

# **Building Inspection Report**

Building Inspection Professionals Sydney (BIPS) services for your home or building, by qualified experts with international project management experience. Each inspector agrees to comply with and are performance managed against BIPS.expert/Code of Conduct. For further information about your report call 0405 507 619 or for further information on our code of code please visit www.BIPS.expert/code of conduct.



- Building Inspection Professionals Sydney
- · Building, Industrial, Property Services

# Double Story Building Inspection

Building Inspection Professional Sydney is a national organization that promotes quality building inspections. BIPS engages with trade qualified builders with a minimum off 30 years of residential and commercial building experience to complete property inspections.

Each home and building inspection completed is then detailed in a report that is completed to Australian Standards AS4349.3

You can reach us at our NSW address in: The Rocks, Circular Quay, Sydney NSW 2000 and West Ryde, NSW 2114. BIPS is also proud to service Coffs Harbor, NSW; Adelaide, South Australia, Melbourne, Victoria; Perth, Western Australia and Darwin, Northern Territory.

Address of Property:	Inspection Details
<ul> <li>□ Pre-purchased</li> <li>□ Construction Progress</li> <li>□ Dilapidation</li> <li>□ Insurance</li> <li>Client Details</li> </ul>	Date/ Time of Inspection:  Hand over Expert Witness Home Warranty Client Account: Present at Inspection:
Name: Email Address: Phone Business Address: Postal Address:	<ul><li>☐ Owner,</li><li>☐ Renter</li><li>☐ Builder</li><li>☐ Purchaser</li><li>☐ Agency</li></ul>
Inspector Details Inspector Name: Mathew Manson Email Address: hello@bips.expert	Source of enquiry:  Social Media Hi Pages One Flare Referral Website

### 1. Summary of Inspected Property

Current Construction (0-1yr-old,   None   None   Veranda   Newbuild (1-5yr's),   Gas   Porch/Portico   Pilar/Column   Pilar/Column   Porch/Portico   Pilar/Column   Poor, Fair, Good   Pilar   Poor, Fair, Good   Poor, Fair, Good   Poor, Fair, Good   Poor, Fair, Good   Poor Fair Good	Approx age of property:	Easement	Frontage Inclusions
Newbuild (1-5yr's),			
Existing (5-40yr's)	· · · ·		
Older (40+ yr./s)			·
Heritage   Right of way   Shared services   Stone   Stone   Stone   Render   Right of way   Render   Stone   Render   Right of way   Render   Stone   Render   Right of way   Stone   Render   Right of way   Stone   Stone   Render   Right of way   Render   Right of way   Stone   Render   Right of way   Render   Render   Right of way   Render			
Shared services   Stone   Render   Re			· · · · · · · · · · · · · · · · · · ·
Yes	_		
No			
Property Type:    Unit			
Unit	□ NO	Possible	O Brick
House   Masonite/ Duplex   Farm Yes   Commercial Single   Granny Flat Single   Cottage Construction Type:   Brick/ Veneer Double   Strip Mixed construction   Slab SIP   Cantier Lever Mixed construction   Suspended metal,   Concrete Pad metal,   Double General Condition:   Poor Fair Good   No. of parking spaces:    No. of parking spaces:	Property Type:	Foundation Condition:	Construction Condition:
	□ Unit	Poor, Fair, Good	Poor, Fair, Good
Farm	☐ House		
Gramm Yes Carport   Granny Flat Single   Cottage Construction Type: Double   Brick/ Veneer Three plus   Concrete Open air off street   Strip Mixed construction Street parking   Slab SIP   Cantier Lever Cladding   Suspended ometal,   Concrete Pad oboard   Piers otimber   Pillar ohebel   Timber foam   Steele other    No. of parking spaces:	☐ Masonite/ Duplex	Compliant:	Type of Carpark/spaces
Granny Flat Cottage  Construction Type: Brick/ Veneer Concrete Concrete Mixed construction Slab Cantier Lever Suspended Concrete Pad Piers Pillar Timber Steele  Construction Type: Double Three plus Open air off street Street parking General Condition: Poor Fair Good No. of parking spaces:		□ Yes	□ Carport
Granny Flat Construction Type: Double   Brick/ Veneer Three plus   Concrete Open air off street   Strip SIP   Cantier Lever Cladding   Suspended ometal, oboard   Piers timber   Pillar hebel   Timber foam   Street parking      Concrete Pad   Double   Three plus   Open air off street   Double   Three plus   Open air off street   Double   Double   Three plus   Open air off street   Double   Doubl	☐ Commercial	□ No	□ Garage
Construction Type: Brick/ Veneer Concrete Concre			
Brick/ Veneer   Three plus   Open air off street   Strip   Mixed construction   Street parking   Street parking   Street parking   General Condition:   Suspended   ometal, oboard   Open air off street   Street parking   General Condition:   Piers   ometal, oboard   Open air off street   Open air off stree	· ·	Construction Type:	-
Foundation			
Strip Mixed construction   Slab SIP   Cantier Lever Cladding   Suspended o metal,   Concrete Pad o board   Piers o timber   Pillar o hebel   Timber o foam   Steele o other    No. of parking spaces:	Foundation	☐ Concrete	
Slab SIP   Cantier Lever Cladding   Suspended o metal,   Concrete Pad o timber   Piers o hebel   Pillar o foam   Steele o other    SIP  General Condition:  Poor Fair Good  No. of parking spaces:		☐ Mixed construction	
Cantier Lever Suspended Concrete Pad Piers Pillar Timber Steele  Cladding Ometal, Oboard Otimber One Hebel Of Gam Other  Cladding Ometal, Omet	·		
Suspended o metal,   Concrete Pad o board   Piers o hebel   Pillar o foam   Steele o other    Suspended  Poor Fair Good  No. of parking spaces:  Other			
Concrete Pad Piers Pillar Timber Steele  Oboard Otimber Ohebel Ofoam Other  No. of parking spaces:		_	
□ Piers ○ timber   □ Pillar ○ hebel   □ Timber ○ foam   □ Steele ○ other    No. of parking spaces:  No. of parking spaces:  No. of parking spaces:		The state of the s	Poor Fair Good
☐ Pillar ○ hebel ○ foam ○ other ○ other ○ other ○ other	•	o board	
☐ Timber ○ foam ○ other	☐ Concrete Pad		
□ Steele ○ other	<ul><li>☐ Concrete Pad</li><li>☐ Piers</li></ul>	o timber	No. of parking spaces:
□ Steele	<ul><li>☐ Concrete Pad</li><li>☐ Piers</li><li>☐ Pillar</li></ul>	<ul><li>timber</li><li>hebel</li></ul>	No. of parking spaces:
Image of front vista of property	<ul><li>Concrete Pad</li><li>Piers</li><li>Pillar</li><li>Timber</li></ul>	o timber o hebel o foam	No. of parking spaces:
	<ul><li>☐ Concrete Pad</li><li>☐ Piers</li><li>☐ Pillar</li><li>☐ Timber</li></ul>	o timber o hebel o foam	No. of parking spaces:
	☐ Concrete Pad ☐ Piers ☐ Pillar ☐ Timber ☐ Steele	o timber o hebel o foam	No. of parking spaces:
	☐ Concrete Pad ☐ Piers ☐ Pillar ☐ Timber ☐ Steele	o timber o hebel o foam	No. of parking spaces:
	☐ Concrete Pad ☐ Piers ☐ Pillar ☐ Timber ☐ Steele	o timber o hebel o foam	No. of parking spaces:
	☐ Concrete Pad ☐ Piers ☐ Pillar ☐ Timber ☐ Steele	o timber o hebel o foam	No. of parking spaces:
	☐ Concrete Pad ☐ Piers ☐ Pillar ☐ Timber ☐ Steele	o timber o hebel o foam	No. of parking spaces:
	☐ Concrete Pad ☐ Piers ☐ Pillar ☐ Timber ☐ Steele	o timber o hebel o foam	No. of parking spaces:
	☐ Concrete Pad ☐ Piers ☐ Pillar ☐ Timber ☐ Steele	o timber o hebel o foam	No. of parking spaces:
	☐ Concrete Pad ☐ Piers ☐ Pillar ☐ Timber ☐ Steele	o timber o hebel o foam	No. of parking spaces:
	☐ Concrete Pad ☐ Piers ☐ Pillar ☐ Timber ☐ Steele	o timber o hebel o foam	No. of parking spaces:

# 2. Table of Contents

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#### 3. Inspection Agreement

AS 439.1 -2007 requires that an inspection agreement be entered into between the inspector and the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on the limits that apply in carrying it out. Where specific state of territory requirements applies in addition to the scope in this agreement. It is assumed that the existing use of the building will continue.

AS 4349.01 -2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with the Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

#### **Purpose of inspection:**

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

#### The property at the time of inspection:

Yes/No **Note**:

Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection.

Access limitations may include the right of entry, locked doors, security systems, pets, furniture, or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.

The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.

#### **Dimensions for access:**

- Roof interior: 400mm x 500mm access hole, 600mm x 600mm crawl space and accessible from a 3.6m ladder.
- Roof exterior: 400mm x 500mm access hole, 600mm x 600mm crawl space and accessible from a 3.6m ladder placed on the ground.

#### **Supplementary notes:**

- Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
- Sub-floor areas sprayed with chemicals are not to be inspected unless safe to do so.

#### **Conditions**

An inspection may be conditional on:

- Prevailing weather conditions or recent occupancy and use of services that might affect observations.
- Information provided by the client or the agents of the client;
- Deliberate concealment of defects
- Any other relevant factors limiting the inspection

## 4. Particulars of Inspected Property

	No. of Solar Panels	Fireplaces	TV Antenna
☐ Hot Water		□ Yes No#:	□ Yes
□ Gas	Solar with Battery	□ No	□ No
□ Electric	□ Yes	Location:	Satellite Dish
□ Solar	□ No	Chimney:	□ Yes
General condition:	Battery Location:	☐ Closed	□ No
Poor, Fair, Good	Solar Hot Water Unit:	☐ Functional	Ventilation Pipe
, , , , , , , , , , , , , , , , , , , ,	□ Yes	- Tanctional	□ Yes
Safety Switch:			
□ Yes	General condition:	General condition:	□ No
□ No			General condition:
	Poor, Fair, Good	Poor, Fair, Good	Poor, Fair, Good
Approx wall height:	Number of Bedrooms:	Number of Bathrooms:	Extra toilet
□ 2.4			
□ 2.7m	□ 2	□ 2	□ 2
□ 3m	□ 3	□ 3	
☐ Higher/other	□ 4		
	□ 5		
Bathroom Type:	Laundry:	Hallway	Smoke Alarm Number:
☐ Ensuite	☐ Separate room	☐ Ground floor.	1, 2, 3, 4
☐ Main common	□ Common area	☐ First Floor	☐ Hard wired
☐ Extra toilet	☐ Cupboard facility	5(11001	☐ Battery
☐ Mud room.	= capsoara racinty	General condition:	_ Buttery
General condition:	General condition:	Poor, Fair, Good	General condition:
	Poor, Fair, Good	rooi, raii, dood	Poor, Fair, Good
Poor, Fair, Good	· · ·		Foot, Fall, Good
Chaire	Stairs	_	Laudina
Stairs	Construction	Type:	Landing:
□ No	□ Timber	☐ Spiral	□ No
□ Yes	□ Concrete	☐ Conventional	□ Yes
□ External	□ Steel	☐ Floating	Handrail Balustrade
□ Internal	□ Glass	□ Carpeted	□ Yes
	□ Other	☐ Timber	□ No
Tread height.		□ Tiled	Chair Lift
i i cau i i cigii i.		1	□ Yes
☐ Compliant	General co	naiπon:	
_	<b>General co</b> Poor, Fair,		□ No
☐ Compliant☐ Irregular	Poor, Fair,		
☐ Compliant ☐ Irregular  Ability Features? Yes. No.	Poor, Fair, o.	Good	□ No
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps:	Poor, Fair, o. Door Ramps:	Good Toilet Grab Rail	□ No Ability Lifter
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No	Poor, Fair, o.  Door Ramps:   No	Toilet Grab Rail	Ability Lifter  Yes
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes	Poor, Fair, o. Door Ramps:	Toilet Grab Rail  No Yes	Ability Lifter  Yes No
Compliant Irregular  Ability Features? Yes. No Ramps: No Yes Entrance	Poor, Fair, o.  Door Ramps:   No	Toilet Grab Rail  No Yes Handrails in other	Ability Lifter  Yes No Other Areas Modified
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No	Poor, Fair,  Door Ramps:  No Yes  Shower Area	Toilet Grab Rail  No Yes Handrails in other rooms:	Ability Lifter  Yes  No Other Areas Modified  Lift
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes ☐ Yes	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower	Toilet Grab Rail  No Yes Handrails in other rooms: No	Ability Lifter  Yes No Other Areas Modified Lift Kitchen
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes Exit	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower Grab Rails	Toilet Grab Rail  No Yes Handrails in other rooms:	Ability Lifter  Yes No Other Areas Modified Lift Kitchen Doorways
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes Exit ☐ No	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower Grab Rails Second Shower	Toilet Grab Rail  No Yes Handrails in other rooms: No	Ability Lifter  Yes No Other Areas Modified Lift Kitchen Doorways External
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes Exit	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset	Toilet Grab Rail  No Yes Handrails in other rooms: No	Ability Lifter  Yes No Other Areas Modified Lift Kitchen Doorways
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes Exit ☐ No ☐ Yes	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset Ability Bath	Toilet Grab Rail  No Yes Handrails in other rooms: No Yes	Ability Lifter  Yes No Other Areas Modified Lift Kitchen Doorways External
Compliant Irregular  Ability Features? Yes. No Ramps: No Yes Entrance No Yes Exit No Yes Exit No Yes Decorative Features? Yes.	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset Ability Bath No.	Toilet Grab Rail  No Yes Handrails in other rooms: No Yes	Ability Lifter
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes Exit ☐ No ☐ Yes  Exit ☐ No ☐ Yes  Decorative Features? Yes.  Wainscoting	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset Ability Bath  No.  Chair Rails	Toilet Grab Rail  No Yes Handrails in other rooms: No Yes Balconies? Yes. No. Balustrade Type:	No  Ability Lifter
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes Exit ☐ No ☐ Yes  Exit ☐ No ☐ Yes  Decorative Features? Yes.  Wainscoting ☐ Yes	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset Ability Bath  No.  Chair Rails Yes	Toilet Grab Rail  No Yes Handrails in other rooms: No Yes Balconies? Yes. No. Balustrade Type: Glass	No   Ability Lifter
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes Exit ☐ No ☐ Yes  Exit ☐ No ☐ Yes  Wainscoting ☐ Yes ☐ No ☐ Yes ☐ No	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset Ability Bath  No.  Chair Rails Yes No	Toilet Grab Rail  No Yes Handrails in other rooms: No Yes Balconies? Yes. No. Balustrade Type: Glass Timber	Ability Lifter  Yes No Other Areas Modified Lift Kitchen Doorways External handrails  Rendered Plain Balustrade Compliant:
Compliant Irregular  Ability Features? Yes. No Ramps: No Yes Entrance No Yes Exit No Yes  Decorative Features? Yes.  Wainscoting Yes No Picture Rails	Poor, Fair,  Door Ramps: No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset Ability Bath  No.  Chair Rails Yes No Ceiling Roses	Toilet Grab Rail  No Yes Handrails in other rooms: No Yes  Balconies? Yes. No.  Balustrade Type: Glass Timber Steel	Ability Lifter  Yes No Other Areas Modified  Lift Kitchen Doorways External handrails  Rendered Plain Balustrade Compliant: Yes
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes Exit ☐ No ☐ Yes  Exit ☐ No ☐ Yes  Wainscoting ☐ Yes ☐ No ☐ Yes ☐ No	Poor, Fair,  Door Ramps:  No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset Ability Bath  No.  Chair Rails Yes No	Toilet Grab Rail  No Yes Handrails in other rooms: No Yes Balconies? Yes. No. Balustrade Type: Glass Timber	Ability Lifter  Yes No Other Areas Modified  Lift Kitchen Doorways External handrails  Rendered Plain Balustrade Compliant: Yes No
Compliant Irregular  Ability Features? Yes. No Ramps: No Yes Entrance No Yes Exit No Yes  Decorative Features? Yes.  Wainscoting Yes No Picture Rails	Poor, Fair,  Door Ramps: No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset Ability Bath  No.  Chair Rails Yes No Ceiling Roses No	Toilet Grab Rail  No Yes Handrails in other rooms: No Yes  Balconies? Yes. No.  Balustrade Type: Glass Timber Steel	Ability Lifter  Yes No Other Areas Modified  Lift Kitchen Doorways External handrails  Rendered Plain Balustrade Compliant: Yes
☐ Compliant ☐ Irregular  Ability Features? Yes. No Ramps: ☐ No ☐ Yes Entrance ☐ No ☐ Yes Exit ☐ No ☐ Yes  Exit ☐ No ☐ Yes  Decorative Features? Yes.  Wainscoting ☐ Yes ☐ No Picture Rails ☐ Yes	Poor, Fair,  Door Ramps: No Yes  Shower Area Accessible Shower Grab Rails Second Shower Handset Ability Bath  No.  Chair Rails Yes No Ceiling Roses Yes	Toilet Grab Rail  No Yes Handrails in other rooms: No Yes  Balconies? Yes. No.  Balustrade Type: Glass Timber Steel Brick block	Ability Lifter  Yes No Other Areas Modified  Lift Kitchen Doorways External handrails  Rendered Plain Balustrade Compliant: Yes No

### 5. Roof, Balcony and Garage

Roof			
	Roof Material	Gutter Type	
<b>ROOF TYPES</b>			
	□ Tiled	☐ Colourbond	
	□ (Slate)	☐ High profile	
Open Gable Box Gable Dormer M Shaped	☐ (Concrete)	☐ Low profile	
	☐ (Terracotta)	☐ Box Gutter	
	☐ Iron Colourbond	☐ Downpipe	
Hip Jerkinhed Dutch Gable Combination	☐ Iron Zincalume	□ None	
	☐ Expanda Deck		
		General Condition:	
Cross Hipped Intersecting / Overlaid Hip Hip and Valley Hexagonal	□ Other	Poor Fair Good	
Gambrel Mansard Saltbox Pyramid Hip	General Condition:	Gutter/leaf Guard?	
	Poor Fair	□ Y	
	Good	 □ N	
Skillion and Lean-to Flat Shed Butterfly			
Common Eave Faults			
☐ Gaps	☐ Missing compo	nents	
☐ Raw timber present	☐ Wrong product		
☐ Poor paintwork	□ Over painting o	n surrounding	
□ Damage	walls/surfaces		
☐ Sagging/ not level	☐ Workmanship is	ssues	
☐ Nail holes visible	✓ See comments	or photos	
Common Roofing Faults			
☐ Ridge Capping Issues	☐ Water Direction	n Change	
☐ Valley Issues	☐ Sarking Issue		
☐ Rain-head Issues	☐ Screw or Fixing	Issue	
☐ Water Pooling in gutters	☐ Capping Issue		
☐ Gutter straps	☐ Vegetation/mos	ss growth	
☐ Flashing Installation	☐ Poor patch or p	☐ Poor patch or patching	
☐ Downpipe Issue	☐ Damaged/missi		
☐ Inadequate Downpipes	_		
☐ Spreader Issue	☐ Workmanship Is		
☐ Wrong product	<ul><li>✓ See comments or photos</li></ul>		
☐ Gable Issue		•	

