25	Doors	✗ 3	Access	R	
		Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards	✓					
		Dampness	✓	Electrical	✓									
	STAIR	Structure		Finish		Balustrade		Underside						
	LIVING	Floor Struct	✓	Floor	✓	Walls	✗ 2	Ceiling	✗ 2	Doors	✗ 3	Access	P 1	
		Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards	--					
		Dampness	✓	Electrical	✗ 11									
	DINING	Floor Struct	✗ 26	Floor	✓	Walls	✓	Ceiling	✓	Doors	✗ 3	Access	P 1	
		Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards	--					
		Dampness	✓	Electrical	✓									
	KITCHEN	Floor Struct	✓	Floor	✗ 24	Walls	✗ 2	Ceiling		Doors	✓	Access	P 1	
		Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards						
		Dampness	✓	Electrical	✓	Stove	UT	Oven	--	Sink	✓	Pressure	✗ 29	
		Waste	✓	Exhaust	✗ 27	Disposer	--	Dishwash.	--	Taps	✗ 28			
	FAMILY	Floor Struct		Floor		Walls		Ceiling		Doors		Access		
		Windows		Nat Light		Nat. Vent		Cupboards						
		Dampness		Electrical										
	BEDR'M FRONT EAST	Floor Struct	✓	Floor	✓	Walls	✓	Ceiling	✓	Doors	✓	Access	P 1	
		Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards	✓					
		Dampness	✓	Electrical	✓									
	BEDR'M FRONT	Floor Struct	✓	Floor	✓	Walls	✓	Ceiling	✓	Doors	✓	Access	P 1	
		Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards	✓					
		Dampness	✓	Electrical	✓									
	BEDR'M REAR SOUTH	Floor Struct	✓	Floor	✓	Walls	✓	Ceiling	✓	Doors	✓	Access	P 1	
		Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards	✓					
		Dampness	✓	Electrical	✓									
	BEDR'M	Floor Struct		Floor		Walls		Ceiling		Doors		Access		
		Windows		Nat Light		Nat. Vent		Cupboards						
		Dampness		Electrical										
		Floor Struct		Floor		Walls		Ceiling		Doors		Access		
	Windows		Nat Light		Nat. Vent		Cupboards							
	Dampness		Electrical											
W.C.	Floor Struct	✓	Floor	✗ 24	Walls	✗ 2	Ceiling	✓	Doors	✓	Access	R		
	Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards	--	Exhaust	--				
	Dampness	✓	Electrical	✗ 11	Bowl	✓	Seat	✓	Cistern	✓				
BATHR'M	Floor Struct	✓	Floor	✗ 24	Walls	✓	Ceiling	✓	Doors		Access			
	Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards	✗ 2						
	Dampness	✗ 30	Electrical	✓	Bath	✓	Basin	✓	Shower	31 ✗ 30	Pressure	✓		
	Waste	✓	Exhaust	✓	W.C. Bowl	--	W.C. Seat	--	W.C. Cist	--				
BATHR'M	Floor Struct		Floor		Walls		Ceiling		Doors		Access			
	Windows		Nat Light		Nat. Vent		Cupboards							
	Dampness		Electrical		Bath		Basin		Shower		Pressure			
	Waste		Exhaust		W.C. Bowl		W.C. Seat		W.C. Cist					
LAUNDRY	Floor Struct	✓	Floor	✗ 24	Walls	✓	Ceiling	✗ 2	Doors	✗ 2	Access	P 1		
	Windows	✓	Nat Light	✓	Nat. Vent	✓	Cupboards	✓	Benches	✓				
	Dampness	✓	Electrical	✓										
	Trough	✗ 32	WM Taps	UT	Dryer Exh.	--	Pressure	✗ 29	Waste	✓				
SERVICES	Heating	UT	Cooling	UT	Cent. Vac	--	Telephone	✓	Intercom	--	Water tank	✓		
	Serv. Line	✓	Meterbox	✓	Switch Bd	✗ 5	T.V. Ant	✗ 33	H.W/S	✗ 4	Pump	✗ 29		

