

# BUILDING INSPECTION REPORT



Size: 3 Bed x 2.5 Bath

Inspection prepared for: [REDACTED]  
Date of Inspection: [REDACTED]

BC 102854 | BP 14414

Pre Purchase Building Inspections | Pre Purchase Timber Pest Inspections | Practical Completion Inspections  
Tax Depreciation Schedules | Methamphetamine Residue Screening

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# Inspection Details

## 1. Pre-Inspection Agreement Details:

Agreement: The Client was informed of the agreement and the agreement was emailed to the client.

YES

Was the agreement returned signed?

YES

## 2. Inspection Type:

Builder Practical Completion Report

## 3. Person's In Attendance:

Building Inspector

Builder / Supervisor

## 4. Occupancy:

New Build - not lived in.

## 5. Building Information:

This is a family home.

## 6. Building Structure:

Steel Frame, Wall with Lightweight Cladding, Concrete slab. Aluminium Windows.  
Colorbond Steel Roof.

## 7. Levels:

2 Storey

## 8. Weather conditions:

Clear

		flooring.
<b>Hall/Passage 1</b>		
Page 18 Item: 1	Wall Condition	1.1. 4813 Patch and paint wall.
Page 18 Item: 2	Floor Condition	2.1. 4814 Clean paint off floor. 4815 clean paint off floor and patch and paint.
Page 18 Item: 4	Door Conditions	4.1. 4780, 4781 Door frames - Split frames poorly installed, mitre corners not flush. Builder to repair, patch and paint as required. Throughout property.
Page 19 Item: 5	Stair Conditions	5.1. 4834, 4835, 4836, 4837, 4838, Poor paint finish, patch and paint as required.
<b>Hall/Passage 2</b>		
Page 20 Item: 1	Wall Condition	1.1. 4864 Mark on wall, clean and touch up.
Page 20 Item: 3	Ceiling Conditions	3.1. 4877 Ducted aircon grill damaged.
<b>Storage</b>		
Page 21 Item: 1	Linen Cupboard	1.1. 4863 Clean shelving.
<b>Master Room</b>		
Page 22 Item: 1	Wall Condition	1.1. 4844 Patch and paint wall. 4847 Touch up paint work to wall in corner.
Page 22 Item: 2	Floor Condition	2.1. 4846 Scotia missing to reveal.
Page 22 Item: 3	Ceiling Conditions	3.1. 4845 Screw popping noted, patch and paint.
Page 23 Item: 4	Door Conditions	4.1. 4840, 4841 Damage to door frame, patch and paint as required. 4842 Improve finish door edge. 4848 Touch up hinge side. 4861 Clean paint off sliding door.
<b>Master Walk-in Robe</b>		
Page 24 Item: 1	Wall Condition	1.1. 4849, 4850, Touch up wall paint.
Page 24 Item: 3	Ceiling Conditions	3.1. 4851 Poor paint finish under cornice.
Page 24 Item: 5	Door Conditions	5.1. 4852 Improve finish door edge.
<b>Bedroom 3</b>		
Page 26 Item: 3	Ceiling Conditions	3.1. 4873 Improve finish of soffit/bottom edge of cornice above robe doors. 4875 Visible ceiling paint touch up. 4867 Touch up near AC vent.
Page 26 Item: 4	Door Conditions	4.1. 4865 Dent in face of door. Patch and paint. 4866 Touch up door frame.
Page 27 Item: 6	Robe/Cupboard	6.1. 4868 Robe wall requires touch up. 4875 Clean paint off robe door.
<b>Bedroom 4</b>		
Page 28 Item: 1	Wall Condition	1.1. 4784 Paint touch up to wall due to poor paint cover (northern wall). 4786 Patch and paint wall against sliding door frame. 4789 Wall paint - Poor coverage throughout property.
Page 28 Item: 2	Floor Condition	2.1. 4788 Damage to floor trim, repair or replace.
Page 28 Item: 4	Door Conditions	4.1. 4785 Sliding door handle requires paint cleaned off. 4787 Clean fly screen (top). 4791 Door frame and floor junction -improve finish junction with caulking or paint finish. Throughout property.