### 5. Roof, <u>Balcony</u> & Garage

Balcony				
Floor	Condition	Comments		
□ Tiled	Poor, Fair, Good	☐ Marked		
☐ Timber deck	Poor, Fair, Good	☐ Chipped		
☐ Cement or cement	Poor, Fair, Good	☐ Stained		
board	Poor, Fair, Good			
□ Painted				
Walls	Condition	Comments		
☐ Paint work	Poor, Fair, Good			
☐ Brick work	Poor, Fair, Good			
□ Render	Poor, Fair, Good			
Balustrade	Condition			
□ Timber	Poor, Fair, Good	Balustrade Height:		
☐ Glass	Poor, Fair, Good			
□ Metal	Poor, Fair, Good	Comments:		
☐ Stainless steel	Poor, Fair, Good			
☐ Render wall	Poor, Fair, Good			
□ Brick wall	Poor, Fair, Good			
Floor Drainage	Compliant?	Comments:		
□ Floor	□ Yes			
□ Side	□ No			
☐ Front				
Water Proofing Issue?	Compliant?	Comments		
□ Yes	□ Yes			
□ No	□ No			

## 5. Roof, Balcony & $\underline{\mathbf{Garage}}$

Garage				
□ Separate	☐ Single		□ Double	
-1	☐ Under main roof			
Floor	Condition: Poor, Fair, Good Poor, Fair, Good		Comments	
<ul><li>☐ Raw concrete</li><li>☐ Tiled</li></ul>	' '		☐ Marked	
	Poor, Fair, Good Poor, Fair, Good		☐ Chipped ☐ Stained	
□ Faiiteu	Poor, Fai		□ Stailleu	
Ceiling		oor, Fair, Good		
Ceiling Inspection Findings		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
☐ Nail or screw holes visible		□ Damage/	dints or dents	
☐ Gyprock Flushing joints visible		☐ Poor worl	kmanship	
☐ Cracks in surface		☐ Paint runs	s/drips	
☐ Translucent paint/inadequate co	verage	☐ Missing p	roduct	
□ Sagging		□ Unfinishe	d surfaces	
$\ \square$ Cutting in of paintwork, poor qu	uality $\square$ Water dam		mage	
☐ Paint overspray/over painting to	_			
surfaces	☐ Marks and		_	
Dirt/grit or hair present in paint			nents or photos	
Walls Wall Inspection Findings	Condition: Po	oor, Fair, Good		
Translucent paint/inadequate covera	IGE	☐ Cuttir	ng in of paintwork, poor quality	
☐ Nail or screw holes visible	.P.C		overspray/over painting to surrou	
☐ Gyprock Flushing joints visible			grit or hair present in paintwork	
☐ Cracks in surface			s and smudges	
☐ Damage/ dints or dents			nished surfaces	
☐ Poor workmanship		□ Wate	er damage	
☐ Paint runs/drips		✓ See c	omments or photos	
Type of wall	Condition		Comments	
☐ Gyprock	Poor, Fai			
☐ Brick work	Poor, Fai	•		
Render	Poor, Fai	-		
Paint	Poor, Fai			
Skirting	Condition: PC	oor, Fair, Good	Comments	
Garage Door	Poor, Fair, Go	nod	Comments  Deer seed broken	
□ None □ Electric	rooi, ruii, GC	,ou	<ul><li>□ Door seal broken</li><li>□ Dented garage door</li></ul>	
☐ Manual			☐ Damage lock	
□ Panel lift			☐ Motor not working	
Roller			☐ No remote/untested	
Garage Pedestrian Door	Condition: Po	oor, Fair, Good	Comments:	
☐ Single access door	Yes No			
☐ Security Door	Yes No			
□ Roller	Yes No			
Electrical Fittings	Condition: Poo	or, fair, good		
			☐ Incorrectly fitted	
			<ul> <li>Damaged or cracked</li> </ul>	

Power points Number	Condition: <i>Poor, fair, good</i> Single/Double	Power point Inspection Findings
	Single/Double	
□ 0	06.0, 2.00.0.0	☐ Not functional
	S D	☐ Paint over spray
	S D	<ul><li>Loose or dangerous</li></ul>
□ 2	S D	□ present
□ 3	S D	☐ Improper placement
□ 4		☐ Missing
		✓ See comments or photos
Light fittings	Condition: Poor, fair, good	<b>Light Fitting Inspection Findings</b>
Number		☐ Incorrectly fitted
□ 0		<ul><li>Damaged or cracked</li></ul>
		☐ Not functional
□ 2		<ul><li>Paint over spray present</li></ul>
□ 3		<ul><li>Loose or dangerous</li></ul>
□ 4		<ul><li>Improper placement</li></ul>
		☐ Missing
		✓ See comments or photos
Light switches	Condition: Poor, fair, good	Light Switch Inspection Findings
Number		<ul><li>Incorrectly fitted</li></ul>
□ 0		<ul><li>Damaged or cracked</li></ul>
		☐ Not functional
□ 2		<ul> <li>Paint over spray present</li> </ul>
□ 3		<ul><li>Loose or dangerous</li></ul>
□ 4		<ul><li>Improper placement</li></ul>
		☐ Missing
		✓ See comments or photos

### 6. Exterior <u>Front</u> Elevation

	ndition: ition: tion: ion:
☐ Hebel ☐ Timber ☐ Concrete ☐ Block work  General Poor, Fo	window style  Metal
☐ Timber ☐ Concrete ☐ Block work  General Foor, Foods  Indows ☐ 1	window style  Metal
Poor, Fo	window style  Metal
/indows	Window style   Metal
□ 1	☐ Metal
<ul> <li>3</li> <li>4</li> <li>5</li> <li>More than</li> <li>Flyscreen</li> <li>Security screen</li> <li>Locks</li> </ul>	☐ Frameless ☐ Sliding ☐ Hinged ☐ Winder ☐ Sash  Exterior Condition: Poor, fair, good
	☐ Flyscreen ☐ Security screen

### 6.Exterior *Front* Elevation Continued

Swimming Pool	Swimming Pool	Pool Fence	Spa
□ No	Pool Area	□ Yes	□ No
□ Yes	□ Paver	□ No	□ Yes
□ Indoor	□ Tiled	□ Glass	□ Connected to
☐ Outdoor	□ Deck	□ Metal	pool
□ Private	□ Grassed	□ Timber	□ Separate
☐ Community		□ Other	□ Paver
☐ Above Ground			□ Tiled
☐ Inground	Condition:	Condition:	□ Deck
□ Concrete	Poor, fair, good	Poor, fair, good	
☐ Fiberglass		., .,	Condition:
☐ Lined Plastic			Poor, fair, good
☐ Shipping			
Container			
Landscaping, Driveway	and Paths		
Paths	Driveway	Landscaping	Location
□ None	□ None	Planting	□ Deck
☐ Gravel	☐ Gravel	☐ Minimal	□ Balcony
☐ Concrete	□ Concrete	☐ Medium	☐ Roof top
□ Paved	□ Paved	☐ Elaborate	□ Veranda
☐ Lawn	□ Lawn	General condition:	☐ Gazebo
		Poor, Fair, Good	□ Yard
General condition:	General condition:	Grass	
Poor, Fair, Good	Poor, Fair, Good	□ None	General condition:
		□ Real	Poor, Fair, Good
		□ Synthetic	
		General condition:	
		General condition: Poor, Fair, Good	
Fencing	Retaining Wall		Gate
Fencing  On top of	Retaining Wall	Poor, Fair, Good	Gate  Single
		Poor, Fair, Good  External Stairs	
☐ On top of	□ Timber □ Concrete	Poor, Fair, Good  External Stairs    Timber  Metal	□ Single
☐ On top of retaining wall	☐ Timber☐ Concrete☐ Brick	Poor, Fair, Good  External Stairs  □ Timber □ Metal □ Concrete	☐ Single☐ Double
<ul><li>On top of retaining wall</li><li>Stand alone</li></ul>	☐ Timber☐ Concrete☐ Brick☐ Block	Poor, Fair, Good  External Stairs  Timber  Metal  Concrete  Block	<ul><li>☐ Single</li><li>☐ Double</li><li>☐ Slider</li></ul>
<ul><li>On top of retaining wall</li><li>Stand alone</li><li>None</li></ul>	☐ Timber☐ Concrete☐ Brick	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick	<ul><li>Single</li><li>Double</li><li>Slider</li><li>Manual</li></ul>
<ul> <li>On top of retaining wall</li> <li>Stand alone</li> <li>None</li> <li>Brick</li> </ul>	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other	Poor, Fair, Good  External Stairs  Timber  Metal  Concrete  Block Brick Other	<ul><li>Single</li><li>Double</li><li>Slider</li><li>Manual</li><li>Automatic</li></ul>
<ul> <li>On top of retaining wall</li> <li>Stand alone</li> <li>None</li> <li>Brick</li> <li>Timber</li> </ul>	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height:	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height:
On top of retaining wall Stand alone None Brick Timber Colourbond Other	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs Garden Stairs	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height: ☐ 0-1m ☐ 1m ☐ 1.6m
On top of retaining wall Stand alone None Brick Timber Colourbond Other	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height:	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs General condition:	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height: ☐ 0-1m ☐ 1m ☐ 1.6m ☐ 1.8m
On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height: 0-1m	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m ☐ Above 1m	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs Garden Stairs	Single Double Slider Manual Automatic  Height: 10-1m 11m 1.6m 1.8m General condition:
On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height: 10-1m 1m	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m ☐ Above 1m  General condition:	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs Garden Stairs General condition: Poor, Fair, Good	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height: ☐ 0-1m ☐ 1m ☐ 1.6m ☐ 1.8m  General condition: Poor, Fair, Good
On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height: 1m 1m	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m ☐ Above 1m	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs Garden Stairs General condition: Poor, Fair, Good  Bin Location:	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height: ☐ 0-1m ☐ 1m ☐ 1.6m ☐ 1.8m  General condition: Poor, Fair, Good ☐ Communal
On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height: 10-1m 1m	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m ☐ Above 1m  General condition:	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs Garden Stairs General condition: Poor, Fair, Good  Bin Location: Undercover	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height: ☐ 0-1m ☐ 1m ☐ 1.6m ☐ 1.8m  General condition: Poor, Fair, Good ☐ Communal ☐ Commercial
On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height: 1m 1n 1.6m 1.8m	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m ☐ Above 1m  General condition:	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs Garden Stairs General condition: Poor, Fair, Good  Bin Location: Undercover Outdoors	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height: ☐ 0-1m ☐ 1m ☐ 1.6m ☐ 1.8m  General condition: Poor, Fair, Good ☐ Communal ☐ Commercial Bin Room General
On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height: 1m 1n 1n 1.6m 1.8m	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m ☐ Above 1m  General condition:	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs Garden Stairs General condition: Poor, Fair, Good  Bin Location: Undercover	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height: ☐ 0-1m ☐ 1m ☐ 1.6m ☐ 1.8m  General condition: Poor, Fair, Good ☐ Communal ☐ Commercial Bin Room General condition:
On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height: 1m 1n 1.6m 1.8m	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m ☐ Above 1m  General condition:	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs Garden Stairs General condition: Poor, Fair, Good  Bin Location: Undercover Outdoors	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height: ☐ 0-1m ☐ 1m ☐ 1.6m ☐ 1.8m  General condition: Poor, Fair, Good ☐ Communal ☐ Commercial Bin Room General
On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height: 1m 1n 1n 1.6m 1.8m	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m ☐ Above 1m  General condition:	Poor, Fair, Good  External Stairs  Timber Metal Concrete Block Brick Other Entrance Stairs Garden Stairs General condition: Poor, Fair, Good  Bin Location: Undercover Outdoors	☐ Single ☐ Double ☐ Slider ☐ Manual ☐ Automatic  Height: ☐ 0-1m ☐ 1m ☐ 1.6m ☐ 1.8m  General condition: Poor, Fair, Good ☐ Communal ☐ Commercial Bin Room General condition:

# 6.Exterior <u>Right</u> Elevation

	Garage:	Exterior	
Number of Balconies	□ None	Eaves: General Cond	lition:
□ 0	☐ Under main roof	Poor, Fair, Good	
□ 1	□ Separate	Window General Co	ndition:
□ 2	☐ Workshop	Poor, Fair, Good	
□ 3	☐ Retail	Walls: General Cond	lition:
□ 4	☐ Tool Shed	Poor, Fair, Good	
	☐ Chicken/animal	Paint General Condi	tion:
	enclosure	Poor, Fair, Good	
		Roof General Condit	ion:
	General condition:	Poor, Fair, Good  Landscaping Genera	l Condition:
	Poor, Fair, Good	Poor, Fair, Good	i Condition.
		Fooi, Fuil, Good	
Building Style	Exterior Wall Finishes		
□ Modern	□ Render	☐ Hebel	
☐ Elaborate	☐ Brick work	☐ Timber	
☐ Colonial	☐ Cladding	□ Concrete	
□ Tudor	□ Tiled	☐ Block work	
☐ Art Deco	□ Steele		
☐ Architectural	□ Foam	General	condit <del>i</del> on:
□ Other		Poor, F	air, Good
Doors	Entrance	Windows	Window style
Entry Doors	Entrance	□ 1	□ Metal
☐ Single	□ Veranda	□ 2	☐ Timber
□ Double	□ Porch	□ 3	□ Frameless
□ Timber	□ Hallway	□ 4	□ Sliding
<ul><li>Timber and</li></ul>	□ Doorway	□ 5	☐ Hinged
Glass		☐ More than	□ Winder
□ Metal	General condition:	☐ Flyscreen	☐ Sash
☐ Glass	Poor, Fair, Good	□ Security	
Security Door	Charthana	screen	Exterior Condition:
□ Yes	Shutters	☐ Locks	Poor, fair, good
□ No	□ None		
Flyscreen Door	☐ Electronic		
□ Yes	<ul><li>☐ Manual</li><li>☐ Decorative</li></ul>		
□ No	☐ Decorative		
Locks	General condition of		
<ul><li>☐ Single entry</li><li>☐ Deadbolt</li></ul>	Poor, Fair, Good		
	1 001, 1 411, 0004		
☐ Triple Lock			
Exterior Condition:			
Poor, fair, good			
- 3., j, g			

## 6.Exterior <u>Right</u> Elevation Continued

Swimming Pool  No Yes Indoor Outdoor Private Community Above Ground Inground Concrete Fiberglass Lined Plastic Shipping Container	Swimming Pool Pool Area  Paver Tiled Deck Grassed  Condition: Poor, fair, good	Pool Fence  Yes No Glass Hetal Timber Other  Condition: Poor, fair, good	Spa  No Yes Connected to pool Separate Paver Tiled Deck  Condition: Poor, fair, good
Landscaping, Driveway	and Paths		
Paths  None Gravel Concrete Paved Lawn  General condition: Poor, Fair, Good	Driveway  None Gravel Concrete Daved Lawn  General condition: Poor, Fair, Good	Landscaping Planting  Minimal Medium Elaborate General condition: Poor, Fair, Good Grass None Real Synthetic General condition:	Location  Deck Balcony Veranda Gazebo Yard  General condition: Poor, Fair, Good
	D. I I	Poor, Fair, Good	Gate
Fencing  On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height:  1.6m 1.8m  General condition: Poor, Fair, Good	Retaining Wall  Timber Concrete Brick Block Other  Height: O-1m Above 1m  General condition: Poor, Fair, Good	External Stairs  Timber  Metal  Concrete  Block  Brick  Other  Entrance Stairs  Garden Stairs  General condition: Poor, Fair, Good  Bin Location:  Undercover  Outdoors  Private	Single Double Slider Manual Automatic Height: 1.6m 1.8m General condition: Poor, Fair, Good Communal Commercial Bin Room General condition: Poor, Fair, Good

## 6.Exterior <u>Left</u> Elevation

None		Garage:	Exterior	
Building Style	□ 0 □ 1 □ 2 □ 3	<ul> <li>□ Under main roof</li> <li>□ Separate</li> <li>□ Workshop</li> <li>□ Retail</li> <li>□ Tool Shed</li> <li>□ Chicken/animal enclosure</li> </ul> General condition:	Poor, Fair, Good Window General Co. Poor, Fair, Good Walls: General Cond Poor, Fair, Good Paint General Condit Poor, Fair, Good Roof General Condit Poor, Fair, Good Landscaping General	ndition: lition: tion: ion:
Modern   Render   Hebel   Timber   Colonial   Cladding   Concrete   Block work   Timber   Colonial   Cladding   Concrete   Block work   Timber   Concrete   Block work   Concrete   Conc	Duilding Chulo	Futorior Moll Finishes	Poor, Fair, Good	
Other   Doors   Entrance   Windows   Window style	<ul><li>Modern</li><li>Elaborate</li><li>Colonial</li><li>Tudor</li><li>Art Deco</li></ul>	<ul><li>□ Render</li><li>□ Brick work</li><li>□ Cladding</li><li>□ Tiled</li></ul>	☐ Timber☐ Concrete☐ Block work	
Doors   Entrance   Windows   Window style		□ Foam		
Company   Comp		Fntrance		
Single Veranda 2 Timber   Double Porch 3 Frameless   Timber Hallway 4 Sliding   Timber and Doorway 5 Hinged   Glass More than Winder   Glass Poor, Fair, Good Security   Security Door Security Security   Yes No None   Flyscreen Door Electronic   No No Decorative    Locks  Single entry  Deadbolt  Poor, Fair, Good  Exterior Condition:  Exterior Condition:				-
	☐ Single ☐ Double ☐ Timber ☐ Timber and ☐ Glass ☐ Metal ☐ Glass  Security Door ☐ Yes ☐ No Flyscreen Door ☐ Yes ☐ No Locks ☐ Single entry ☐ Deadbolt ☐ Triple Lock  Exterior Condition:	□ Veranda □ Porch □ Hallway □ Doorway  General condition: Poor, Fair, Good  Shutters □ None □ Electronic □ Manual □ Decorative  General condition of	2 3 4 5 More than Flyscreen Security screen	☐ Timber ☐ Frameless ☐ Sliding ☐ Hinged ☐ Winder ☐ Sash  Exterior Condition:

