



PINPOINT
PROPERTY INSPECTIONS

Building Inspection Report



123 Sample Street, Perth, WA
Inspection prepared for: John Doe
Date of Inspection: 11/1/2015 Time: 11:00 AM
Weather: Fine
SAMPLE REPORT
Platinum Inspection

Inspector: Sky McRae
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Property Inspection - Overview

The inspection carried out is to provide advice to a client regarding the condition of the nominated property at the time of inspection. The report provided is not intended to stringently scrutinise every aspect of the property, it is a reasonable attempt to visually identify any obvious or significant defects, dependant on inspection type that the Client has purchased. Inspections carried out will be non-invasive and limited to those aspects that can be visually inspected. The Report to be provided is not a warranty or an insurance policy against problems developing with the property in the future.

Within the report you will find sections in **RED**. These are items which the inspector has flagged as deficient and require attention. For your safety and liability, we recommend that you hire only licensed contractors when having any work done. Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure.

You will note in the report there is set of boxes next to each section with the following written options across the top:

DEFR - MAINT - MONIT - DEFIC

These are the definitions of these terms which may be selected:

DEFR - DEFERRED: An area, system, component or condition that is listed as not inspected is one that could not be operated or inspected on the day for the reason stated in the report, and may require further evaluation. These may also be items outside our terms and conditions, inaccessible or not functional. If required items not inspected should be checked prior to settlement during the pre-settlement inspection.

MAINT - MAINTENANCE/PREVENTIVE: A system or component requiring maintenance which appears to be functioning as intended, but would benefit from minor repair, service, maintenance or any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

MONIT - MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFIC - DEFICIENT: An item, component, building element or structural element marked as deficient is one that did not respond to normal user controls or is a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another.

Items Requiring Attention - Summary

The summary below consists of significant findings and defects. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Any items within the report marked as deferred in the category box, we were either unable to inspect or are not items that we inspect as part of our inspection process.

If there are no items listed below, it indicates that there are no items which require attention.

Electrical		
Page 22 Item: 1	Electrical Panel	<ul style="list-style-type: none">• One RCD (Safety Switch) has been installed. In line with the latest regulations another RCD safety switch is required to be installed prior to settlement. This is required to be carried out by the vendors.

Structural Summary

1. Structural Summary

DEFR	MAINT	MONIT	DEFIC

Summary:

- As requested, we have conducted a visual structural inspection of the property. The inspection and this report have been undertaken in accordance with the PinPoint Inspection Service Agreement.

Generally, this property appears to be in satisfactory structural condition.

Some issues that are considered minor from the viewpoint of structural integrity or are preventative in nature, are addressed under the various headings below.

Inspector

1. Your Inspector

Your Inspector:

- Sky McRae

Contact Information:

Email: sky@pinpointpi.com.au

Mobile: 0411 523 123

Inspection Type

1. Inspection Type

Type:

- Structural Platinum Inspection - Structural inspection plus good working order inspection

Reason:

- Pre-purchase Inspection

Inspection Details

1. Attendance

In Attendance: Agent present

Client not present

Pest Inspector present

2. Occupancy

Occupancy:

- Vacant - Unfurnished

3. Inspection Limitations

Deferred

• 1. We are not appropriately qualified to provide you with information in regards to rodents and timber pests or the possibility of hidden damage or health hazards caused by their presence. We recommend the property is inspected for these conditions by a licensed pest inspector in accordance with the latest revision of AS 4349.3. Reporting of mould is limited to the identification of the presence of mould in areas where it is apparent at the time of the inspection. Identification of strains/classifications/types of mould is not possible without sample testing and is excluded from this report.

2. Entering roof spaces that are heavily insulated can cause damage to the insulation and framing. Roof spaces with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the roof space is only partially accessed, thereby limiting the review of the attic from the hatch area only. Inspectors will not crawl the roof space when they believe it is a danger to them or that they might damage the insulation or framing. There is a limited review of the roof space viewed from the hatch only in these circumstances. Due to the location and restricted visibility of roof structure tie-down fixings we cannot confirm compliance with AS1684.

3. The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippy surfaces, deteriorated covering. Not being able to walk on the roof significantly limits our inspection which can result in hidden defects going undetected.

4. Any comments relating to asbestos in the property is not exhaustive or conclusive. This is limited as part of our normal inspection process. If you require a comprehensive assessment we recommend that you engage a appropriately qualified specialist contractor.

5. Where a current electrical safety certificate is required, this report does not satisfy or remove the need for that requirement.