KEY	FAULT RATING	✓ No Visible Fault	✗ Maint'nce Item	✘ Serious Fault	— Not Applicable	ACCESS CHECK	R Reasonably Accessible	P Partially Accessible	N Not Accessible	Services & Fittings Check	UT Untested
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SECURITY FACTORS	Dead Locks	--		Peep Hole(s)	--		Security Screens	--		Windows	✓		Burglar Alarms	--	
SITE FACTORS	Safety	*	15	Vehicle Access	✓		Fire Hazards	✓		Privacy	✓		Overhanging Trees	*	16

Item No.	NOTES - Refer to Check-list on Page 2	PROFESSIONAL & TRADE GUIDE
	NOTE: This report has been prepared in accordance with Australian Standard AS4349.1-1995 for Standard Property Inspections and is not a pest inspection report . We recommend an inspection by a pest exterminator.	
1	Partially accessible / stored items, furniture, height, low clearance, ducts or locked.	
2	External or internal surface needs repair & painting.	PD
3	Minor repairs required to door(s) or window(s) or cupboard(s).	HM CJ
4	Hotwater unit may be near the end of its expected life: possible replace in near future.	PG
5	Recommend installation of safety switch to switchboard. Replace ex.wire fuses with circuit breaker type switchboard & install safety switch.	EL
6	Minor cracking of external brickwork: refer to Tech.Info.Sheet, monitor, repair as required. Some brick sill tiles are loose: repair	AR BR
7	Cracked concrete paving: replace defective section(s).	CC
8	Minor repairs required to sheet roofing ie. fixings etc.	HM RC
9	Gutters ponding: clean out & check for fall. West gutter of garage is rusted:replace	PG
10	Insufficient downpipes: install additional downpipes & drains. Connect all downpipes to drains to discharge well away from building.	PG
11	Wall switch inconveniently located: install new switch, 2 way as required.	EL
12	Overhead electrical supply to garage & shed is illegal. Install underground as required.	EL
13	South east side timber fence is dilapidated: replace. Shared cost.	FC
14	Hardwood purlin is split: replace.	HM CJ
15	Significant cracking of concrete floor: replace affected section. Further subsidence may cause a trip hazard.	CC
16	Trees overhanging shed & garage, leaning against building & fouling roof gutters: cut back overhanging limbs.	HM
17	Ridge tiles need repointing. At least one broken tile: replace.	RC
18	Eaves appear to have sagged or dropped especially at front north corner, lining not level, unsightly: verify cause, which may be poor workmanship.	BC
19	Underpurlins sag in at least 2 locations, especially over dining & kitchen: underpurlins are inadequately supported. Externally, there is a significant sag in the plane of the rear roof. Further investigate & install framing to comply with current timber framing standard, AS1684.	SE BC
20	Brickwork stained: from overflow of hotwater: clean. Consider improve appearance of building by applying a render finish to external brick veneer.	HM PD
21	Power outlet faulty or not operating: rectify.	EL
22	Steel balustrade is loose at wall: repair, fix securely.	HM
23	No ant caps at perimeter brick piers: consider install. Recommend pest control company check for termites & provide written report.	HM PC
24	Vinyl sheet flooring lifting:replace with vinyl or ceramic tiles.	VL TL
25	Minor cracking of internal plasterboard lining: monitor over time; if no increase, repair & paint. Further investigate as required.	HM PD

PROFESSIONAL AND TRADE GUIDE (REFER TO THE YELLOW PAGES)

AR Architects	CM Cabinet Makers	FC Fencing Contractors	LA Landscape Architects	PG Plumbers & Gasfitters	TL Tile Layers (wall & floor)
BC Building Contractors	DH Damp Houses	GL Glass Merch/Glazier	LG Landscape Gardener	PL Plasterers	VL Vinyl Layers
BR Bricklayers	DR Drainers	HM Home Maint./Repair Contractors & Designers	PV Paving-Various	TS Tilers & Slaters	
CC Concrete Contractors	EL Electrical Contractors	HR House Restump/Reblock	PC Pest Control	RC Roof Const./Repair/Clean	UP Underpinning Serv.
CJ Carpenters & Joiners	EX Excavating Contractors	IC Insulation Contractors	PD Painters & Decorators	SE Structural Engineers	