## 6.Exterior <u>Left</u> Elevation Continued

Swimming Pool	Swimming Pool	Pool Fence	Spa
□ No	Pool Area	□ Yes	□ No
□ Yes	□ Paver	□ No	□ Yes
□ Indoor	□ Tiled	□ Glass	☐ Connected to
□ Outdoor	□ Deck	□ Metal	pool
□ Private	□ Grassed	☐ Timber	☐ Separate
☐ Community	_	□ Other	□ Paver
☐ Above Ground		- Other	□ Tiled
☐ Inground	Condition:	Condition:	□ Deck
☐ Concrete	Poor, fair, good	Poor, fair, good	- Deek
☐ Fiberglass	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Condition:
☐ Lined Plastic			Poor, fair, good
			. 551, juii, geeu
☐ Shipping Container			
	and Datha		
Landscaping, Driveway		Landaaasts	l
Paths	Driveway	Landscaping	Location
□ None	□ None	Planting	□ Deck
☐ Gravel	☐ Gravel	☐ Minimal	☐ Balcony
☐ Concrete	☐ Concrete	☐ Medium	☐ Roof top
□ Paved	□ Paved	☐ Elaborate	□ Veranda
□ Lawn	□ Lawn	General condition:	☐ Gazebo
		Poor, Fair, Good	□ Yard
General condition:	General condition:	Grass	
Poor, Fair, Good	Poor, Fair, Good	□ None	General condition:
		□ Real	Poor, Fair, Good
		☐ Synthetic	
		General condition:	
		Poor, Fair, Good	
Fencing	Retaining Wall	External Stairs	Gate
☐ On top of	□ Timber	☐ Timber	☐ Single
retaining wall	☐ Concrete	□ Metal	□ Double
☐ Stand alone	☐ Brick	□ Concrete	□ Slider
□ None	☐ Block	☐ Block	☐ Manual
□ Brick	□ Other	☐ Brick	☐ Automatic
□ Timber		□ Other	Height:
☐ Colourbond	Height:		□ 0-1m
□ Other	□ 0-1m	☐ Entrance	□ 1m
	☐ Above 1m	Stairs	□ 1.6m
Height:	- Above IIII	☐ Garden Stairs	□ 1.8m
□ 0-1m	General condition:	General condition:	General condition:
□ 1m	Poor, Fair, Good	Poor, Fair, Good	Poor, Fair, Good
□ 1.6m	rooi, ruii, Good	Bin Location:	☐ Communal
□ 1.8m		☐ Undercover	☐ Commercial
		□ Outdoors	Bin Room General
General condition:		□ Private	condition:
Poor, Fair, Good			Poor, Fair, Good

### 6.Exterior <u>Back</u> Elevation

	Garage:	Exterior		
Number of Balconies	□ None	Eaves: General Cond	lition:	
□ 0 □ 1	☐ Under main roof	Poor, Fair, Good Window General Co	ndition:	
	☐ Separate ☐ Workshop	Poor, Fair, Good	nartion.	
□ 2	<ul><li>☐ Workshop</li><li>☐ Retail</li></ul>	Walls: General Cond	lition:	
□ 3 □ 4		Poor, Fair, Good		
_ <del>-</del>	☐ Chicken/animal	Paint General Condi	tion:	
	enclosure	Poor, Fair, Good		
	cholosarc	Roof General Condit	tion:	
	General condition:	Poor, Fair, Good		
	Poor, Fair, Good	Landscaping Genera	l Condition:	
		Poor, Fair, Good		
Building Style	Exterior Wall Finishes			
□ Modern	□ Render	☐ Hebel		
☐ Elaborate	☐ Brick work	☐ Timber		
□ Colonial	□ Cladding	☐ Concrete		
☐ Tudor	□ Tiled	☐ Block work		
☐ Art Deco	□ Steele			
☐ Architectural	□ Foam		condition:	
□ Other			air, Good	
Doors	Entrance	Windows	Window style	
Entry Doors	Entrance	□ 1	☐ Metal	
☐ Single	□ Veranda	□ 2	☐ Timber	
☐ Double	□ Porch	□ 3	☐ Frameless	
☐ Timber	□ Hallway	□ 4	□ Sliding	
☐ Timber and	□ Doorway	□ 5	☐ Hinged	
Glass	_ , , , , , , , , , , , , , , , , , , ,	□ More	□ Winder	
□ Metal	General condition:	than	□ Sash	
☐ Glass	Poor, Fair, Good	☐ Flyscreen		
Security Door	Shutters	☐ Security	Exterior Condition:	
□ Yes	None	screen	Poor, fair, good	
□ No		□ Locks		
Flyscreen Door	□ Manual			
□ res	□ Decorative			
Locks	Decorative			
☐ Single entry	General condition of			
☐ Deadbolt	Poor, Fair, Good			
☐ Triple Lock				
p.o 200				
Exterior Condition:				
Poor, fair, good				

### 6.Exterior <u>Back</u> Elevation Continued

Swimming Pool  No Yes Indoor Outdoor Private Community Above Ground Inground	Swimming Pool Pool Area  Paver Tiled Deck Grassed  Condition:	Pool Fence  Yes No Glass Metal Timber Other	Spa  No Yes Connected to pool Separate Paver Tiled Deck
<ul><li>Concrete</li><li>Fiberglass</li><li>Lined Plastic</li><li>Shipping</li><li>Container</li></ul>	Poor, fair, good	Poor, fair, good	Condition: Poor, fair, good
Landscaping, Driveway			
Paths	Driveway	Landscaping	Location
<ul><li>□ None</li><li>□ Gravel</li><li>□ Concrete</li><li>□ Paved</li><li>□ Lawn</li></ul>	<ul><li>□ None</li><li>□ Gravel</li><li>□ Concrete</li><li>□ Paved</li><li>□ Lawn</li></ul>	Planting  Minimal  Medium Elaborate  General condition: Poor, Fair, Good	<ul><li>□ Deck</li><li>□ Balcony</li><li>□ Roof top</li><li>□ Veranda</li><li>□ Gazebo</li><li>□ Yard</li></ul>
General condition:	General condition:	Grass	- Tara
Poor, Fair, Good	Poor, Fair, Good	<ul> <li>None</li> <li>Real</li> <li>Synthetic</li> <li>General condition:</li> <li>Poor, Fair, Good</li> </ul>	<b>General condition:</b> Poor, Fair, Good
Fencing	Retaining Wall	External Stairs	Gate
On top of retaining wall Stand alone None Brick Timber Colourbond Other  Height: 1.6m 1.8m  General condition: Poor, Fair, Good	☐ Timber ☐ Concrete ☐ Brick ☐ Block ☐ Other  Height: ☐ 0-1m ☐ Above 1m  General condition: Poor, Fair, Good	☐ Timber ☐ Metal ☐ Concrete ☐ Block ☐ Brick ☐ Other ☐ Entrance Stairs ☐ Garden Stairs General condition: Poor, Fair, Good  Bin Location: ☐ Undercover ☐ Outdoors ☐ Private	Single Double Slider Manual Automatic Height: 1.6m 1.8m General condition: Poor, Fair, Good Communal Commercial Bin Room General condition: Poor, Fair, Good

# **7.**Bedrooms

		Be	droom One
Desc	ription:	Condition:	Comments
Paint	Condition:	Poor, Fair, Good	
	Appropriate Paint Product	□ Yes □ No	
Walls	Condition:	Poor, Fair, Good	
Wall Type		Vertical plum of walls Horizontal plum of walls Square corners	Yes /No Yes /No Yes /No Yes /No
Wall Inspec	tion Findings		
<ul> <li>□ Cutting in of paintwork, poor quality</li> <li>□ Cracks in surface</li> <li>□ Damage/ dints or dents</li> <li>□ Dirt/grit or hair present in paintwork</li> <li>□ Gyprock Flushing joints visible</li> <li>□ Paint overspray/over painting to surrounding surfaces</li> </ul>			<ul> <li>□ Poor workmanship</li> <li>□ Marks and smudges</li> <li>□ Nail or screw holes visible</li> <li>□ Translucent paint/inadequate coverage</li> <li>□ Unfinished surfaces</li> <li>□ Water damage</li> <li>✓ See comments or photos</li> </ul>
Flooring	Condition	Poor, Fair, Good	
☐ Ca ☐ Ca ☐ Vi ☐ Ti	led oncrete arpet inyl mber omposite		□ Level Surface □ Uneven Surface
	ection Findings		
Bi   D   Fa   G   G   In	roken or damage rumming tiles eaulty product aps in product rout issues accorrect fitting fiting Condition	ged	<ul> <li>Movement or bouncing</li> <li>Poor workmanship</li> <li>Silicone issue</li> <li>Stained, scratched or marked</li> <li>Transition/surface threshold issue</li> <li>Water damage</li> <li>✓ See comments or photos</li> </ul>
Туре:		, ,	
☐ G· ☐ Pl ☐ Ti ☐ Cc	yprock aster mber oncrete ardy Wood		
	pection Finding	gs	
	ce issues s in surface		<ul><li>□ Paint overspray/over painting to surrounding surfaces</li><li>□ Paint runs/drips</li></ul>

□ Da □ Dir □ Gy □ Ma	<ul> <li>Damage/ dints or dents</li> <li>Dirt/grit or hair present in paintwork</li> <li>Gyprock Flushing joints visible</li> <li>Marks and smudges</li> </ul>			<ul> <li>□ Poor workmanship</li> <li>□ Sagging</li> <li>□ Translucent paint/inadequate coverage</li> <li>□ Unfinished surfaces</li> <li>□ Water damage</li> <li>✓ See comments or photos</li> </ul>		
		rew holes visible		see comments of photos		
	111 01 301	CW HOICS VISIBLE				
Skirting architra		□ Yes □ No	Poor, Fair, Good			
Туре						
	Other					
	Timbe MDF	er				
	Hardy	vood				
		traves Inspection	r Findings			
	_	, dents, or foreig		☐ Missing Product		
		ent to surface	•	☐ Nail holes or screw fittings visible		
	Drum	nming tiles		☐ Over painting to surfaces		
	Gaps	& cracks		☐ Poor workmanship		
	Liftin	g		☐ Silicone Issues		
	Mark	s and smudges		☐ Translucent paint work or finishes		
	Missi	ng paint		✓ See comments or photos		
Doors		Condition:	Poor, fair, good			
Door Ty	•					
	Timbe	er				
	MDF Hardy	vood				
Door Ir	nspection	on Findings				
	Dints	, dents, or foreig	n objects	☐ Nail holes or screw fittings visible		
	prese	ent to surface		<ul> <li>Over painting to surfaces</li> </ul>		
		y door furniture		☐ Poor workmanship		
	-	and cracks		☐ Silicone Issues		
		s and smudges		☐ Translucent paint work or finishes		
		ng paint		✓ See comments or photos		
Windov	Missing Product		Da au Cain			
windov	vs	□ Yes □ No	Poor, Fair, Good			
Type:				ed aluminum		
	Clinitin -		☐ Painted			
	- Tankea					
	□ Metal □ Stained		·	l/varnished		
	☐ Timber ☐ Anodize					
	Skylight					
		2 ceiling				
	Other	_				
Windo	w Inspe	ection Findings				
		ped, flaking paint	or finish	☐ No compliant sticker or manufactures stamp as per		
П	Damaged flyscreen			BCA		

☐ Dama	aged or factory fa	ult glass	☐ Not functioning
☐ Dente	ed		<ul> <li>Overpainting present</li> </ul>
☐ Fault	y product		<ul> <li>Poor coverage of paint or varnish</li> </ul>
☐ Flysci	reen not present		☐ Poor workmanship
□ Gaps	or ill fitted wind	ow	☐ Scratched
☐ Missi	ng locks or wind	ers	✓ See comments or photos
☐ Nail h	noles/fixings visib	le	
Electrical	Condition	Poor, fair, good	
Fittings	Condition	Dana fair sand	Davies Daint Incorportion Findings
Power Points		Poor, fair, good	Power Point Inspection Findings
	Number	Single/Double S D	□ Damaged or cracked
		S D	☐ Improper placement
	□ 2	S D	☐ Incorrectly fitted
	□ 3	S D	□ Loose or dangerous
	□ 4	3 0	☐ Missing
			□ Not functional
			□ Paint over spray present
	0 1:::		✓ See comments or photos
Light Fittings	Condition	Poor, fair, good	Light Fitting Inspection Findings
	Number		□ Damaged or cracked
			☐ Improper placement
	□ 2		☐ Incorrectly fitted
	□ 3		☐ Loose or dangerous
	□ 4		☐ Missing
			□ Not functional
			<ul><li>Paint over spray present</li></ul>
			✓ See comments or photos
Light	Condition	Poor, fair, good	Light Switches Inspection Findings
Switches		r oor, juir, good	Light Switches hispection i manigs
_	Number	7 001, jun, good	☐ Damaged or cracked
_		rooi, juii, good	
_	Number	1 coi, juii, good	□ Damaged or cracked
_	Number	Tool, juli, good	<ul><li>□ Damaged or cracked</li><li>□ Improper placement</li></ul>
_	Number  □ 1 □ 2	r con, jun, good	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> </ul>
_	Number	r con, juni, godu	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> </ul>
_	Number	r coi, juii, gecu	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> </ul>
_	Number	Tool, juli, good	□ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional
_	Number	Poor, Fair,	□ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional □ Paint over spray present
Switches	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
Switches	Number	Poor, Fair,	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> </ul>
Switches	Number	Poor, Fair,	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> <li>✓ Untested</li> </ul>
Switches	Number	Poor, Fair,	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> <li>✓ Untested</li> <li>□ Ducted</li> </ul>
Switches  A/C	Number	Poor, Fair, Good	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> <li>✓ Untested</li> <li>□ Ducted</li> </ul>
Switches  A/C	Number	Poor, Fair, Good	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> <li>✓ Untested</li> <li>□ Ducted</li> </ul>
A/C Ensuite Robes:	Number	Poor, Fair, Good Poor, Fair, Good	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> <li>✓ Untested</li> <li>□ Ducted</li> </ul>
A/C Ensuite Robes:	Number	Poor, Fair, Good Poor, Fair, Good Poor, Fair,	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> <li>✓ Untested</li> <li>□ Ducted</li> </ul>
A/C  Ensuite  Robes:  Type:  Other	Number	Poor, Fair, Good Poor, Fair, Good Poor, Fair,	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> <li>✓ Untested</li> <li>□ Ducted</li> </ul>
A/C  Ensuite  Robes:  Type:      Other     Walk	Number	Poor, Fair, Good Poor, Fair, Good Poor, Fair,	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> <li>✓ Untested</li> <li>□ Ducted</li> </ul>
A/C  Ensuite  Robes:  Type:      Other     Walk	Number	Poor, Fair, Good Poor, Fair, Good Poor, Fair,	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> <li>□ Tested</li> <li>✓ Untested</li> <li>□ Ducted</li> </ul>

7.

	Bedroom Two						
Desc	ription:	Condition:	Comments				
Paint	Condition:	Poor, Fair, Good					
	Appropriate	□ Yes					
	Paint	□ No					
Product  Walls Condition: Poor, Fair, Good		Poor, Fair, Good					
Wall Type	condition.	Framework:					
	Syprock	Vertical plum of walls	Yes /No				
	rick	Horizontal plum of walls	Yes /No				
□ P	laster	Square corners	Yes /No				
	tone	Bow in wall	Yes /No				
	ilass						
	ction Findings	urk noor quality	Door workmanship				
	ig iii oi paiiitwo s in surface	ork, poor quality	<ul><li>Poor workmanship</li><li>Marks and smudges</li></ul>				
	ige/ dints or de	nts	Nail or screw holes visible				
	_	ent in paintwork	☐ Translucent paint/inadequate coverage				
_	ock Flushing joir	· ·	Unfinished surfaces				
	overspray/over		☐ Water damage				
	unding surfaces	_	✓ See comments or photos				
Flooring	Condition	Poor, Fair, Good					
Floor type			☐ Level Surface				
□ T	iled		□ Uneven Surface				
	Concrete						
	arpet						
	'inyl ïmber						
	Composite						
	ection Findings						
	roken or dama		☐ Movement or bouncing				
	rumming tiles	-	☐ Poor workmanship				
□ F	aulty product		☐ Silicone issue				
	Saps in product		☐ Stained, scratched or marked				
	Grout issues		☐ Transition/surface threshold issue				
□ li	ncorrect fitting		☐ Water damage				
	ifting		✓ See comments or photos				
	0 p						
Ceiling	Condition	Poor, Fair, Good					
Туре:							
	Syprock						
□ Plaster □ Timber							
□ Concrete							
	lardy Wood						
Ceiling Ins	pection Findin	gs					
□ Corni	ce issues		☐ Paint overspray/over painting to surrounding surfaces				
□ Crack	s in surface		☐ Paint runs/drips				
☐ Cuttir	ng in of paintwo	ork, poor quality	□ Poor workmanship				

	Damage/ dints or dents				□ Sagging
	-	-	r hair present in	•	☐ Translucent paint/inadequate coverage
			lushing joints vis	ible	☐ Unfinished surfaces
			d smudges		□ Water damage
			roduct		✓ See comments or photos
		or scr	ew holes visible		
	ting/		□ Yes	Poor, Fair,	
	nitrave	es	□ No	Good	
Тур		0.1			
		Other			
		Timbe MDF	er e		
	_	Hardw	ood .		
Ski			raves Inspection	Findings	
			, dents, or foreig		☐ Missing Product
			nt to surface	,	☐ Nail holes or screw fittings visible
		-	ming tiles		☐ Over painting to surfaces
			& cracks		☐ Poor workmanship
		Lifting			☐ Silicone Issues
			s and smudges		☐ Translucent paint work or finishes
			ng paint		✓ See comments or photos
Doc			Condition:	Poor, fair, good	
Doc	r Type	9			
		Timbe	r		
		MDF			
		Hardw	ood .		
_		Glass	I·		
Do		-	on Findings		Not below a server first a state of
			, dents, or foreign	n objects	□ Nail holes or screw fittings visible
		-	nt to surface		Over painting to surfaces
			door furniture		□ Poor workmanship
		-	and cracks		☐ Silicone Issues
			s and smudges		<ul> <li>☐ Translucent paint work or finishes</li> <li>✓ See comments or photos</li> </ul>
			ng paint		✓ See comments or photos
Wir	dows		ng Product   Ves	Poor, Fair,	
•••			□ No	Good	
Тур	e:				ed aluminum
, ,		Sliding	5	☐ Painted	
		Cach			
		Metal Stained		•	l/varnished
		Timber			
		Skylight		_ /	<del></del>
		<b>'</b>			
		_			
\ <b>\</b> /i:	Window Inspection Findings				
7 7 11			ed, flaking paint	or finish	☐ No compliant sticker or manufactures stamp as per
			iged flyscreen	OI IIIIISII	BCA
			iged hysereen iged or factory fa	ult glass	□ Not functioning
		Dente	-	are Piass	☐ Overpainting present
			/ product		☐ Poor coverage of paint or varnish

☐ Flyscreen not present			☐ Poor workmanship
☐ Gaps	or ill fitted wind	ow	☐ Scratched
☐ Missi	ng locks or wind	ers	✓ See comments or photos
☐ Nail h	noles/fixings visib	ole	
Electrical Fittings	Condition	Poor, fair, good	
Power Points	Condition	Poor, fair, good	Power Point Inspection Findings
	Number	Single/Double	☐ Damaged or cracked
	□ 1	S D	☐ Improper placement
	□ 2	S D	☐ Incorrectly fitted
	□ 3	S D	☐ Loose or dangerous
	□ 4	S D	☐ Missing
			☐ Not functional
			☐ Paint over spray present
			✓ See comments or photos
Light Fittings	Condition	Poor, fair, good	Light Fitting Inspection Findings
	Number		□ Damaged or cracked
	□ 1		☐ Improper placement
	□ 2		☐ Incorrectly fitted
	□ 3		☐ Loose or dangerous
	□ 4		☐ Missing
			☐ Not functional
			☐ Paint over spray present
			✓ See comments or photos
Light Switches	Condition	Poor, fair, good	Light Switches Inspection Findings
	Number		☐ Damaged or cracked
	□ 1		☐ Improper placement
	□ 2		☐ Incorrectly fitted
	□ 3		☐ Loose or dangerous
	□ 4		☐ Missing
			☐ Not functional
			☐ Paint over spray present
			✓ See comments or photos
A/C	□ Yes	Poor, Fair,	☐ Tested
	□ No	Good	✓ Untested
			□ Ducted
			☐ Spilt
Ensuite	□ Yes	Poor, Fair,	
	□ No	Good	
Robes:	□ Yes	Poor, Fair,	
	□ No	Good	
Туре:			
□ Other			
	through		
	oard/ Built in		
_ cupbt	Jara/ Dunt III		

7.