09-2013

Property Information

1. Structure Style

Observation:

- Attached
- Single Family Home
- Single Storey Home

2. Property Orientation

Observation:

- The front of the property is facing North.

3. Property Comments

DEFR	MAINT	MONIT	DEFIC
✓		✓	

Observations:

- There appears to be some asbestos material utilised in the property. With this material it is important that it is well maintained and sealed. If any work is undertaken which involves this material it should be done in accordance with required safety and regulatory methods. For further information go to: <http://www.australianasbestosnetwork.org.au/Asbestos+Today/>

There may be other asbestos material at the property that was unable to be located or detected as part of our normal process.

Observations:

- A gas fired heater was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.



4. Structure Type

Wall Construction:

- Brick

Roof Covering:

- Tile

Foundations

1. Slab Foundation

DEFR	MAINT	MONIT	DEFIC

Observations:

- Visible sections of the concrete slab appeared satisfactory.
- Most areas of the concrete slab not visible due to floor coverings.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Structural Components

1. Wall Structure

DEFR	MAINT	MONIT	DEFIC

Observations

- The wall structure components appeared functional.
- The external walls of the home are of a double brick construction, which contains an internal cavity.

2. Ceiling Structure

DEFR	MAINT	MONIT	DEFIC

Observations:

- The ceiling structure appeared functional.
- Due to the placement of insulation on the top of the ceilings it is not possible to fully inspect the condition of the ceiling structure and supports. Inspection was limited and based on what was visually accessible at the time of the inspection.

Internal Roof Space

1. Access

DEFR	MAINT	MONIT	DEFIC
✓			

Comments:

- Access was available through a manhole in the bedroom hallway.

Observations:

- Limited visibility and access due to air-conditioner ductwork through out the ceiling space.



2. Duct Work

DEFR	MAINT	MONIT	DEFIC

Observations:

- Where visible, the air conditioning duct work appeared to be in a satisfactory condition.



3. Insulation

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Fibreglass batts insulation noted in the accessible ceiling space.

Observations:

- Insulation averages about 100 to 125mm in depth.
- Insulation appears adequate.



Roof

1. Roof Structure

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The timber roof structure appears sound.



2. Roof Covering

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Roof was walked upon for the inspection

Observations:

- The clay tile roof covering appears to be in satisfactory condition other than noted.



3. Roof Issues

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- There are several cracked or chipped tiles, but none of these appear to warrant replacement or repair of the tiles.



4. Flashing

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from valleys and intersections between the roof covering and other materials.
- The roof flashing, where visible, appears to be in satisfactory condition.



5. Sky Lights

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No signs of present or past leaking around the skylight were discovered at time of inspection.



6. Roof Drainage

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major function concerns noted at time of inspection.
- The gutters should be regularly cleared of debris to ensure the proper flow of water from the roof.



Interior Areas

1. Wall Condition

DEFR	MAINT	MONIT	DEFIC
	✓	✓	

Materials:

- Plastered walls noted which appeared functional.

Observations:

- There is evidence of dampness in the wall which is adjacent to the main shower. This is most likely as a result of the seals and tile joints not functioning correctly. The tiles and joints should be checked for leaks and resealed to prevent any further dampness. Then the wall should be allowed to dry out fully before being sanded/repainted as required. This does not appear to have affected the structural integrity of the wall.



Moisture reading

2. Ceiling Condition

DEFR	MAINT	MONIT	DEFIC
	✓	✓	

Materials:

- There are plasterglass ceilings in the home which appear functional.
- There are wood plank ceilings noted.

Observations:

- There is minor cracking which has occurred at the interface between the ceiling cornice and the wall at various locations. This can be a result of foundation settlement and/or movement in the roof structure. This does not appear to have affected the structural integrity of the home and can be repaired normally.
- There is what appears to be old water stains in the laundry and bedroom ceiling covering. Testing with the moisture meter did not indicate any current moisture present. Inspection within the roof space and of the roof covering did not reveal an obvious source of any leak, which is difficult to detect when it is not raining. We did however note that the roof pitch is relatively shallow. This coupled with a tiled roof structure sometimes allows wind blown rain to enter the roof space underneath the tiles which can result in some water stains at various locations within the home. This is usually not a serious problem as it happens infrequently, however, we suggest that you monitor this area during heavy rainfall to confirm whether any immediate maintenance work is required. This is important because our inspection does not warrant or guarantee the roof against leakage.