Item No.	NOTES – (continued) Refer to Check-list on Page 2	PROFESSIONAL & TRADE GUIDE Refer to List at base of Page 3
26	Timber floor creaking: see Home Maintenance Guide.	
27	Exhaust fan needs clean &/or repair. Duct over stove is blocked up. Consider install rangehood. See also Design Potential Summary.	EL
28	Tap leaking: repair, replace washer as required.	PG
29	Fluctuating pressure in tank water supply. Check condition of pump.	PG
30	Check shower enclosure for minor leaks: rectify/seal & repair & paint skirting, etc.	PD
31	Recommend install water efficient AAA rated shower head.	PG
32	Trough cabinet is rusted: repair & paint or replace.	PD
33	Recommend verify structural stability & requirement for TV aerial tower. Rectify as required.	HM
34	WC in shed is leaking at connection of flush pipe: replace seal.	PG

TERMS AND CONDITIONS OF THE CONTRACT AND THE INSPECTION

This Report has been prepared by Archicentre Ltd and the named architect and is supplied to you (the named client) on the basis of and subject to the Terms and Conditions of the Contract and the Inspection and Archicentre accepts no responsibility to other persons.

Please note that having provided to you an opportunity to read or hear the Terms and Conditions following upon you making a booking for the property inspection, Archicentre Ltd and the architect have 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.

As of 24 August 2001, Archicentre introduced a new standard of procedures that superseded all previous booking procedures and the terms & conditions of the contract and the inspection.

DEFINITIONS

No Visible Fault – Upon a visual inspection of reasonably accessible areas of the property no fault was observed.

Maintenance Item – Any items of repair which is common to homes of similar age or type of construction and as described in the Home Maintenance Guide, including decorative features and finishes.

Serious Faults – A fault which seriously affects the structural integrity of the property or requires the substantial replacement of plumbing or electrical services. In the case of cracking, a serious structural fault denotes severe cracking as defined by Category 4, Appendix C – Australian Standard AS 2870-1996

Reasonably Accessible – Reasonably accessible areas are those which can be accessed by a 3.6 metre ladder or those which have at least 600mm unimpeded vertical and horizontal clearance without the removal of any fixed or unfixed furniture, fittings, cladding or lining materials, plants or soil. Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations.

REPORT STANDARD

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.

The Terms and Conditions take precedence over any oral or written representations by Archicentre.

- 1) After making the booking, the client is deemed to have accepted these Terms and Conditions upon the architect arriving on site.
- 2) Archicentre accepts no liability with respect to work carried out by other trades, consultants or practitioners referred by Archicentre.
- 3) The Report is not a guarantee but is an opinion of the condition of the inspected property. A limited guarantee is available on acceptance of the guarantee conditions.
- 4) 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 as described in Archicentre's Home Maintenance Guide.
- 5) 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.
- 6) 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.
- 7) Archicentre does not inspect for pests. Clients wishing to have a full pest infestation check should advise Archicentre or arrange for a separate pest inspection.
- 8) 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.

- 9) 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).
- 10) Archicentre does not accept responsibility for services other than those provided in this Report which does not include full assessment of plumbing or electrical services.
- 11) Archicentre's liability with respect to the advice given in this report shall be limited to a refund of the inspection fee in the absence of the guarantee.
- 12) The Home Maintenance Guide constitutes a vital part of the architect's recommendations and failure to observe either the recommendations or the Home Maintenance Guide could lead to premature deterioration of the property.
- 13) The Health and Safety Warnings constitutes a vital part of Archicentre's recommendation to you. Failure to observe the provisions of the warning sheet could jeopardise the safety of the occupants.
- 14) (a) If you are dissatisfied with the Report you must give Archicentre written notice specifying the matters about which you are dissatisfied before taking any remedial action.
 - (b) Within 28 days of giving the notice, you and Archicentre shall meet to attempt to resolve the matters.
 - (c) 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 Archicentre or appointed by the Chairperson of The Institute of Arbitrators & Mediators Australia, with the cost of such mediation shared equally by both parties.
 - (d) 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.