D. J.						
Bedroom Three						
		ı				
		Condition:	Comments			
Paint	Condition:	Poor, Fair, Good				
	Appropriate Paint	□ Yes				
	Product	□ No				
		Poor, Fair, Good				
Wall Type		Framework:				
	Gyprock	Vertical plum of walls	Yes /No			
	srick	Horizontal plum of walls	Yes /No			
	laster	Square corners  Bow in wall	Yes /No Yes /No			
	tone	DOW III Wali	tes /NO			
	ilass ction Findings					
		rk, poor quality	□ Poor workmanship			
	s in surface	m, poor quality	☐ Marks and smudges			
	age/ dints or de	nts	Nail or screw holes visible			
	_	ent in paintwork	☐ Translucent paint/inadequate coverage			
_	ock Flushing joir	•	Unfinished surfaces			
	overspray/over		☐ Water damage			
	unding surfaces	-	✓ See comments or photos			
Flooring	Condition	Poor, Fair, Good	Coc comments or prices			
Floor type			☐ Level Surface			
	iled		☐ Uneven Surface			
	Concrete		a oneven surjuce			
	Carpet					
□ <b>V</b>	'inyl					
	imber					
	Composite					
	ection Findings		□ Mayamant as hayasing			
	Broken or dama	gea	☐ Movement or bouncing			
	Orumming tiles		□ Poor workmanship			
	aulty product		☐ Silicone issue			
	Saps in product		Stained, scratched or marked Transition/surface threshold issue			
	Frout issues		<ul> <li>☐ Transition/surface threshold issue</li> <li>☐ Water damage</li> </ul>			
	ncorrect fitting ifting		<ul><li>☐ Water damage</li><li>✓ See comments or photos</li></ul>			
			see confinents of photos			
Ceiling	Condition	Poor, Fair, Good				
Type:	Contaction	1 001, 1 011, 0000				
	Syprock					
	laster					
□ Т	imber					
□ Concrete						
	lardy Wood					
	spection Findin	gs				
	ce issues		☐ Paint overspray/over painting to surrounding surfaces			
	s in surface		☐ Paint runs/drips			
☐ Cuttir	ng in of paintwo	rk, poor quality	☐ Poor workmanship			

	_	/ dints or dents		□ Sagging		
	. •	or hair present in	•	☐ Translucent paint/inadequate coverage		
		Flushing joints vis	sible	☐ Unfinished surfaces		
		nd smudges		□ Water damage		
	Missing			✓ See comments or photos		
		crew holes visible				
	ting/	□ Yes	Poor, Fair,			
	itraves	□ No	Good			
Туре						
	□ Oth					
	☐ Tim					
		dwood				
Skir		nitraves Inspection	n Findings			
O.K.I.		ts, dents, or foreig		☐ Missing Product		
		sent to surface	ii objects	□ Nail holes or screw fittings visible		
	-	mming tiles		☐ Over painting to surfaces		
		s & cracks		☐ Poor workmanship		
	☐ Lifti			□ Silicone Issues		
		rks and smudges		☐ Translucent paint work or finishes		
		sing paint		· ·		
Doo		Condition:	Poor, fair, good	✓ See comments or photos		
		Condition.	Foot, Juli, good			
DOO	r Type □ Tim	ner				
	□ MD					
		dwood				
	☐ Glas					
Doo	r Inspec	tion Findings				
	☐ Din	ts, dents, or foreig	n objects	☐ Nail holes or screw fittings visible		
		sent to surface	·	☐ Over painting to surfaces		
	-	lty door furniture		☐ Poor workmanship		
		s and cracks		☐ Silicone Issues		
	-	ks and smudges		☐ Translucent paint work or finishes		
		sing paint		✓ See comments or photos		
		sing Product		'		
Win	dows	☐ Yes	Poor, Fair,			
		□ No	Good			
Туре	e:		☐ Coloure	ed aluminum		
	□ Slid	ng	☐ Painted	1		
	Sasl	Sash Unpaint		ted		
		Metal Stained		I/varnished		
		Timber				
	-	Skylight				
		<b>'</b>				
		_				
\ <b>\</b> /in	Other Window Inspection Findings					
vvin		<del>-</del>	or finish	No compliant chicker or manufactures stomp as ass		
		pped, flaking paint	OF TIMISM	□ No compliant sticker or manufactures stamp as per		
		naged flyscreen	lk alaaa	BCA		
		naged or factory fa	auit glass	□ Not functioning		
	□ Der			Overpainting present		
	Fau	lty product		<ul> <li>Poor coverage of paint or varnish</li> </ul>		

Gaps or ill fitted window  Missing locks or winders  Nail holes/fixings visible  Electrical Condition Poor, fair, good  Fittings  Power Points Condition Poor, fair, good  Number Single/Double □ Damaged or cracked	
□ Nail holes/fixings visible  Electrical Condition Poor, fair, good  Fittings  Power Points Condition Poor, fair, good Power Point Inspection Findings	
Electrical       Condition       Poor, fair, good         Fittings       Power Points       Condition       Poor, fair, good       Power Point Inspection Findings	
Fittings Power Points Condition Poor, fair, good Power Point Inspection Findings	
Number Single/Double Damaged or cracked	
☐ 1 S D ☐ Improper placement	
□ 2 S D □ Incorrectly fitted	
□ 3 S D □ Loose or dangerous	
□ 4 S D □ Missing	
□ Not functional	
☐ Paint over spray present	
✓ See comments or photos	
Light Fittings Condition Poor, fair, good Light Fitting Inspection Findings	
Number	
□ 1 □ Improper placement	
□ 2 □ Incorrectly fitted	
□ 3 □ Loose or dangerous	
☐ 4 ☐ Missing	
□ Not functional	
☐ Paint over spray present	
✓ See comments or photos	
Light Condition Poor, fair, good Light Switches Inspection Findings Switches	
Number	
□ 1 □ Improper placement	
□ 2 □ Incorrectly fitted	
☐ 3 ☐ Loose or dangerous	
☐ 4 ☐ Missing	
□ Not functional	
☐ Paint over spray present	
✓ See comments or photos	
A/C	
□ No Good ✓ Untested	
□ Ducted	
☐ Spilt	
Ensuite   Yes Poor, Fair,	
□ No Good	
Robes:	
□ No Good	
Type:	
□ Other □ Walk through	
□ Walk in □ Walk in	
☐ Cupboard/ Built in	

7.

Bedroom Four					
Description: Condition:			Comments		
Paint	Condition:	Poor, Fair, Good			
	Appropriate	□ Yes			
	Paint Product	□ No			
Walls	Condition:	Poor, Fair, Good			
Wall Type	Condition	Framework:			
	Gyprock	Vertical plum of walls	Yes /No		
	Brick	Horizontal plum of walls	Yes /No		
□ P	laster	Square corners	Yes /No		
	tone	Bow in wall	Yes /No		
	ilass				
•	ction Findings	rk, poor quality	□ Poor workmanship		
	ig in of paintwo s in surface	rk, poor quality	<ul><li>Poor workmanship</li><li>Marks and smudges</li></ul>		
	s in surface age/ dints or de	nts	□ Nail or screw holes visible		
	_	ent in paintwork	☐ Translucent paint/inadequate coverage		
_	ock Flushing joir	•	Unfinished surfaces		
	overspray/over		☐ Water damage		
	unding surfaces	-	✓ See comments or photos		
Flooring	Condition	Poor, Fair, Good	See comments of photos		
Floor type			☐ Level Surface		
☐ Tiled			☐ Uneven Surface		
□ Concrete			a oneven surjuce		
☐ Carpet					
□ Vinyl					
☐ Timber					
Composite					
Floor Inspection Findings    Broken or damaged			☐ Movement or bouncing		
	Drumming tiles	scu	□ Poor workmanship		
	aulty product		☐ Silicone issue		
	Saps in product		☐ Stained, scratched or marked		
_	Grout issues		☐ Transition/surface threshold issue		
	ncorrect fitting		☐ Water damage		
☐ Lifting			✓ See comments or photos		
☐ Missing components			'		
Ceiling	Condition	Poor, Fair, Good			
Туре:					
□ Gyprock					
□ Plaster					
☐ Timber					
☐ Concrete ☐ Hardy Wood					
	spection Findin	gs			
	ce issues	9 <del>-</del>	☐ Paint overspray/over painting to surrounding surfaces		
	s in surface		Paint runs/drips		
		rk, poor quality	□ Poor workmanship		
Cuttil	'b iii oi paiiitwo	in, poor quality	- 1001 WOLKINGHISHIP		

	8 ,			□ Sagging
	. •	or hair present in	•	☐ Translucent paint/inadequate coverage
	Gyprock Flushing joints visible			☐ Unfinished surfaces
	5			□ Water damage
	Missing p			✓ See comments or photos
		rew holes visible		
Skirt	_	□ Yes	Poor, Fair,	
	itraves	□ No	Good	
Туре				
	☐ Other			
	☐ Timb	er		
	☐ Hard\	wood		
Skirt		traves Inspection	n Findings	
		, dents, or foreig		☐ Missing Product
		ent to surface	ii objects	☐ Nail holes or screw fittings visible
	·=	nming tiles		☐ Over painting to surfaces
		& cracks		☐ Poor workmanship
	☐ Liftin			☐ Silicone Issues
		s and smudges		☐ Translucent paint work or finishes
		ing paint		•
Dooi		Condition:	Poor, fair, good	✓ See comments or photos
		condition.	Foot, Juli, good	
DOOL	r Type □ Timb	er		
	□ MDF	CI		
		Hardwood		
	□ Glass			
Doo	r Inspecti	on Findings		
	☐ Dints, dents, or foreign objects			☐ Nail holes or screw fittings visible
		present to surface		☐ Over painting to surfaces
	·=	y door furniture		☐ Poor workmanship
		and cracks		☐ Silicone Issues
	=	s and smudges		☐ Translucent paint work or finishes
		ing paint		✓ See comments or photos
		ing Product		
Wind	dows	☐ Yes	Poor, Fair,	
		□ No	Good	
Туре	:		□ Coloure	ed aluminum
	□ Slidin	g	☐ Painted	1
	□ Sash		☐ Unpain	ted
		Matal		l/varnished
	□ Timb		☐ Anodize	
	□ Skylig	tht	_ 71170d12c	
		Bay		
\A/:	Other Window Inspection Findings			
Window Inspection Findings  ☐ Chipped, flaking paint or finish ☐				No compliant chicker or reconstruct atoms as a re-
			or mish	□ No compliant sticker or manufactures stamp as per
		aged flyscreen	1. 1	BCA
		aged or factory fa	uit glass	□ Not functioning
	□ Dent			Overpainting present
	Fault	Faulty product		<ul> <li>Poor coverage of paint or varnish</li> </ul>

<ul> <li>☐ Flyscreen not present</li> <li>☐ Gaps or ill fitted window</li> <li>☐ Missing locks or winders</li> </ul>		ow ers	<ul><li>□ Poor workmanship</li><li>□ Scratched</li><li>✓ See comments or photos</li></ul>
☐ Nail h	noles/fixings visik Condition	Poor, fair, good	
Fittings			
Power Points	Condition	Poor, fair, good	Power Point Inspection Findings
	Number	Single/Double S D S D S D S D	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
Light Fittings	Condition	Poor, fair, good	Light Fitting Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
Light Switches	Condition	Poor, fair, good	Light Switches Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
A/C	□ Yes □ No	Poor, Fair, Good	<ul><li>☐ Tested</li><li>✓ Untested</li><li>☐ Ducted</li><li>☐ Spilt</li></ul>
Ensuite	□ Yes □ No	Poor, Fair, Good	·
Robes:	□ Yes □ No	Poor, Fair, Good	
Туре:		3000	
□ Other □ Walk	through		

### 8.Wet Areas

	Laundry				
	Description:	Condition:	Comments		
Laundry	Inspection Findings				
	Basin/tub issue		☐ Incomplete work		
	Builder's debris		☐ Missing silicone		
	Cabinetry issue		☐ Silicone Issues		
	Chipped tiles		☐ Shower hob/step down issue		
	Cracked/damaged n		☐ Uneven wall surface		
	Cutting in of paintw		☐ Uneven floor surface		
	Dents and damages		☐ Water leak		
	Fitted furniture issu	e Missing grout	☐ Waterproofing Issues		
	Gaps		Poor workmanship		
	Gaps around pipe w		✓ See comments or photos		
Paint	Condition	Poor, Fair, Good			
Wall	Condition	Poor, Fair, Good			
Wall Typ		Framework:			
	Gyprock	Vertical plum of walls	Yes /No		
	Brick	Horizontal plum of walls	Yes /No		
	Plaster Stone	Square corners	Yes /No		
П	Glass	Bow in wall	Yes /No		
	pection Findings				
☐ Chipped or broken tiles			☐ Paint runs/drips		
			☐ Paint overspray/over painting to surrounding		
<ul><li>Cutting in of paintwork, poor quality</li></ul>		ork, poor quality	surfaces		
☐ Damage/ dints or dents			☐ Poor workmanship		
☐ Dirt/grit or hair present in paintwork			☐ Silicone or grout issues		
			☐ Translucent paint/inadequate coverage		
☐ Gyprock Flushing joints visible		ints visible	☐ Uneven tile surface		
	Marks and smudges		☐ Unfinished surfaces		
	_		□ Water damage		
	Nail or screw holes	visible	✓ See comments and or photos		
Flooring	Condition	Poor, Fair, Good			
Floor typ	oe .				
	Tiled				
	Concrete				
	Carpet				
Ш	Vinyl Timber				
	Composite				
Floor Inspection Findings					
☐ Chipped or broken tiles			☐ Lifting		
			☐ Marked or damaged		
	Faulty product		☐ Missing components		
	Floor drainage		☐ Movement or bouncing Poor workmanship		
П	Floor level issues		☐ Silicone issue		
	Gaps in product		☐ Transition/surface threshold issue		
			,		

☐ Grout issues				Water damage	
	g			See comments or photos	
Ceiling	Condition	Poor, Fair, Good			
Type:	Gyprock Plaster Timber Concrete Hardy Wood Inspection Findings				
	rnice Issue		□ Pai	int overspray/over painting to surrounding surfaces	
	tting in of paintwork,	poor quality		int runs/drips	
	cks in surface	. ,	□ Poor workmanship		
□ Dai	mage/ dints or dents		☐ Translucent paint/inadequate coverage		
□ Dir	t/grit or hair present	in paintwork Nail or	☐ Sag	gging	
scr	ew holes visible		□ Un	finished surface	
	prock Flushing joints v	⁄isible	□ Wa	ater damaged	
	rks and smudges		✓ See	e comments or photos	
☐ Mis	ssing product				
Doors	□ Yes	Poor, fair, good			
Door Typ	□ No				
	Timber				
	MDF				
	Hardwood				
	Glass				
Door Inspection Findings					
	Dints, dents, or fore	ign objects present		Nail holes or screw fittings visible	
to surface				Over painting to surfaces	
☐ Faulty door furniture				Poor workmanship	
	☐ Gaps and cracks			Silicone Issues	
	Marks and smudges			Translucent paint work or finishes	
	Missing paint		v	See comments or photos	
Window	Missing Product  Yes	Poor, Fair, Good			
williaow	□ No	Pool, Full, Good			
Туре:	-	□ Coloured al	uminum		
	Sliding	□ Painted			
	Sash	☐ Unpainted			
☐ Metal ☐ Stained/varnished					
	Timber Skylight	☐ Anodized			
	Bay				
	Floor to ceiling				
	□ Other				
Window Inspection Findings			ı		
				No compliant sticker or manufactures	
	7-1-1-1			stamp as per BCA	
	Damaged or factory	fault glass		Not functioning	
	Dented			Overpainting present	
	Faulty product			Poor coverage of paint or varnish	
	Flyscreen not prese	nt		Poor workmanship Scratched	
				Julaturea	

☐ Missing locks or winders	
☐ Nail holes/fixings visible	
Electrical Condition Poor, fair, good	
Fittings	
Power Point Inspection Findings  Power Point Inspection Findings	
Points  Number Circle / Devikto	
Number Single/Double Damaged or cracked	
□ 1 S D □ Improper placement	
□ 2 S D □ Incorrectly fitted	
□ 3 S D □ Loose or dangerous	
☐ 4 S D ☐ Missing	
☐ Not functional	
☐ Paint over spray present	
✓ See comments or photos	
Light Fittings Condition Poor, fair, good Light Fitting Inspection Findings	
Number   Damaged or cracked	
□ 1 □ Improper placement	
□ 2 □ Incorrectly fitted	
□ 3 □ Loose or dangerous	
□ 4 □ Missing	
□ Not functional	
☐ Paint over spray present	
✓ See photos or comments	
Light Condition Poor, fair, good Light Switches Inspection Findings	
Switches	
Number   Damaged or cracked	
☐ 1 ☐ Improper placement	
□ 2 □ Incorrectly fitted	
□ 3 □ Loose or dangerous	
□ 4 □ Missing	
□ Not functional	
☐ Paint over spray present	
✓ See photos or comments	
Laundry   Yes Poor, Fair, Good	
Cabinetry   No	
Laundry   Yes Poor, Fair, Good	
Tub/sink No	
W/machine	
Plumbing No	
Floor Drains	
□ No □ Bent plumbing	
☐ Builders' debris	
✓ See photos or comments	
Ceiling Fan	
□ No	

8.