Cornice cracking



Old water stain

3. Smoke Alarms

DEFR	MAINT	MONIT	DEFIC
✓			

Observations:

- Testing of smoke alarms is not included in this inspection. Pushing the "Test" button only verifies that there is power at the alarm--either a battery or hard wired to the house power--and not the operational workings of the alarm. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- There are hard wired smoke alarms installed in the bedroom hallway and the entrance areas.

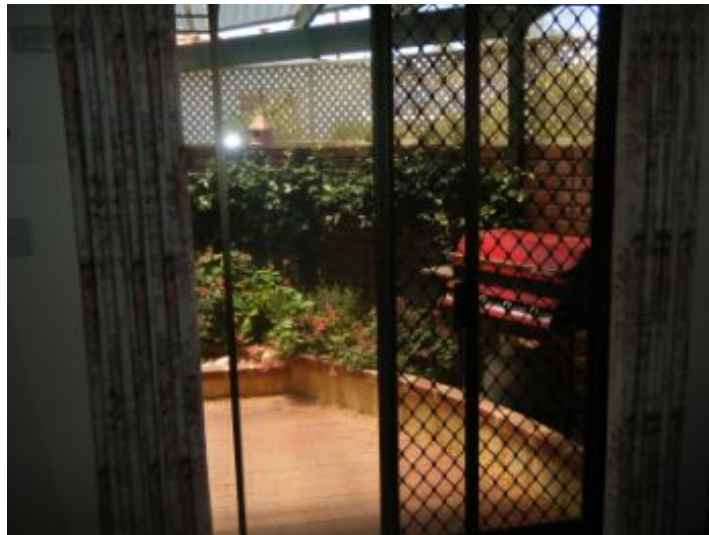


4. Doors

DEFR	MAINT	MONIT	DEFIC

Observations:

- The exterior doors function satisfactorily.
- The interior doors function satisfactorily.



5. Window Condition

DEFR	MAINT	MONIT	DEFIC
✓			

Materials:

- Aluminum framed windows noted.

Observations:

- Windows operated during the inspection appeared functional.
- One or more windows were locked and could not be tested at the time of the inspection.



Bathroom and Toilets

1. Toilets

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. No deficiencies noted.

2. Sinks

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The sink and related components functioned normally when tested.



3. Exhaust Fan

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The bathroom exhaust fan responded to normal user controls.



4. Cabinets

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



5. Counters

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major discrepancies noted in the counter tops and surfaces. There is normal wear, consistent with their age.
- The gap between the counter and the wall requires sealing to prevent moisture intrusion into the cupboards.



6. Showers

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The shower and related components operated normally when tested.



7. Shower Walls

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- As a preventative measure, we recommend sealing tile grout and joints to prevent water infiltration into walls.



8. Bath Tubs

DEFR	MAINT	MONIT	DEFIC
	✓		

Observations:

- The bath tub and related components operated normally when tested.
- The gap between the bath and the wall tiles requires sealing to prevent moisture intrusion into the wall.



Requires sealing

Kitchen

1. Cook top condition

DEFR	MAINT	MONIT	DEFIC

Observations:

- Gas cook top noted and operated normally when tested.
- There are no self igniters on the gas cook top. The burners need to be lit manually.



2. Oven & Range

DEFR	MAINT	MONIT	DEFIC
	✓		

Observations:

- The gas oven was tested at the time of inspection and appeared to function properly.
- The oven light did not function when tested. Replace bulb and retest at the final walkthrough inspection.



3. Sinks

DEFR	MAINT	MONIT	DEFIC

Observations:

- The sink and related components are functional.



4. Counters

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional at time of inspection.
- Plastic laminate tops noted.



5. Cabinets

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional and in satisfactory condition.



6. Vent Condition

DEFR	MAINT	MONIT	DEFIC

Materials:

- The built in vent hood responded normally to user controls.



Laundry

1. Cabinets

DEFR	MAINT	MONIT	DEFIC

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



2. Wash Basin

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The trough and related components are functional unless otherwise noted.



Air Conditioner

1. Evaporative Air Conditioner

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comment:

- The central evaporative air conditioner system was tested and responded to normal user controls.



Electrical

1. Electrical Panel

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location:

- Main Panel Location:
- Exterior of structure
- North side of the house.

Observations:

- One RCD (Safety Switch) has been installed. In line with the latest regulations another RCD safety switch is required to be installed prior to settlement. This is required to be carried out by the vendors.



2. Power points

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- All tested interior and exterior power points were functional unless otherwise noted.



3. Lights and Switches

DEFR	MAINT	MONIT	DEFIC
✓			

Comments:

- All tested interior and exterior light fixtures and switches were functional unless noted.