<b>Living Room</b>		
Page 30 Item: 1	Wall Condition	1.1. 4817, 4819 Patch and paint wall. 4820 Visible paint touch up.
Page 30 Item: 4	Door Conditions	4.1. 4822 Sliding door frame and door damaged, touch up as required. * Note sliding door and windows lock in some areas only, repair as required*
<b>Master Ensuite 1</b>		
Page 32 Item: 9	Shower Door/Curtain Condition	9.1. 4855 Fit door buffer to protect shower screen door.
Page 33 Item: 14	Traps/Drains Condition	14.1. 4853, 4854 Clean out floor waste.
<b>Bathroom 2</b>		
Page 35 Item: 15	Traps/Drains Condition	15.1. 4870 Shower waste scratched.
<b>Toilet 2</b>		
Page 36 Item: 1	Wall Condition	1.1. 4805 Poor finish to wall between frame and light switch. 4808 Patch and paint wall.
Page 36 Item: 3	Ceiling Condition	3.1. 4806 Patch and paint ceiling.
Page 36 Item: 4	Doors Condition	4.1. 4809 Touch up door hinge. 4810, 4811 Touch up door frame.
Page 37 Item: 5	Traps/Drains Condition	5.1. 4807 Floor waste requires cleaning (throughout property, check all).
<b>Laundry</b>		
Page 38 Item: 1	Walls Condition	1.1. 4795 - Remove over paint from tile. 4797 - Patch and paint wall.
Page 38 Item: 2	Floor Condition	2.1. 4804 Clean over paint off tiles.
Page 38 Item: 4	Laundry Tub/Sink Condition	4.1. 4801 Clean residue from laundry trough.
Page 39 Item: 6	Cabinet Condition	6.1. 4796 Top of overhead cabinets not finished. Install cover panel.
Page 39 Item: 8	Traps/Drains Condition	8.1. 4798, 4799, 4800, Floor waste requires cleaning and pipe work requires flushing.
Page 40 Item: 10	Door/s Condition	10.1. 4793 Chips in door frame paint work. 4794 Improve finish to door edge.
<b>Kitchen</b>		
Page 41 Item: 3	Ceiling Conditions	3.1. 4827 Touch up bulkhead.
Page 41 Item: 4	Kitchen Cabinet Condition	4.1. 4826 Adjust cabinet draw to LHS of oven.
Page 42 Item: 5	Kitchen Bench Top Condition	5.1. 4823 Clean undersides of stone bench.
Page 42 Item: 7	Kitchen Sink Condition	7.1. 4824 Clean sink.
Page 43 Item: 10	Pantry Walls & Ceiling Condition	4828 Touch up wall. 4829, 4830 Touch up door frame outside (latch side), poor paint cover. 4831 Dent to door frame approx 900mm above ffl. Dent and mark on wall approx 1100mm.

# Exterior of the Building

**Note:** At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened repaired or re-caulked and painted to keep wood rot at bay. The paint should be examined for cracking, blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks). Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building. The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the building is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

## 1. Lot Grade and Drainage Conditions

Satisfactory Rectify

X	
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### Observations:

1.1. Flat Lot

1.2. While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downpipes/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems therefore is limited to visible conditions and evidence of past problems.

Buyer is advised to refer to Disclosure Statement for further information about drainage failure.

## 2. Wall Cladding Condition

Satisfactory Rectify

	X
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### Observations:

2.1. 4763 Rear - Crack in texture coat.

4765 Rear - Clean mortar and render of AC unit and finished plinth.



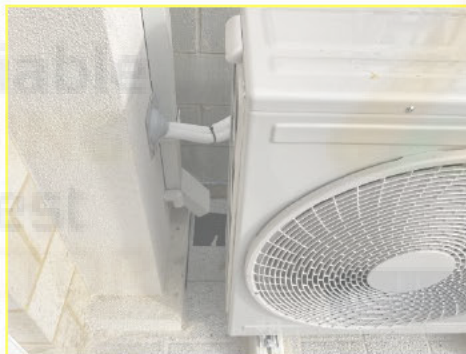
4759



4760



4763



4765



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### 3. Differential Movement

Satisfactory  Rectify

#### Observations:

3.1. No significant differential movement observed at the time of inspection.

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### 4. Weep Holes/Vents

Satisfactory  Rectify

#### Observations:

4.1. 4753, 4764 Front - Weep hole without BAL ember guard.



4753



4764

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### 5. Window/Frame Conditions

Satisfactory  Rectify

Materials: Aluminium window/s

#### Observations:

5.1. 4882 Rear - Chipped brickwork.

4883 Rear - Clean sill brickwork.



4882



4883

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### 6. Visible Foundation Condition

Satisfactory  Rectify

Type: Concrete Slab

#### Observations:

6.1. Slab was not visible due to limited view on the outside. No adjacent damage found.

6.2. 4757 RHS - Builder to ensure adequate waterproof to slab edge. Gap at front edge