Bathroom One				
Description: Condition:			Comments	
	Inspection Findi		3311113113	
Basin/tub issue Bathtub not fitted correctly Builder's debris Cabinetry issue Chipped tiles Cracked/damaged mirrors Dents and damages Fitted furniture issue Floor drainage not adequate		correctly mirrors es ue	<ul> <li>Missing grout</li> <li>Missing silicone</li> <li>Poor workmanship</li> <li>Shower hob/step down issue</li> <li>Shower screen not fitted correctly</li> <li>Silicone Issues</li> <li>Toilet not fitted correctly</li> <li>Uneven wall surface</li> <li>Uneven floor surface</li> </ul>	
	aps		□ Water leak	
	aps around pipe	work	<ul><li>□ Waterproofing Issues</li><li>✓ See photos or comments</li></ul>	
☐ In Paint	complete work	Poor, Fair, Good	• See photos or comments	
Wall	Condition	Poor, Fair, Good		
Wall Type	Condition	Framework:		
□ Gy □ Br □ Pl: □ St	rprock ick aster one	Vertical plum of walls Horizontal plum of walls Square corners Bow in wall	Yes /No Yes /No Yes /No Yes /No	
□ G1033			165/140	
Wall Inspection Findings  □ Chipped or broken tiles □ Cracks in surface □ Cutting in of paintwork, poor quality □ Damage/ dints or dents □ Dirt/grit or hair present in paintwork □ Drumming tiles □ Gyprock Flushing joints visible □ Marks and smudges □ Missing product □ Nail or screw holes visible		work, poor quality dents esent in paintwork oints visible es	<ul> <li>Paint runs/drips</li> <li>Paint overspray/over painting to surrounding surfaces</li> <li>Poor workmanship</li> <li>Silicone or grout issues</li> <li>Translucent paint/inadequate coverage</li> <li>Uneven tile surface</li> <li>Unfinished surfaces</li> <li>Water damage</li> <li>✓ See comments and or photos</li> </ul>	
Flooring	Condition	Poor, Fair, Good		
□ Co □ Ca □ Vi □ Tir	ed oncrete irpet nyl mber omposite			
Floor Drain	Condition	Poor, Fair, Good		
-	ection Findings			
<ul><li>☐ Chipped or broken tiles</li><li>☐ Drumming tiles</li><li>☐ Faulty product</li></ul>		tiles	<ul> <li>□ Lifting</li> <li>□ Marked or damaged</li> <li>□ Missing components</li> </ul>	

<ul> <li>☐ Floor drainage</li> <li>☐ Floor level issues</li> <li>☐ Gaps in product</li> <li>☐ Grout issues</li> </ul>			<ul> <li>Movement or bouncing Poor workmanship</li> <li>Silicone issue</li> <li>Transition/surface threshold issue</li> <li>Water damage</li> </ul>
	orrect fitting		✓ See comments or photos
Ceiling	Condition	Poor, Fair, Good	
☐ Plas ☐ Tim ☐ Con ☐ Har	ber crete dy Wood ection Findings		□ Paint overspray/over painting to surrounding surfaces
<ul> <li>Cornice Issue</li> <li>Cutting in of paintwork, poor quality</li> <li>Cracks in surface</li> <li>Damage/ dints or dents</li> <li>Dirt/grit or hair present in paintwork Nail or screw holes visible</li> <li>Gyprock Flushing joints visible</li> <li>Marks and smudges</li> <li>Missing product</li> </ul>		s t in paintwork Nail or visible	<ul> <li>Paint overspray/over painting to surrounding surfaces</li> <li>Paint runs/drips</li> <li>Poor workmanship</li> <li>Translucent paint/inadequate coverage</li> <li>Sagging</li> <li>Unfinished surface</li> <li>Water damaged</li> <li>✓ See comments or photos</li> </ul>
Doors	□ Yes □ No	Poor, fair, good	
Door Type  Timber MDF Hardwood Glass  Door Inspection Findings		eign objects present	□ Nail holes or screw fittings visible
<ul> <li>Dints, dents, or foreign objects present to surface</li> <li>Faulty door furniture</li> <li>Gaps and cracks</li> <li>Marks and smudges</li> <li>Missing paint</li> <li>Missing Product</li> </ul>		re	<ul> <li>□ Over painting to surfaces</li> <li>□ Poor workmanship</li> <li>□ Silicone Issues</li> <li>□ Translucent paint work or finishes</li> <li>✓ See comments or photos</li> </ul>
Window	□ Yes □ No	Poor, Fair, Good	
□ Bay	n tal ber light or to ceiling	☐ Painted ☐ Unpainted ☐ Stained/vari ☐ Anodized ☐ Coloured ald	
Window Ins	pection Finding	gs .	
<ul> <li>□ Chipped, flaking paint or finish</li> <li>□ Damaged flyscreen</li> <li>□ Damaged or factory fault glass</li> </ul>			<ul> <li>No compliant sticker or manufactures stamp as per BCA</li> <li>Not functioning</li> <li>Overpainting present</li> </ul>

□ Fau □ Flys □ Gap □ Mis	nted alty product screen not presc os or ill fitted wi ssing locks or wi il holes/fixings v Condition  Condition  Number  1 2 3 4	indow inders	<ul> <li>□ Poor coverage of paint or varnish</li> <li>□ Poor workmanship</li> <li>□ Scratched</li> <li>✓ See comments or photos</li> </ul> Power Point Inspection Findings <ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> </ul>
u taka	Cara diki ara		☐ Paint over spray present ✓ See photos or comments
Light Fittings	Condition	Poor, fair, good	Light Fitting Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See photos or comments</li> </ul>
Light Switches	Condition	Poor, fair, good	Light Switches Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See photos or comments</li> </ul>
			Plumbing Inspection Findings
			<ul> <li>□ Open plumbing (wall/floor holes)</li> <li>□ Bent plumbing</li> <li>□ Builders' debris</li> <li>✓ See photos or comments</li> </ul>
Basin	Condition	Poor, Fair, Good	
☐ Sing □ Dou	gle uble		
Basin Cabinet	☐ Yes ☐ No	Poor, Fair, Good	
Basin Tapware Wall Tiles	☐ Yes No ☐ Yes	Poor, Fair, Good Poor, Fair, Good	
	□ No		

	Height	□ Skirting
		☐ Mid high
		☐ Ceiling high
Gro	out	Poor, Fair, Good
Bath	□ Yes	Poor, Fair, Good
	□ No	
Туре		
□ Spa	1	
□ Bat		
	cone Functional	□ Yes
		□ No
□ Gro	out	Poor, Fair, Good
□ Tile		Poor, Fair, Good
Bath	☐ Yes	Poor, Fair, Good
Shower	□ No	. 66,7, 8.1,7 6668
-head		
Bath Taps	□ Yes	Poor, Fair, Good
	□ No	
Wall	□ Yes	Poor, Fair, Good
Cabinet/	□ No	
Mirror		
Linen	□ Yes	Poor, Fair, Good
Cupboard	□ No	
Toilet	□ Yes	Poor, Fair, Good
	□ No	
Toilet Roll	□ Yes	Poor, Fair, Good
Holder	□ No	
Towel Rail	□ Yes	Poor, Fair, Good
Shower	□ No	Poor, Fair, Good
Silowei	□ Yes □ No	7001, Fail, G000
Туре	_ 140	
	wer within	
bat		
	estanding	
	uble	
□ Acc	ess Shower	
Silicone	Functional	□ Yes
		□ No
Grout		Poor, Fair, Good
Tiles		Poor, Fair, Good
Tile Heig	ht	□ Screen
		height
		□ Ceiling
	•	height
Shower S		Poor, Fair, Good
Shower i Shower		Poor, Fair, Good Poor, Fair, Good
Shower I		Poor, Fair, Good
Shower		Poor, Fair, Good
Sauna	□ Yes	Poor, Fair, Good
3		,,
Heating	☐ Yes	Poor, Fair, Good
J	□ No	

Ventilation	Conditio	n	Poor, Fair, Good
Exhaust		Yes	Poor, Fair, Good
Fan		No	



8.

		Bat	hroom Two
Des	cription:	Condition:	Comments
	Inspection Findi		
Ba   Ba   Bu   Ca   Ch   Cr   Do	asin/tub issue athtub not fitted uilder's debris abinetry issue nipped tiles racked/damaged ents and damage tted furniture iss oor drainage not	correctly mirrors es ue	<ul> <li>Missing grout</li> <li>Missing silicone</li> <li>Poor workmanship</li> <li>Shower hob/step down issue</li> <li>Shower screen not fitted correctly</li> <li>Silicone Issues</li> <li>Toilet not fitted correctly</li> <li>Uneven wall surface</li> <li>Uneven floor surface</li> </ul>
	aps		□ Water leak
	aps around pipe	work	□ Waterproofing Issues
☐ In Paint	complete work	Door Fair Cood	✓ See photos or comments
Wall	Condition	Poor, Fair, Good	
Wall Type	Condition	Poor, Fair, Good Framework:	
□ Gy □ Br □ Pl: □ St	rprock ick aster one	Vertical plum of walls Horizontal plum of walls Square corners Bow in wall	Yes /No Yes /No Yes /No Yes /No
	ass tion Findings	bow iii waii	165 / 140
Cr   Cr   Cu   Di   Di   G   M   M	amage/ dints or or or the control of	work, poor quality dents esent in paintwork oints visible es	<ul> <li>Paint runs/drips</li> <li>Paint overspray/over painting to surrounding surfaces</li> <li>Poor workmanship</li> <li>Silicone or grout issues</li> <li>Translucent paint/inadequate coverage</li> <li>Uneven tile surface</li> <li>Unfinished surfaces</li> <li>Water damage</li> <li>✓ See comments and or photos</li> </ul>
Flooring	Condition	Poor, Fair, Good	
□ Co □ Ca □ Vi □ Tir	ed oncrete irpet nyl mber imposite		
Floor Drain	Condition	Poor, Fair, Good	
-	ection Findings		
□ Di	nipped or broken rumming tiles Julty product	tiles	<ul> <li>□ Lifting</li> <li>□ Marked or damaged</li> <li>□ Missing components</li> </ul>

□ Floo □ Gap	or drainage or level issues os in product out issues		<ul> <li>Movement or bouncing Poor workmanship</li> <li>Silicone issue</li> <li>Transition/surface threshold issue</li> <li>Water damage</li> </ul>
	orrect fitting		✓ See comments or photos
Ceiling	Condition	Poor, Fair, Good	
□ Plas □ Tim □ Con □ Har			
☐ Cornice	Issue		☐ Paint overspray/over painting to surrounding surfaces
□ Cracks in □ Damage □ Dirt/grit screw h □ Gyprock □ Marks a	in of paintwork n surface e/ dints or dents t or hair present oles visible t Flushing joints and smudges product	s t in paintwork Nail or visible	<ul> <li>□ Paint runs/drips</li> <li>□ Poor workmanship</li> <li>□ Translucent paint/inadequate coverage</li> <li>□ Sagging</li> <li>□ Unfinished surface</li> <li>□ Water damaged</li> <li>✓ See comments or photos</li> </ul>
Doors	□ Yes □ No	Poor, fair, good	
☐ Glas	F dwood ss		
	tion Findings	-1	Mail balance agreement fitting a visible
to s  Fau  Gap  Ma  Mis	surface Ity door furnitu os and cracks rks and smudge sing paint sing Product	25	<ul> <li>□ Nail holes or screw fittings visible</li> <li>□ Over painting to surfaces</li> <li>□ Poor workmanship</li> <li>□ Silicone Issues</li> <li>□ Translucent paint work or finishes</li> <li>✓ See comments or photos</li> </ul>
Window	□ Yes □ No	Poor, Fair, Good	
□ Bay	ing h tal ber light or to ceiling	□ Painted □ Unpainted □ Stained/vari □ Anodized □ Coloured ald	
	pection Finding		
□ Dar	pped, flaking pa maged flyscreer maged or factor	1	<ul> <li>No compliant sticker or manufactures stamp as per BCA</li> <li>Not functioning</li> <li>Overpainting present</li> </ul>

□ Fau □ Flys	nted ulty product screen not preso ps or ill fitted wi		<ul> <li>□ Poor coverage of paint or varnish</li> <li>□ Poor workmanship</li> <li>□ Scratched</li> <li>✓ See comments or photos</li> </ul>
	ssing locks or wi il holes/fixings v		
Electrical Fittings	Condition	Poor, fair, good	
Power Points	Condition	Poor, fair, good	Power Point Inspection Findings
	Number	Single/Double S D S D S D S D	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See photos or comments</li> </ul>
Light Fittings	Condition	Poor, fair, good	Light Fitting Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See photos or comments</li> </ul>
Light Switches	Condition	Poor, fair, good	Light Switches Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See photos or comments</li> </ul>
			Plumbing Inspection Findings
			<ul> <li>□ Open plumbing (wall/floor holes)</li> <li>□ Bent plumbing</li> <li>□ Builders' debris</li> <li>✓ See photos or comments</li> </ul>
Basin	Condition	Poor, Fair, Good	
☐ Sing □ Dou	-		
_ 500	JUIC		
Basin Cabinet	☐ Yes ☐ No	Poor, Fair, Good	
	□ Yes	Poor, Fair, Good  Poor, Fair, Good  Poor, Fair, Good	

	Height	□ Skirting
		☐ Mid high
		☐ Ceiling high
Gro	out	Poor, Fair, Good
Bath	□ Yes	Poor, Fair, Good
	□ No	
Туре		
□ Spa	1	
□ Bat		
	cone Functional	□ Yes
		□ No
□ Gro	out	Poor, Fair, Good
□ Tile		Poor, Fair, Good
Bath	☐ Yes	Poor, Fair, Good
Shower	□ No	. 66,7, 8.1,7 6668
-head		
Bath Taps	□ Yes	Poor, Fair, Good
	□ No	
Wall	□ Yes	Poor, Fair, Good
Cabinet/	□ No	
Mirror		
Linen	□ Yes	Poor, Fair, Good
Cupboard	□ No	
Toilet	□ Yes	Poor, Fair, Good
	□ No	
Toilet Roll	□ Yes	Poor, Fair, Good
Holder	□ No	
Towel Rail	□ Yes	Poor, Fair, Good
Shower	□ No	Poor, Fair, Good
Silowei	□ Yes □ No	7001, Fail, G000
Туре	_ 140	
	wer within	
bat		
	estanding	
	uble	
□ Acc	ess Shower	
Silicone	Functional	□ Yes
		□ No
Grout		Poor, Fair, Good
Tiles		Poor, Fair, Good
Tile Heig	ht	□ Screen
		height
		□ Ceiling
	•	height
Shower S		Poor, Fair, Good
Shower i Shower		Poor, Fair, Good Poor, Fair, Good
Shower I		Poor, Fair, Good
Shower		Poor, Fair, Good
Sauna	□ Yes	Poor, Fair, Good
3		,,
Heating	☐ Yes	Poor, Fair, Good
J	□ No	

Ventilation	Condition		Poor, Fair, Good
Exhaust	□ Ye	'es	Poor, Fair, Good
Fan	□N	No	



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8.

		Bath	room Three
Des	cription:	Condition:	Comments
	Inspection Findi	ngs	
□ Ba □ Bu □ Ca □ Ch □ Cr	esin/tub issue athtub not fitted uilder's debris abinetry issue nipped tiles acked/damaged	mirrors	<ul> <li>Missing grout</li> <li>Missing silicone</li> <li>Poor workmanship</li> <li>Shower hob/step down issue</li> <li>Shower screen not fitted correctly</li> <li>Silicone Issues</li> </ul>
	ents and damage tted furniture iss		<ul><li>Toilet not fitted correctly</li><li>Uneven wall surface</li></ul>
□ Flo □ Ga □ Ga	oor drainage not aps aps around pipe of complete work	adequate	<ul> <li>□ Uneven floor surface</li> <li>□ Water leak</li> <li>□ Waterproofing Issues</li> <li>✓ See photos or comments</li> </ul>
Paint	Condition	Poor, Fair, Good	
Wall	Condition	Poor, Fair, Good	
Br   Pla     St   Gl     Wall Inspect   Cr   Cr     Cr   Dr     Dr   Cr     Dr   Cr	amage/ dints or o rt/grit or hair pro rumming tiles yprock Flushing jo arks and smudge	work, poor quality dents esent in paintwork oints visible	Yes /No Yes /No Yes /No Yes /No  Paint runs/drips Paint overspray/over painting to surrounding surfaces Poor workmanship Silicone or grout issues Translucent paint/inadequate coverage Uneven tile surface Unfinished surfaces Water damage
	issing product	a viciblo	✓ See comments and or photos
Flooring	ail or screw holes Condition	Poor, Fair, Good	
Floor type  Til Cc Cc Ca Vi Til	ed oncrete orpet onyl mber omposite	, , , , , , , , , , , , , , , , , , , ,	
Floor Drain	Condition	Poor, Fair, Good	
Floor Inspe	ection Findings		
□ Di	nipped or broken rumming tiles Julty product	tiles	<ul> <li>□ Lifting</li> <li>□ Marked or damaged</li> <li>□ Missing components</li> </ul>