Observations:

- There is a light fitting located in the rear bedroom that did not have a bulb installed at the time of the inspection. This should be fitted with a new bulb and tested prior to final settlement.



No bulb

4. Internal Roof Wiring

DEFR	MAINT	MONIT	DEFIC
	✓		

Observations:

- There are electrical terminations not contained in a junction box in the roof space it is recommended that these be capped and contained within a covered junction box for safety.



Gas

1. Gas fittings

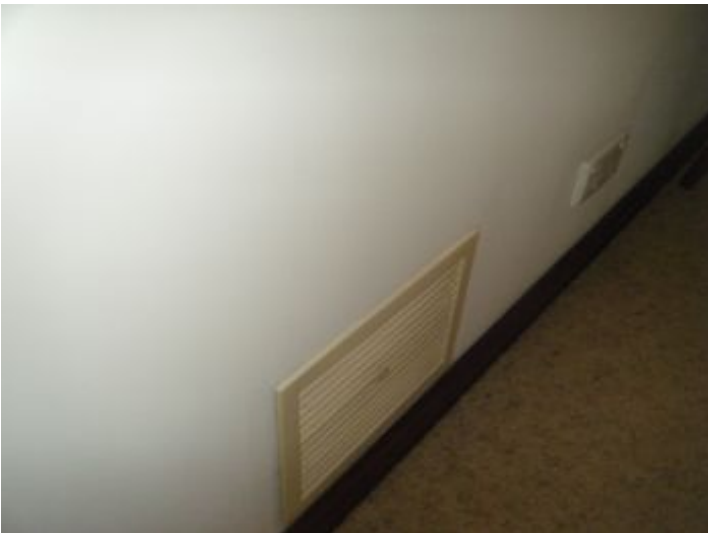
DEFR	MAINT	MONIT	DEFIC
	✓		

Materials:

- Gas bayonets installed. No wall or ceiling vent observed. Location of these bayonets are: lounge room and dining room.

Observations:

- There are ceiling vents (high vent) but no low vents installed in the lounge area. If you intend to use an unflued gas heater you may want to consider installing a low vent to aid ventilation.





Water Heater

1. Water Heater Condition

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heater Type:

- Gas storage hot water heater.
- No major system safety or function concerns noted at time of inspection.

Location:

- Exterior.



Exterior Areas

1. Eaves & Fascia

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The eaves are in satisfactory condition other than noted.
- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.
- Water stains were noted which is an indication that the gutters have likely overflowed in the past. Ensure that the gutters are kept clear of vegetation and other debris and that the downspouts and soakwells are functioning correctly.
- Some weathered timber noted. Recommend review for maintenance as required.



2. Walls

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The brick wall covering is in a satisfactory condition.



Grounds

1. Driveway and Walkway Condition

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- Concrete driveway noted.
- Concrete sidewalk noted.
- No deficiencies other than noted.

Observations:

- Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.



2. Grading and Drainage

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Surface drainage conditions within 3 metres of the inspected structure appeared satisfactory.



3. Vegetation Observations

DEFR	MAINT	MONIT	DEFIC
	✓	✓	

Observations:

- Trees that begin to grow too close to or overhang property should be trimmed back; this will help reduce the frequency of having to clean out the gutters which should be done on a regular basis.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 3m of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris, dampness and abrasion damage.



4. Fence Condition

DEFR	MAINT	MONIT	DEFIC
		✓	

Materials:

- Asbestos
- Unless otherwise noted, the perimeter fence appeared functional at the time of the inspection.



5. Gate Condition

DEFR	MAINT	MONIT	DEFIC
✓	✓		

Materials:

- Wood gate in good condition
- Metal gate in functional condition.

Observations:

- Rust deterioration was noted to the metal gate. Recommend treating with a rust inhibitor and repainting to prevent further rust deterioration.
- The timber gate was locked at the time of the inspection and could not be opened.



6. Patio & Pergola

DEFR	MAINT	MONIT	DEFIC

Observations:

- No deficiencies noted. Appears to be structurally sound.



7. Yard Walls

DEFR	MAINT	MONIT	DEFIC

Materials:

- Brickwork walls

Observations:

- The yard walls appear to be functional and structurally sound.



8. Main Gas Valve Condition

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- Side of driveway

Observations:

- Main gas shut off located at outside meter.



9. Sprinklers

DEFR	MAINT	MONIT	DEFIC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Sprinkler system was noted. It is not tested as part of the inspection. This should be tested at the final walk through inspection.



Garage

1. Garage and Shed

DEFR	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The attached carport appears functional and structurally sound.



Thank You!