□ Flo	or drainage or level issues os in product		<ul> <li>Movement or bouncing Poor workmanship</li> <li>Silicone issue</li> <li>Transition/surface threshold issue</li> </ul>
	out issues		☐ Water damage
	orrect fitting	5 . 6 . 1	✓ See comments or photos
Ceiling Type:	Condition	Poor, Fair, Good	
☐ Gyp☐ Plas☐ Tim☐ Con☐ Har			
☐ Cornice			☐ Paint overspray/over painting to surrounding surfaces
_	in of paintwork	, poor quality	Paint runs/drips
	n surface		Poor workmanship
_	e/ dints or dents	t in paintwork Nail or	<ul><li>□ Translucent paint/inadequate coverage</li><li>□ Sagging</li></ul>
	oles visible	in paintwork Nan Of	☐ Unfinished surface
	k Flushing joints	visible	☐ Water damaged
□ Marks a	and smudges		✓ See comments or photos
☐ Missing	product		
Doors	□ Yes □ No	Poor, fair, good	
Door Type			
☐ Tim			
	dwood		
☐ Glas			
	tion Findings		
	its, dents, or for surface	eign objects present	□ Nail holes or screw fittings visible
	surface ilty door furnitu	ro	<ul><li>Over painting to surfaces</li><li>Poor workmanship</li></ul>
	os and cracks		☐ Silicone Issues
	rks and smudge	es	☐ Translucent paint work or finishes
	ssing paint		✓ See comments or photos
	ssing Product		
Window	□ Yes □ No	Poor, Fair, Good	
□ Bay	h tal Iber light or to ceiling	☐ Painted ☐ Unpainted ☐ Stained/vari ☐ Anodized ☐ Coloured alu	
	pection Finding		
	pped, flaking pa		☐ No compliant sticker or manufactures
	maged flyscreer		stamp as per BCA
□ Dar	maged or factor	y rault glass	<ul><li>Not functioning</li><li>Overpainting present</li></ul>

	nted		<ul> <li>Poor coverage of paint or varnish</li> </ul>
□ Fau	ılty product		☐ Poor workmanship
☐ Flys	screen not pres	ent	☐ Scratched
☐ Ga <sub>l</sub>	os or ill fitted w	indow	✓ See comments or photos
☐ Mis	ssing locks or w	inders	
□ Nai	l holes/fixings v	visible	
Electrical	Condition	Poor, fair, good	
Fittings			
Power Points	Condition	Poor, fair, good	Power Point Inspection Findings
Politis	Number	Single/Double	☐ Damaged or cracked
		S D	☐ Improper placement
	□ 2	S D	☐ Incorrectly fitted
	□ 3	S D	
	□ <b>3</b>	S D	_
	⊔ <b>4</b>	0 2	
			<ul> <li>□ Paint over spray present</li> <li>✓ See photos or comments</li> </ul>
Light	Condition	Poor, fair, good	process of the second
Fittings	Condition	Poor, Jair, good	Light Fitting Inspection Findings
J	Number		☐ Damaged or cracked
	□ 1		☐ Improper placement
	□ 2		☐ Incorrectly fitted
	□ 3		□ Loose or dangerous
	□ 4		☐ Missing
			□ Not functional
			- Not failetional
			☐ Paint over spray present
			<ul> <li>□ Paint over spray present</li> <li>✓ See photos or comments</li> </ul>
Light	Condition	Poor, fair, good	✓ See photos or comments
Light Switches	Condition	Poor, fair, good	
-	Number	Poor, fair, good	✓ See photos or comments
-		Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings
-	Number      1     2	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked
-	Number	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous
-	Number      1     2	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing
-	Number	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional
-	Number	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional □ Paint over spray present
-	Number	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional □ Paint over spray present ✓ See photos or comments
-	Number	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional □ Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings
-	Number	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional □ Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings □ Open plumbing (wall/floor holes)
-	Number	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional □ Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings □ Open plumbing (wall/floor holes) □ Bent plumbing
-	Number	Poor, fair, good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional □ Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings □ Open plumbing (wall/floor holes) □ Bent plumbing □ Builders' debris
Switches	Number		✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional □ Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings □ Open plumbing (wall/floor holes) □ Bent plumbing
Switches	Number  1 2 3 4  Condition	Poor, fair, good  Poor, Fair, Good	✓ See photos or comments  Light Switches Inspection Findings  Damaged or cracked Improper placement Incorrectly fitted Loose or dangerous Missing Not functional Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings Open plumbing (wall/floor holes) Bent plumbing Builders' debris
Basin Sing	Number  1 2 3 4  Condition		✓ See photos or comments  Light Switches Inspection Findings  Damaged or cracked Improper placement Incorrectly fitted Loose or dangerous Missing Not functional Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings Open plumbing (wall/floor holes) Bent plumbing Builders' debris
Basin Sing	Number  1 2 3 4  Condition	Poor, Fair, Good	✓ See photos or comments  Light Switches Inspection Findings  Damaged or cracked Improper placement Incorrectly fitted Loose or dangerous Missing Not functional Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings Open plumbing (wall/floor holes) Bent plumbing Builders' debris
Basin Sing Door	Number  1 2 3 4  Condition gle		✓ See photos or comments  Light Switches Inspection Findings  Damaged or cracked Improper placement Incorrectly fitted Loose or dangerous Missing Not functional Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings Open plumbing (wall/floor holes) Bent plumbing Builders' debris
Basin Sing Doubles	Number  1 2 3 4  Condition gle able Yes	Poor, Fair, Good	✓ See photos or comments  Light Switches Inspection Findings  Damaged or cracked Improper placement Incorrectly fitted Loose or dangerous Missing Not functional Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings Open plumbing (wall/floor holes) Bent plumbing Builders' debris
Basin  Basin  Cabinet	Number  1 2 3 4  Condition gle uble Yes No	Poor, Fair, Good  Poor, Fair, Good  Poor, Fair, Good	✓ See photos or comments  Light Switches Inspection Findings  Damaged or cracked Improper placement Incorrectly fitted Loose or dangerous Missing Not functional Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings Open plumbing (wall/floor holes) Bent plumbing Builders' debris
Basin  Basin Cabinet Basin	Number  1 2 3 4  Condition gle uble Yes No	Poor, Fair, Good  Poor, Fair, Good	✓ See photos or comments  Light Switches Inspection Findings  □ Damaged or cracked □ Improper placement □ Incorrectly fitted □ Loose or dangerous □ Missing □ Not functional □ Paint over spray present ✓ See photos or comments  Plumbing Inspection Findings □ Open plumbing (wall/floor holes) □ Bent plumbing □ Builders' debris

	Height	□ Skirting
	_	☐ Mid high
		☐ Ceiling high
Gro	ut	Poor, Fair, Good
Bath	□ Yes	Poor, Fair, Good
	□ No	
Туре		
□ Spa		
□ Bat		
□ Silio	one Functional	□ Yes
		□ No
□ Gro		Poor, Fair, Good
□ Tile		Poor, Fair, Good
Bath	□ Yes	Poor, Fair, Good
Shower	□ No	
-head Bath Taps	□ Yes	Poor, Fair, Good
Datii iaps	□ res	1 001, 1 dii, 0000
Wall	□ Yes	Poor, Fair, Good
Cabinet/		1 001, 1 411, 3 0 0 0
Mirror		
Linen	□ Yes	Poor, Fair, Good
Cupboard	□ No	
Toilet	□ Yes	Poor, Fair, Good
	□ No	
Toilet Roll	□ Yes	Poor, Fair, Good
Holder	□ No	
Towel Rail	□ Yes	Poor, Fair, Good
	□ No	
Shower	□ Yes	Poor, Fair, Good
Туре	□ No	
	wer within	
bat		
	estanding	
	ıble	
□ Acc	ess Shower	
Silicone	Functional	□ Yes
		□ No
Grout		Poor, Fair, Good
Tiles		Poor, Fair, Good
Tile Heig	nt	□ Screen
		height  Ceiling
		height
Shower	Screen	Poor, Fair, Good
Shower		Poor, Fair, Good
Shower		Poor, Fair, Good
Shower		Poor, Fair, Good
Shower I		Poor, Fair, Good
Sauna	□ Yes	Poor, Fair, Good
	□ No	
Heating	□ Yes	Poor, Fair, Good
	□ No	

Ventilation	Conditio	n	Poor, Fair, Good
Exhaust		Yes	Poor, Fair, Good
Fan		No	



# 9. Dinning, Loungeroom. Family Room

Dining Room					
Descr	iption:	Condition:	Comments		
Paint	Condition	Poor, Fair, Good	Gonini Grid		
Wall	Condition	Poor, Fair, Good			
Wall Type	Condition	Framework:			
☐ Gyr	ster ne ss	Vertical plum of walls Horizontal plum of walls Square corners Bow in wall	Yes /No Yes /No Yes /No Yes /No		
		k noor quality	☐ Marks and smudges		
<ul> <li>Cutting in of paintwork, poor quality</li> <li>Cracks in surface</li> <li>Damage/ dints or dents</li> <li>Dirt/grit or hair present in paintwork</li> <li>Gyprock Flushing joints visible</li> <li>Paint overspray/over painting to</li> </ul>			<ul> <li>□ Nail or screw holes visible</li> <li>□ Poor workmanship</li> <li>□ Translucent paint/inadequate coverage</li> <li>□ Unfinished surfaces</li> <li>□ Water damage</li> </ul>		
	nding surfaces	1	✓ See comments or photos		
Flooring	Condition	Poor, Fair, Good			
□ Car □ Vin □ Tim □ Cor	ncrete pet yl uber mposite				
	ction Findings				
□ Dru □ Fau □ Ga □ Gro □ Inc	oken or damage umming tiles alty product ps in product out issues orrect fitting sing compone		<ul> <li>□ Movement or bouncing</li> <li>□ Poor workmanship</li> <li>□ Silicone issue</li> <li>□ Stained, scratched or marked</li> <li>□ Transition/surface threshold issue</li> <li>□ Water damage</li> <li>✓ See comments or photos</li> </ul>		
Ceiling	Condition	Poor, Fair, Good			
□ Pla: □ Tim □ Cor □ Har	orock ster aber acrete dy Wood				
	ection Finding	S			
<ul><li>□ Cracks i</li><li>□ Damage</li></ul>	in of paintwor n surface e/ dints or den	k, poor quality ts nt in paintwork	<ul> <li>Paint overspray/over painting to surrounding surfaces</li> <li>Paint runs/drips</li> <li>Poor workmanship</li> <li>Translucent paint/inadequate coverage</li> <li>Sagging</li> </ul>		

□ Gy	Gyprock Flushing joints visible					Un	finished surface
□ М	Marks and smudges					Wa	ater damaged
□ М	issing	product			✓	Sec	e comments or photos
□ Na	ail or	screw ho	les vis	sible			
Skirting	· .		Yes	Poor, Fair, Good			
Boards			No				
Architra	aves						
Type	Oth	ner					
		ber					
	ME						
		dwood					
			itrave	es Inspection Findings			
	_			preign objects present			Missing Product
		surface	, 0				Nail holes or screw fittings visible
		umming t	iles				Over painting to surfaces
		ps & crac					Poor workmanship
		ing	K3				Silicone Issues
		_					
		irks and s		ges			Translucent paint work or finishes
Daara	IVI	ssing pair		D f. '		<b>√</b>	See comments or photos
Doors			Yes	Poor, fair, good			
Door Ty	me	Ш	No				
	ME						
		dwood					
	Gla						
Door I	nspec	tion Find	lings				
				reign objects present			Nail holes or screw fittings visible
		surface	•				Over painting to surfaces
	Fau	ılty door	furnit	ure			Poor workmanship
		ps and cr					Silicone Issues
		irks and s		res			Translucent paint work or finishes
		ssing pair	-	,00		<b>✓</b>	See comments or photos
		ssing Pro					see comments of photos
Windo			Yes	Poor, Fair, Good			
			No	1001, 1411, 0004			
Туре:				□ Painted	1		
,	Slic	ling		☐ Unpainted			
	Sas	h		☐ Stained/varr	nished	ı	
		Metal Stuffication Anodized					
	Timber Coloured alu			ıminıı	m		
	Skylight			minul			
	Bay						
	Floor to ceiling						
	ow Inspection Findings						
		• •	•	paint or finish			No compliant sticker or manufactures stamp as per
		maged fly					BCA
	Da	maged or	facto	ory fault glass	[		Not functioning
	De	nted			[		Overpainting present
	Fau	ılty produ	uct		[		Poor coverage of paint or varnish
	Flyscreen not present			[		Poor workmanship	

☐ Ga <sub>l</sub>	ps or ill fitted v	vindow	□ Scratched
☐ Mis	ssing locks or v	vinders	✓ See comments or photos
□ Nai	il holes/fixings	visible	
Electrical Fittings	Condition	Poor, fair, good	
Power Points	Condition	Poor, fair, good	Power Point Inspection Findings
	Number	Single/Double S D S D S D S D	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
Light Fittings	Condition	Poor, fair, good	Light Fitting Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
Light Switches	Condition	Poor, fair, good	Light Switches Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
A/C	☐ Yes ☐ No	Poor, Fair, Good	☐ Tested  ✓ Untested
Ceiling Fan	☐ Yes ☐ No	Poor, Fair, Good	· Ontesteu

# 9. Dinning, Loungeroom. Family Room

☐ Cutting in of paintwork, poor quality ☐ Paint runs/drips	Loungeroom					
Paint   Condition   Poor, Fair, Good	Descr	intion:	Condition:	Comments		
Wall   Variety   Poor, Fair, Good   Wall Type   Framework:   Gyprock   Horizontal plum of walls   Yes /No   Plaster   walls   Stone   Square corners   Square corners   Galass   Bow in wall   Yes /No   Yes /No   Wall Inspection Findings   Water damage   See comments or photos   Floor type   Tiled   Concrete   Carpet   Winyl   Timber   Composite   Stained, scratched or marked   Grout issues   Incorrect fitting   Stained, scratched or marked   Transition/surface threshold issue   Water damage   Water damage   Water damage   Stained, scratched or marked   Transition/surface threshold issue   Water damage   Water damage   Water damage   Stained, scratched or marked   Transition/surface threshold issue   Water damage   Wat				Comments		
Wall Type   Gyprock   Vertical plum of walls   Fick   Horizontal plum of walls   Fick   Findings   Fick   Findings   F						
Gyprock   Vertical plum of walls   Yes /No   Yes /No   Plaster   walls   Stone   Square corners   Yes /No   Wall Inspection Findings   Cutting in of paintwork, poor quality   Marks and smudges   Nail or screw holes visible   Damage/ dints or dents   Poor workmanship   Translucent paint/inadequate coverage   Unfinished surfaces   Water damage   Water damage   Water damage   Floor Inspection Findings   Poor workmanship   Timber   Composite   Grout issues   Incorrect fitting   Missing components   Steined, scratched or marked   Transition/surface threshold issue   Plaster   Timber   Concrete   Gryprock   Plaster   Timber   Concrete   Timber   Concrete   Plaster   Hardy Wood   Plaster   Timber   Concrete   Plaster   Hardy Wood   Plaster   Hardy Wood   Plaster   Hardy Wood   Plaster   Paint overspray/over painting to surrounding surfaces   Paint overspray/over		Condition				
Glass	☐ Gyr ☐ Brid ☐ Pla	ck ster	Vertical plum of walls Horizontal plum of walls	Yes /No		
□ Cutting in of paintwork, poor quality     □ Marks and smudges       □ Cracks in surface     □ Nail or screw holes visible       □ Dirt/grit or hair present in paintwork     □ Poor workmanship       □ Gyprock Flushing joints visible     □ Unfinished surfaces       □ Paint overspray/over painting to surrounding surfaces     □ Water damage       □ Flooring     Condition     Poor, Fair, Good       Floor type     □ Tiled     □ Concrete       □ Carpet     □ Vinyl     □ Timber       □ Drumming tiles     □ Movement or bouncing       □ Poor workmanship     □ Silicone issue       □ Broken or damaged     □ Movement or bouncing       □ Prumming tiles     □ Silicone issue       □ Grout issues     □ Transition/surface threshold issue       □ Incorrect fitting     □ Water damage       □ Lifting     ✓ See comments or photos       Celling     Condition     Poor, Fair, Good       Type:     □ Gyprock     □ Plaster       □ Timber     □ Concrete       □ Hardy Wood     □ Paint overspray/over painting to surrounding surfaces       □ Cornice Issue     □ Paint overspray/over painting to surrounding surfaces       □ Cutting in of paintwork, poor quality     □ Paint runs/drips				Yes /No		
□ Cutting in of paintwork, poor quality     □ Marks and smudges       □ Cracks in surface     □ Nail or screw holes visible       □ Dirt/grit or hair present in paintwork     □ Poor workmanship       □ Gyprock Flushing joints visible     □ Unfinished surfaces       □ Paint overspray/over painting to surrounding surfaces     □ Water damage       □ Flooring     Condition     Poor, Fair, Good       Floor type     □ Tiled     □ Concrete       □ Carpet     □ Vinyl     □ Timber       □ Drumming tiles     □ Poor workmanship       □ Broken or damaged     □ Movement or bouncing       □ Drumming tiles     □ Silicone issue       □ Grout issues     □ Transition/surface threshold issue       □ Incorrect fitting     □ Water damage       □ Lifting     ✓ See comments or photos       Celling     Condition     Poor, Fair, Good       Transition/surface threshold issue     □ Water damage       □ Intimber     □ Water damage       □ Gyprock     □ Plaster       □ Imber     □ Concrete       □ Concrete     □ Paint overspray/over painting to surrounding surfaces       □ Celling Inspection Findings     □ Paint overspray/over painting to surrounding surfaces       □ Cutting in of paintwork, poor quality     □ Paint runs/drips						
□ Cracks in surface       □ Nail or screw holes visible         □ Damage/ dints or dents       □ Poor workmanship         □ Dirt/grit or hair present in paintwork       □ Translucent paint/inadequate coverage         □ Paint overspray/over painting to surrounding surfaces       □ Water damage         □ Paint overspray/over painting to surrounding surfaces       □ Water damage         □ Floor type       □ Tiled         □ Concrete       □ Carpet         □ Vinyl       □ Timber         □ Drumming tiles       □ Poor workmanship         □ Prumming tiles       □ Poor workmanship         □ Faulty product       □ Stained, scratched or marked         □ Grout issues       □ Transition/surface threshold issue         □ Incorrect fitting       □ Water damage         □ Lifting       ✓ See comments or photos         Type:       □ Gyprock         □ Plaster       □ Timber         □ Concrete       □ Hardy Wood         Ceiling Inspection Findings       □ Paint overspray/over painting to surrounding surfaces         □ Cutting in of paintwork, poor quality       □ Paint runs/drips			k, poor quality	☐ Marks and smudges		
□ Damage/ dints or dents       □ Poor workmanship         □ Dirt/grit or hair present in paintwork       □ Translucent paint/inadequate coverage         □ Opprock Flushing joints visible       □ Unfinished surfaces         □ Paint overspray/over painting to surrounding surfaces       ✓ See comments or photos         Flooring Condition Poor, Fair, Good         Floor type         □ Tiled       □ Concrete         □ Concrete       □ Carpet         □ Vinyl       □ Timber         □ Composite       □ Movement or bouncing         □ Drumming tiles       □ Poor workmanship         □ Faulty product       □ Silicone issue         □ Gaps in product       □ Stained, scratched or marked         □ Grout issues       □ Transition/surface threshold issue         □ Incorrect fitting       □ Water damage         □ Missing components       □ Water damage         Celling       Condition Poor, Fair, Good         Type:       □ Gyprock         □ Plaster       □ Timber         □ Concrete       □ Hardy Wood         Celling Inspection Findings       □ Paint overspray/over painting to surrounding surfaces         □ Concrete       □ Paint overspray/over painting to surrounding surfaces	_		,, ,			
Dirt/grit or hair present in paintwork   Gyprock Flushing joints visible   Paint overspray/over painting to surrounding surfaces   Water damage   Vater damage   Vater damage   Vinyl   Timber   Concrete   Carpet   Vinyl   Timber   Gaps in product   Gaps in product   Grout fitting   Condition   Poor, Fair, Good   Translucent paint/inadequate coverage   Unfinished surfaces   Water damage   Vater damage   Water damage   Poor workmanship   Silicone issue   Stained, scratched or marked   Transltion/surface threshold issue   Incorrect fitting   Water damage   Water damage   Vater damage			ts			
Gyprock Flushing joints visible Paint overspray/over painting to surrounding surfaces    Water damage   Water damage   See comments or photos	_			•		
□ Paint overspray/over painting to surrounding surfaces □ Water damage   Flooring Condition Poor, Fair, Good   Floor type □ Tiled □ Concrete   □ Carpet □ Vinyl □ Timber   □ Composite □ Movement or bouncing   □ Drumming tiles □ Poor workmanship   □ Faulty product □ Silicone issue   □ Gaps in product □ Stained, scratched or marked   □ Grout issues □ Transition/surface threshold issue   □ Incorrect fitting □ Water damage   □ Lifting ✓ See comments or photos    Type:  Gyprock  Plaster  Timber  Goncrete  Hardy Wood  Ceiling Inspection Findings  Paint overspray/over painting to surrounding surfaces   □ Cornice Issue □ Paint overspray/over painting to surrounding surfaces   □ Cornice Issue □ Paint overspray/over painting to surrounding surfaces   □ Cornice Issue □ Paint overspray/over painting to surrounding surfaces   □ Cutting in of paintwork, poor quality □ Paint runs/drips	_	=	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		
See comments or photos  Floor type    Tiled   Concrete   Carpet   Vinyl   Timber   Tiled   Poor, Fair, Good  Floor Inspection Findings    Broken or damaged   Poor workmanship   Silicone issue   Stained, scratched or marked   Transition/surface threshold issue   Water damage   Water damage   Water damage   Vater damage		= -				
Flooring Condition Poor, Fair, Good  Floor type    Tiled			painting to			
Floor type  Tiled Concrete Carpet Vinyl Timber Composite Floor Inspection Findings  Broken or damaged Drumming tiles Stained, scratched or marked Gaps in product Stained, scratched or marked Transition/surface threshold issue Uncorrect fitting See comments or photos  Water damage Vinge: Gyprock Stained, scratched or marked Transition/surface threshold issue Water damage Vietnesses See comments or photos  Type: Gyprock Plaster Timber Concrete Hardy Wood  Ceiling Inspection Findings Cornice Issue Cutting in of paintwork, poor quality Paint overspray/over painting to surrounding surfaces			Poor Fair Good	see comments or prioros		
Tiled		Condition	1001, 1411, 0004			
□ Broken or damaged □ Movement or bouncing   □ Drumming tiles □ Poor workmanship   □ Faulty product □ Silicone issue   □ Gaps in product □ Stained, scratched or marked   □ Grout issues □ Transition/surface threshold issue   □ Incorrect fitting □ Water damage   □ Lifting ✓ See comments or photos    Type:  □ Gyprock □ Plaster □ Timber □ Concrete □ Hardy Wood  Ceiling Inspection Findings □ Cornice Issue □ Paint overspray/over painting to surrounding surfaces   □ Cornice Issue □ Paint overspray/over painting to surrounding surfaces   □ Paint runs/drips	□ Car □ Vin □ Tim	pet yl ıber				
Drumming tiles	Floor Inspec	ction Findings				
Type:  Gyprock Plaster Concrete Hardy Wood  Ceiling Inspection Findings Cornice Issue Cutting in of paintwork, poor quality Paint overspray/over painting to surrounding surfaces Paint runs/drips	☐ Dru ☐ Fau ☐ Ga ☐ Gro ☐ Inc	umming tiles alty product ps in product out issues orrect fitting cing		<ul> <li>Poor workmanship</li> <li>Silicone issue</li> <li>Stained, scratched or marked</li> <li>Transition/surface threshold issue</li> <li>Water damage</li> </ul>		
□ Gyprock □ Plaster □ Timber □ Concrete □ Hardy Wood  Ceiling Inspection Findings □ Cornice Issue □ Cutting in of paintwork, poor quality □ Paint overspray/over painting to surrounding surfaces	Ceiling	Condition	Poor, Fair, Good			
<ul><li>□ Cornice Issue</li><li>□ Paint overspray/over painting to surrounding surfaces</li><li>□ Cutting in of paintwork, poor quality</li><li>□ Paint runs/drips</li></ul>	☐ Gyp☐ Pla:☐ Tim☐ Cor☐ Har	ster aber acrete ady Wood				
☐ Cutting in of paintwork, poor quality ☐ Paint runs/drips			S			
□ Damage/ dints or dents □ Translucent paint/inadequate coverage □ Dirt/grit or hair present in paintwork □ Sagging	<ul><li>Cutting</li><li>Cracks i</li><li>Damage</li></ul>	in of paintwor n surface e/ dints or den	ts	<ul> <li>□ Paint runs/drips</li> <li>□ Poor workmanship</li> <li>□ Translucent paint/inadequate coverage</li> </ul>		

	Gyprock Flushing joints visible					Un	finished surface
□ N	∕larks	and smud	dges			Wa	ater damaged
□ N	⁄lissin	g product			✓	Se	e comments or photos
	lail or	screw ho	les vis	ible			
Skirtir Board Archit	s/		Yes No	Poor, Fair, Good			
Туре							
		her					
		nber					
		rdwood					
			nitrava	es Inspection Findings			
SKILLI				reign objects present			Missing Product
L		surface	, 01 10	reign objects present			Missing Product
		umming t	Hiloc				Nail holes or screw fittings visible
		_					Over painting to surfaces
		ips & crac	.KS				Poor workmanship
		ting					Silicone Issues
		arks and s		ges			Translucent paint work or finishes
Daawa		issing pair		D ( : /		<b>√</b>	See comments or photos
Doors			Yes No	Poor, fair, good			
Door 7	Гуре		140				
		nber					
	М	DF					
	На	rdwood					
	Gl	ass					
Door	Inspe	ction Find	dings				
	Di	nts, dents	, or fo	reign objects present			Nail holes or screw fittings visible
	to	surface					Over painting to surfaces
	Fa	ulty door	furnit	ure			Poor workmanship
	Ga	ps and cr	acks				Silicone Issues
	M	arks and s	mudg	ges			Translucent paint work or finishes
	М	issing pair	nt			$\checkmark$	See comments or photos
		issing Pro					·
Windo			Yes	Poor, Fair, Good			
			No				
Туре:				Painted			
		ding		□ Unpainted			
				☐ Stained/varr	nished	l	
		etal nber		☐ Anodized			
				☐ Coloured alu	minui	m	
		ylight v					
		Bay Floor to ceiling					
	_						
		spection	Findir	igs			
		-		paint or finish	[		No compliant sticker or manufactures stamp as per
		maged fly					BCA
			-	ory fault glass			Not functioning
		ented		, 0.000			Overpainting present
		ulty prod	uct				Poor coverage of paint or varnish
				sent			Poor workmanship
_	- 11	Flyscreen not present			L	_	

□ Ga	ps or ill fitted v	vindow	□ Scratched
☐ Mi:	ssing locks or v	vinders	✓ See comments or photos
□ Na	il holes/fixings	visible	
Electrical Fittings	Condition	Poor, fair, good	
Power Points	Condition	Poor, fair, good	Power Point Inspection Findings
	Number	Single/Double S D S D S D S D S D	<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
Light Fittings	Condition	Poor, fair, good	Light Fitting Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
Light Switches	Condition	Poor, fair, good	Light Switches Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
A/C	☐ Yes ☐ No	Poor, Fair, Good	<ul><li>☐ Tested</li><li>✓ Untested</li></ul>
Ceiling Fan	□ Yes □ No	Poor, Fair, Good	

# 9. Dinning, Loungeroom. Family Room

		Fa	mily Room
Desci	ription:	Condition:	Comments
Paint	Condition		Comments
		Poor, Fair, Good	
Wall	Condition	Poor, Fair, Good	
Wall Type	nro ale	Framework: Vertical plum of walls	Yes /No
□ Gy <sub> </sub> □ Bri	prock ck	Horizontal plum of	Yes /No
	ster	walls	163 / 110
□ Sto		Square corners	Yes /No
☐ Gla	iss	Bow in wall	Yes /No
Wall Inspecti	ion Findings		
		k, poor quality	☐ Marks and smudges
_	in surface	•	□ Nail or screw holes visible
	e/ dints or den	ts	☐ Poor workmanship
_	-	nt in paintwork	☐ Translucent paint/inadequate coverage
	k Flushing join	·	☐ Unfinished surfaces
	verspray/over		□ Water damage
	nding surfaces	F 6	✓ See comments or photos
Flooring	Condition	Poor, Fair, Good	
Floor type			
□ Tile	ed		
	ncrete		
☐ Cai	rpet		
□ Vin	ıyl		
□ Tin	nber		
☐ Coi	mposite		
Floor Inspe	ction Findings		
☐ Bro	oken or damag	ed	☐ Movement or bouncing
□ Dr	umming tiles		☐ Poor workmanship
□ Fa	ulty product		☐ Silicone issue
□ Ga	ps in product		☐ Stained, scratched or marked
□ Gr	out issues		☐ Transition/surface threshold issue
□ Inc	correct fitting		☐ Water damage
☐ Lift	ting		✓ See comments or photos
□ Mi	ssing compone	ents	
Ceiling	Condition	Poor, Fair, Good	
Type:			
	prock		
	ster		
□ Tin	nber		
	ncrete		
	rdy Wood		
	ection Finding	S	
☐ Cornice	e Issue		☐ Paint overspray/over painting to surrounding surfaces
□ Cutting	in of paintwor	k, poor quality	☐ Paint runs/drips
□ Cracks	in surface		☐ Poor workmanship
□ Damag	e/ dints or den	ts	☐ Translucent paint/inadequate coverage
_		nt in paintwork	□ Sagging

	Gyprock Flushing joints visible					Un	finished surface
□ N	∕larks	and smud	dges			Wa	ater damaged
□ N	⁄lissin	g product			✓	Se	e comments or photos
	lail or	screw ho	les vis	ible			
Skirtir Board Archit	s/		Yes No	Poor, Fair, Good			
Туре							
		her					
		nber					
		rdwood					
			nitrava	es Inspection Findings			
SKILLI				reign objects present			Missing Product
L		surface	, 01 10	reign objects present			Missing Product
		umming t	Hiloc				Nail holes or screw fittings visible
		_					Over painting to surfaces
		ips & crac	.KS				Poor workmanship
		ting					Silicone Issues
		arks and s		ges			Translucent paint work or finishes
Daawa		issing pair		D ( : /		<b>√</b>	See comments or photos
Doors			Yes No	Poor, fair, good			
Door 7	Гуре		140				
		nber					
	М	DF					
	На	rdwood					
	Gl	ass					
Door	Inspe	ction Find	dings				
	Di	nts, dents	, or fo	reign objects present			Nail holes or screw fittings visible
	to	surface					Over painting to surfaces
	Fa	ulty door	furnit	ure			Poor workmanship
	Ga	ps and cr	acks				Silicone Issues
	M	arks and s	mudg	ges			Translucent paint work or finishes
	М	issing pair	nt			$\checkmark$	See comments or photos
		issing Pro					·
Windo			Yes	Poor, Fair, Good			
			No				
Туре:				Painted			
		ding		□ Unpainted			
				☐ Stained/varr	nished	l	
		etal nber		☐ Anodized			
				☐ Coloured alu	minui	m	
		ylight v					
		Bay Floor to ceiling					
	_						
		spection	Findir	igs			
		-		paint or finish	[		No compliant sticker or manufactures stamp as per
		maged fly					BCA
			-	ory fault glass			Not functioning
		ented		, 0.000			Overpainting present
		ulty prod	uct				Poor coverage of paint or varnish
				sent			Poor workmanship
_	- 11	Flyscreen not present			L	_	

□ Ga	ps or ill fitted v	vindow	□ Scratched
☐ Mi:	ssing locks or v	vinders	✓ See comments or photos
□ Na	il holes/fixings	visible	
Electrical Fittings	Condition	Poor, fair, good	
Power	Condition	Poor, fair, good	Power Point Inspection Findings
Points	Condition	1 ooi, juii, good	rower rome inspection rindings
	Number	Single/Double	☐ Damaged or cracked
	□ 1	S D	☐ Improper placement
	□ 2	S D	□ Incorrectly fitted
	□ 3	S D	☐ Loose or dangerous
	□ 4	S D	☐ Missing
			☐ Not functional
			☐ Paint over spray present
			✓ See comments or photos
Light	Condition	Poor, fair, good	Light Fitting Inspection Findings
Fittings			
	Number		☐ Damaged or cracked
	□ <b>1</b>		☐ Improper placement
	□ 2		☐ Incorrectly fitted
	□ 3		☐ Loose or dangerous
	□ 4		☐ Missing
			☐ Not functional
			☐ Paint over spray present
			✓ See comments or photos
Light Switches	Condition	Poor, fair, good	Light Switches Inspection Findings
	Number		☐ Damaged or cracked
	□ 1		☐ Improper placement
	□ 2		☐ Incorrectly fitted
	□ 3		☐ Loose or dangerous
	□ 4		☐ Missing
			☐ Not functional
			☐ Paint over spray present
			✓ See comments or photos
A/C	☐ Yes	Poor, Fair, Good	☐ Tested
	□ No		✓ Untested
Ceiling Fan	□ Yes	Poor, Fair, Good	
	□ No		

10.

			Stairs		
			Stans		
Description: Condition:			Commonte		
Paint	Condition		Comments		
1 1		Poor, Fair, Good			
Wall	Condition	Poor, Fair, Good			
Wall Type		Framework Vertical plum of walls	Yes /No		
☐ Gyp □ Brid	orock	Horizontal plum of	Yes /No		
	ster	walls	163 / 110		
□ Sto		Square corners	Yes /No		
□ Gla:		Bow in wall	Yes /No		
Wall Inspecti	on Findings				
		k, poor quality	☐ Marks and smudges		
_	n surface		□ Nail or screw holes visible		
☐ Damage	e/ dints or den	ts	☐ Poor workmanship		
_		nt in paintwork	☐ Translucent paint/inadequate coverage		
_	k Flushing joint	·	☐ Unfinished surfaces		
	erspray/over		□ Water damage		
	iding surfaces		✓ See comments or photos		
Flooring	Condition	Poor, Fair, Good			
Floor type					
□ Tile	d				
□ Cor	ncrete				
□ Car	pet				
□ Vin	yl				
	ıber				
	nposite				
	ction Findings				
	ken or damag	ed	☐ Movement or bouncing		
	umming tiles		☐ Poor workmanship		
	ılty product		☐ Silicone issue		
	ps in product		☐ Stained, scratched or marked		
	out issues		☐ Transition/surface threshold issue		
	orrect fitting		☐ Water damage		
☐ Lift			✓ See comments or photos		
	ssing compone				
Ceiling	Condition	Poor, Fair, Good			
Type:					
	orock ster				
	iber				
	ncrete				
	dy Wood				
Ceiling Inspection Findings					
☐ Cornice			☐ Paint overspray/over painting to surrounding surfaces		
		k, poor quality	☐ Paint runs/drips		
	n surface	71 127 7	□ Poor workmanship		
	e/ dints or den	ts	☐ Translucent paint/inadequate coverage		
_		nt in paintwork	□ Sagging		

	Gyproc	k Flushing joint	ts visible	□ U	Infinished surface
	Marks a	and smudges		□ V	Vater damaged
	Missing	gproduct		√ S	ee comments or photos
	Nail or	screw holes vis	sible		
	ting rds/ hitraves	□ Yes □ No	Poor, Fair, Good		
Туре	е				
	□ Oth				
		nber			
	☐ ME				
Skir	□ Hardwood  Skirting Boards/Architraves Inspection Findings				
JKII			preign objects present		Missing Product
		surface	oreign objects present		and the second s
		umming tiles			
		ps & cracks			
		ing			
		arks and smudg	zes		
		ssing paint	,	<b>✓</b>	
Win	dow	☐ Yes	Poor, Fair, Good		
		□ No	, ,		
Тур			□ Painted		
	☐ Slic	_	□ Unpainted		
	□ Sas		□ Stained/varn	ished	
	☐ Me	rtai nber	☐ Anodized		
		light	☐ Coloured alui	minum	
	□ Bay				
	□ Flo	or to ceiling			
	□ Oth	ner			
Wir		pection Findir			
		ipped, flaking p			p p p p
		maged flyscree		_	BCA
		maged or facto	ory fault glass		S
		nted			1 51
		ulty product	cont		
		screen not pre			
		ps or ill fitted v ssing locks or v		<b>✓</b>	
		il holes/fixings		·	see comments of photos
Elec	ctrical	Condition	Poor, fair, good		
Fitti			, con juni good		
Pow Poir		Condition	Poor, fair, good	Powe	r Point Inspection Findings
		Number	Single/Double		Damaged or cracked
		□ 1	S D		
		□ 2	S D		,
		□ 3	S D		
		□ 4	S D		0
				✓	See comments or photos

Light Fittings	Condition	Poor, fair, good	Light Fitting Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>
Light Switches	Condition	Poor, fair, good	Light Switches Inspection Findings
	Number		<ul> <li>□ Damaged or cracked</li> <li>□ Improper placement</li> <li>□ Incorrectly fitted</li> <li>□ Loose or dangerous</li> <li>□ Missing</li> <li>□ Not functional</li> <li>□ Paint over spray present</li> <li>✓ See comments or photos</li> </ul>

# 11.

Kitchen			
Description: Condition:			Comments
Kitchen	<b>Inspection Findings</b>		
	Basin/tub issue		☐ Missing grout
	Builder's debris		☐ Missing silicone
	Cabinetry issue		□ Poor workmanship
	Chipped tiles		☐ Silicone Issues
	Dents and damages		☐ Uneven wall surface
	Fitted furniture issue		☐ Uneven floor surface
	Floor drainage not a	dequate	□ Water leak
	Gaps		☐ Waterproofing Issues
	Gaps around pipe w	ork	✓ See comments or photos
	Incomplete work		
Paint	Condition	Poor, Fair, Good	
Wall	Condition	Poor, Fair, Good	
Wall Typ		Framework	
	Gyprock	Vertical plum of walls	Yes /No Yes /No
	Brick Plaster	Horizontal plum of	ies /ivo
	Stone	walls	Yes /No
	Glass	Square corners	Yes /No
		Bow in wall	
	pection Findings		
	Cracks in surface		☐ Paint runs/drips
	Chipped or broken t		□ Poor workmanship
	Cutting in of paintwe		□ Nail or screw holes visible
	Damage/ dints or de		☐ Translucent paint/inadequate coverage
	Dirt/grit or hair pres	ent in paintwork	☐ Uneven tile surface
	Drumming tiles	and a statle to	☐ Unfinished surfaces
	Gyprock Flushing joints visible		<ul> <li>□ Water damage</li> <li>✓ See comments and or photos</li> </ul>
	Marks and smudges		✓ See comments and or photos
Ш	Paint overspray/over painting to surrounding surfaces		
Flooring	Condition	Poor, Fair, Good	
Floor typ		1001,1411,0004	
	Tiled		
	Concrete		
	Carpet		
	Vinyl		
	Timber		
	Composite		
	spection Findings		Mayoment or hounging
	Broken or damaged		☐ Movement or bouncing
	Drumming tiles		<ul><li>□ Poor workmanship</li><li>□ Silicone issue</li></ul>
	Faulty product		☐ Stained, scratched or marked
П	Gaps in product Grout issues		☐ Transition/surface threshold issue
П	Incorrect fitting		☐ Water damage

□ Li	fting		✓ See comments or photos
□ N	lissing component	S	
Ceiling	Condition	Poor, Fair, Good	
□ P. □ Ti □ C	Type:  Gyprock Plaster Timber Concrete		
	pection Findings		
Cornice Issue Cutting in of paintwork, poor quality Cracks in surface Damage/ dints or dents Dirt/grit or hair present in paintwork Gyprock Flushing joints visible Marks and smudges Missing product Nail or screw holes visible			<ul> <li>□ Paint overspray/over painting to surrounding surfaces</li> <li>□ Paint runs/drips</li> <li>□ Poor workmanship</li> <li>□ Translucent paint/inadequate coverage</li> <li>□ Sagging</li> <li>□ Unfinished surface</li> <li>□ Water damaged</li> <li>✓ See comments or photos</li> </ul>
Skirting Boards/ Architraves	□ Yes □ No	Poor, Fair, Good	
Type  Other Timber MDF Hardwood  Skirting Boards/Architraves Inspection Findings  Cracks Chipped or broken tiles Dints, dents, or foreign objects present to surface Drumming tiles Faulty door furniture Gaps Lifting Missing paint  Doors Yes Poor, fair, good		tiles eign objects present re	<ul> <li>Missing paint</li> <li>Missing Product</li> <li>Nail holes or screw fittings visible</li> <li>Over painting to surfaces</li> <li>Poor workmanship</li> <li>Silicone, grout Issues</li> <li>Translucent paint work or finishes</li> <li>Uneven tile surface</li> <li>✓ See comments and or photos</li> </ul>
Door Type  Timber  MDF Hardwood Glass			
	ection Findings		
to	to surface     Faulty door furniture     Gaps and cracks     Marks and smudges     Missing paint		<ul> <li>□ Nail holes or screw fittings visible</li> <li>□ Over painting to surfaces</li> <li>□ Poor workmanship</li> <li>□ Silicone Issues</li> <li>□ Translucent paint work or finishes</li> <li>✓ See comments or photos</li> </ul>

Window	□ Yes □ No	Poor, Fair, Good		
Туре:		□ Coloured aluminum		
	ding	□ Painted		
□ Sa		□ Unpainted		
	etal mber	<ul><li>□ Stained/varnished</li><li>□ Anodized</li></ul>		
	ylight			
□ Ba	· -			
	oor to ceiling			
	ther			
	spection Findings			
	nipped, flaking pai	nt or finish	<ul> <li>No compliant sticker or manufactures stamp as per</li> </ul>	
	amaged flyscreen		BCA	
	amaged or factory	fault glass	□ Not functioning	
	ented		<ul><li>Overpainting present</li></ul>	
	ulty product		<ul> <li>Poor coverage of paint or varnish</li> </ul>	
	yscreen not prese		☐ Poor workmanship	
	aps or ill fitted wir		☐ Scratched	
	issing locks or wir		✓ See comments or photos	
	ail holes/fixings vi	sible		
Electrical	Condition	Poor, fair, good		
Fittings	0 1111			
Power Points	Condition	Poor, fair, good	Power Points Inspection Findings	
	Number	Single/Double	☐ D Damaged or cracked	
	□ 1	S D	☐ Improper placement	
	□ 2	S D	☐ Incorrectly fitted	
	□ 3	S D	☐ Loose or dangerous	
	□ 4	S D	☐ Missing	
			☐ Not functional	
			☐ Paint over spray present	
			✓ See comments and or photos	
Light Fitting	s Condition	Poor, fair, good	Light Fitting Inspection Findings	
	Number	, , , , , , ,	☐ Damaged or cracked	
			☐ Improper placement	
			☐ Incorrectly fitted	
	□ 3		□ Loose or dangerous	
	□ 4		☐ Missing	
			□ Not functional	
			☐ Paint over spray present	
			✓ See comments and or photos	
Light	Condition	Door fair good	-	
Switches	Condition	Poor, fair, good	Light Switches Inspection Findings	
	Number		☐ Damaged or cracked	
	□ 1		☐ Improper placement	
	□ 2		☐ Incorrectly fitted	
	□ 3		☐ Loose or dangerous	
	□ 4		☐ Missing	
			☐ Not functional	
			☐ Paint over spray present	
			✓ See comments and or photos	

			Plumbing Inspection Findings
			<ul><li>Open plumbing (wall/floor holes)</li></ul>
			☐ Bent plumbing
			☐ Builders' debris
			✓ See photos or comments
Tiles	□ Yes □ No	Poor, Fair, Good	
	Grout	Poor, Fair, Good	
	Silicone Functional?	□ Yes □ No	
Cupboards	Bench Cupboard	Poor, Fair, Good	
	Doors		
	Benchtop Surface	Poor, Fair, Good	
	Benchtop	Poor, Fair, Good	
	Cupboard Internal Shelves		
	Overhead Cupboard Doors	Poor, Fair, Good	
	Overhead Cupboard Internal Shelves	Poor, Fair, Good	
	Kickboard	Poor, Fair, Good	
	Side panel	Poor, Fair, Good	
	Front panel	Poor, Fair, Good	
	Draws	Poor, Fair, Good	
	Draw faces	Poor, Fair, Good	
	Draw inserts	Poor, Fair, Good	
	Microwave shelf	Poor, Fair, Good	
	Fridge recess	Poor, Fair, Good	
Pantry	☐ Yes ☐ No	Poor, Fair, Good	
	Туре	<ul><li>□ Walkin</li><li>□ Cupboard</li></ul>	
	Pantry door	Poor, Fair, Good	
	Pantry shelves	Poor, Fair, Good	
Bulkhead	□ Yes	Poor, Fair, Good	
Cimb	□ No	Dan Frie Carl	
Sink	□ Single □ Double	Poor, Fair, Good	
Dishwasher	□ Yes	Poor, Fair, Good	☐ Tested
	□ No □ New		✓ Untested
	☐ Existing		
Rangehood	□ Yes	Poor, Fair, Good	□ Tested
	□ No		□ Vented outside of the home
	□ New		$\square$ Vented to the ceiling only
	☐ Existing		□ Not vented (room circulation only)
			☐ Fan working yes no
Ouen		Door Fair Cood	Lights working yes no
Oven	☐ Gas ☐ Electric	Poor, Fair, Good	☐ Tested  ✓ Untested
	□ New		· Ontesteu

	Existing		
Hotplate	Gas	Poor, Fair, Good	□ Tested
	Electric		□ Untested
A/C	Yes	Poor, Fair, Good	□ Tested
	No		✓ Untested
Ceiling Fan	Yes	Poor, Fair, Good	□ Tested
	No		✓ Untested

## 12. Major Report Findings:

This Building Inspection summary provides you with a "snapshot "of items the inspector considers of greatest significance for you, in respect of the building only, when considering this property. Please refer to the Definitions and the complete Report for detailed information regarding visible defects. Note that this Summary is not the complete Report and that in the event of an apparent discrepancy the complete Report overrides the Summary information.

## **Report Summary**

#### Major Defects Noted: Yes/No

A defect of significant magnitude where rectification should be carried out without undue delay to avoid unsafe. Conditions, posing a threat to life or serious injury; loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function; or further substantial deterioration of the building.

# **Major Defects**

#### Serious Structural Defects noted: Yes/No

A major defect in any internal or external primary load bearing component of the building seriously affects the structural integrity of the building requiring rectification to be carried out without undue delay to avoid: unsafe conditions, posing a threat to life or serious injury; loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function; or further substantial deterioration of the building. In case of the cracking, a serious structural defect denotes severe cracking as defined by category 4, Appendix C- Australian Standards AS 2870 2011. Appendix C is attached for your reference.

## Serious Structural Defects

#### Serious Structural Defects noted:

# 13. Conclusion

# 14. What is not included in the Report:

A building inspection Report does not detail with every aspect of the property. Its role is to identify any major problems visible at the time of the inspection. The extent of the problems will be influenced by the age and type of property.

### While providing valuable expert advice the Report will generally not include:

- Parts of the property that were not or could not be inspected.
- Matters outside the expertise.
- An estimate of repair costs
- Minor defects
- Termite detection.

## The building inspector would not normally check such things as:

- Footings
- Concealed damp proofing
- Electrical wiring and smoke detectors
- Plumbing drainage and gas fitting
- Air conditioning
- Swimming pools and pool equipment
- Fireplace and chimneys
- Alarm and intercom systems
- Carpet and lino
- Appliances such as dishwasher, incinerators, ovens, ducted vacuum systems, hotplates and range hoods.
- Television reception or internet reception or speed.
- Paint coatings
- Hazards
- Every opening window

# a. Factors Affecting the Report:

Certain conditions will affect the final report including:

- Problems difficult to detect due to weather or other conditions; such as damp and leaks

- The information you provide to the consultant
- The specific areas of the consultant's expertise "as specified in the report.
- Problems that may have been deliberately covered up to make an area appear problem free.

# b. Using the Report for other Purposes:

A Building Inspection Report should not be used as a Certificate of Compliance for any law, warranty, or insurance policy against future problems. It is also not intended as the cost of fixing problems for when "a special purpose "property report is required instead.

# c. Ordering a Report

Most consultants need a minimum of the 2-3 days' notice to organise a building inspection. You should get the vendor's permission to have property inspected as early in the sale negotiations as possible. This will help up decide if the property is worth buying. There may be little point in spending money on conveyancing until you know the condition of the property.

# d. Inspections done during the cooling-off period.

When you buy property in NSW, there is five business day cooling-off period after you have exchanged contracts. During this period, you may get out of the sale as long as you give written notice. The cooling-off period starts as soon as you exchange and ends at 5pm on the fifth business day.

A cooling-off period does not apply if you buy a property at auction or exchange contracts on the same day as the auction after. it is passed in. Always check with your solicitor or a licensed conveyancer that you have a cooling-off period, and have the process explained to you.

To get a building inspection one during the cooling-off period, give the consultant as much notice as possible. They will have to do an inspection, prepare the report and still give you time to decide and potentially withdraw from the contracts. If you withdraw, you forfeit 0.25 percent of the purchase price.

## 15. Definitions'

Definitions of terms used to describe the current state of repair for each item inspected		
Condition Visually Fine:	When the Inspector has viewed the subject area and sees no major	
	structural defect, no minor defect and there is no repair recommended.	

General Advice on Item:	The inspector may choose to comment on the subject area, where it doesn't fall into the below categories.
Repair Recommended	A suggestion that the repair of the defect be carried out by a licensed person, trades person or a person of ability, halting further deterioration of the property.
Major structural Defect:	A defect of significant magnitude that a repair must be carried out in order to avoid, unsafe conditions, loss of utility or further deterioration of the property.
Unable to Inspect Due to access:	An area of the site where there is insufficient, unsafe, or unreasonable access.
Not Applicable (N/A):	When the subjected field does not make up any part of the inspected property.
Report Definition	
Shower Recesses':	Tests may be made on the shower recesses to detect leeks (if water is connected). The tests may not reveal leaks or show incorrect water proofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is temporary waterproofing measure and may last some months before breaking down. The tests of the shower recesses are limited to running water in the recesses and visually checking for leaks. As showers are often checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.
Glass Caution:	Glazing in some buildings (built before 1078) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows, especially in high traffic areas should be replaced with safety glass or have shatterproof film installed.
Stair & Balustrades:	The Australian Building Code 3.9 require that covering stairs, landings and balustrades ensure the safety of all occupants and visitors to a building. Those applied prior to 1996 may not comply with the current standard. You must upgrade all such items.
Swimming Pool	A pool is subject to a special purpose property report and is not applicable in this report.
Rooms Below Ground Level:	Rooms under the house or below ground level (whether they are habitable or not) may be subject to water dampness and water penetration. Drains are not always installed correctly in these areas or could be blocked. It is common to have damp problems and water entry into these spaces, especially during periods of heavy rainfall. And may not be evident on the day of the inspection. These rooms may also not have council approval. The purchaser should make their own enquiries to Council to ascertain if approval was granted.
Owners Corporation:	If the owner is covered by an Owners Corporation (Stat Title) Sydnexpo.com recognizes that an Owners Corporation search be conducted to ascertain their financial position, the level of maintenance afforded and any other relevant information that may impact your future ownership of the property.

## 16.Terms and Conditions

### **Sydnexpo Terms & Conditions**

- BIPS has prepared this report in accordance with the guidelines of the Australian Standard 4339.1 – 2007, which covers the minimum requirements of the visual inspection of residential buildings and based on the inspection of the property (Inspected Property) in the administrative cover letter by the inspector named in the administrative building inspection report.
- 2. The report is prepared for the sole and exclusive use of the person, persons, or body (client) named in the administrative cover letter and cannot be used or acted upon by any other party without the express permission of the BIPS.
- 3. The client, having been provided with the opportunity to read these Terms and Conditions following making the booking for the property inspection, accepts these Terms and Conditions. The Client acknowledges that these Terms and Conditions are also available via the website: sydnexpo.com and can change without notice. These Terms and Conditions take precedence over any oral or written representations made by BIPS Building Inspections or the Inspector, to the extent of any inconsistency.
- 4. The Report is based on the conditions of the Inspected Property at the date and time of inspection. While the Report is prepared with due care and diligence, the Report is based upon the prevailing conditions and the safe and reasonable access of the Inspector to the Inspected Property as outlined in the Standard.
- 5. The report must be read carefully and, in its entirety, to gain a complete understanding of the findings of the Inspector of the Inspected Property. It will help you understand the limitations of the Inspector and why it is not possible to guarantee that a property is free of defects.
- 6. The report is not a certificate of compliance for the Inspected Property within the requirements of any Act, regulation or ordinance or local law or by-law. The report does not cover the enquiries of councils or other authorities.
- 7. The report is a subjective assessment of the Inspected Property and therefore outlines the opinion of the Inspector on the general condition of the Inspected Property.
- 8. The report does not include identification of unauthorized building work or of work not compliant with building regulations. An estimate of costs of rectification is not required in accordance with the standard.
- 9. The inspection is undertaken, and the Report prepared by the Inspector on the assumption that the existing use of the Inspected Property will continue. As such, the Inspector will not assess the fitness of the Inspected Property for any other purpose. We advise you to verify any proposed change in the use of the Inspected Property with the relevant authorities.
- 10. This Report is based on a visual assessment of the Inspected Property together with the relevant features of the Inspected Property within the 30m of the building and within boundaries of the site, the prevailing structural, soil and weather conditions at the date and time of the inspection and the Inspector having safe and reasonable access to all areas. Where the Property is a unit or apartment, associated areas may include common areas pertinent and immediately adjacent to the inspected Property, or as specifically instructed by the Client Areas not inspected are noted in the Report.

The Standard provides that "safe and reasonable access "shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of Inspection. An inspector shall only inspect areas where safe, unobstructed access is provided and where

minimum clearances are available or, where these clearances are not available, areas within the inspector's unobstructed line of sight and close enough to enable reasonable appraisal. Minimum clearances are defined as at least 600mm vertical and horizontal clearance for roof space and sub floor area access. The interior and exterior roof must be accessible from 3.6-metre-high ladder for reasonable access to be available. Reasonable access does not include removing screws and bolts to access covers. Nor does reasonable access include cutting or making access traps or moving furniture or stored goods.

- 11. This Report is not a rigorous assessment if all building elements and does not cover all maintenance items. The Report also does not cover defects in inaccessible areas, defects that are not reasonably visible, defects that may only be apparent in certain weather conditions or defects that have not yet arisen due to prolonged periods of wet or dry weather or their subsequent events.
- 12. As the Report only covers the visual aspects of the Inspected Property, it does not cover any part of the building located beneath the ground surface.
- 13. The Inspector can only make a comment with regard to the general, visible condition of the electrical wiring and plumbing. We suggest that a licensed tradesperson be contacted for a separate report.
- 14. The Inspected Property shall be compared with a building that was constructed in accordance to 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.
- 15. The report does not identify the presence of pests, or any damage caused by pests (e.g., termites, borers, etc.) We suggest that a professional pest inspector should be contacted for a separate report.
- 16. No assessment or identification is made of asbestos or asbestos related products, toxic mold, or other harmful substances. Asbestos dust is a hazardous material and should not be disturbed. It is vital that asbestos is not sawn, sanded, drilled or water blasted., etc. For more information about the handling and disposing of asbestos contact your local council.
- 17. Our inspection does not assess the operation of appliances, alarms, security and communication systems, smoke detectors, heating and cooling systems, blinds (internal and external), soft furnishing, telephones, spa and pool equipment, building automation, electrically operated doors, plant and equipment. Any item not specifically noted in this Report is excluded from the inspection, of the Inspected Property. We suggest that a licensed tradesperson be contacted for a separate report in respect to gas or electrical appliances and fittings.
- 18. No item of furniture or fixtures will be removed, moved, or modified during the inspection and items and conditions covered by such furnishings and fixings are not inspected or considered. Nor do we assess the condition of conspicuous, non-structural items such as carpets, vinyl floor coverings, etc.
- 19. Any maintenance and general advice items are intended as a helpful guide. The Report is not necessarily an exhaustive list of all maintenance and advice items.
- 20. You should access legal, and conveyancing matters such as title and ownership to your solicitor or legal representative. Compliance issues in relation to positioning of services, privacy, vehicle access, the siting of buildings, zoning permit, or town planning issues or other legal matters should be directed to the relevant authority or to a solicitor or legal representative.
- 21. Unless otherwise notified BIPS will make vendor purchased reports available to the prospective purchases of the property.

22. Acceptance of this report and payment by the Client acknowledges acceptance of the inspection and Terms and Conditions.

# 17. Additional Pictures:

Included as a part of this attachment or a follow up attachment, that includes images from the day of the inspection and taken by the inspector.



### Disclaimer:

Which specific areas do we inspect-

- Exterior roof
- Interior roof
- Under the floor (if applicable)
- Interior/exterior of the property