



# House and Home Inspections ACT

Home and House Inspections ACT ABN: 32524279672

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Inspection Date:

Client:

Contact email:

Inspection Address:

Suburb:

Phone:

The following inspection report is designed as a statement of the condition of said property at the time of the inspection. The inspector is not obligated or qualified to give legal advice to any client as a part of this inspection. It will be the client's obligation to discuss these issues with the agent directly to determine any remedies or expectations that may form part of the offer and acceptance. Depending on the clauses included in the "offer and acceptance" the vendor may not be obligated to make good some or all of the issues discovered in this report. This is not a termite/ pest inspection report. It is the buyer's responsibility to carefully read the offer and acceptance and accurately follow the requirements of the contract within the designated required time frames where significant defects are to be reported to the vendor. A Pre Purchase Building report is compliant with Australian Standards 4943.1- 2007

## Abbreviations

LV low voltage  
RHS right hand side  
LHS left hand side  
WC water closet (toilet)  
HWU hot water unit

## Access restrictions

Did any of the below listed items limit access to the property?	Y	N	N/A		
Furniture in the home.	Y	N	N/A		
Insufficient manholes to roof space.	Y	N	N/A		
<b>Type of insulation:</b>	Bats	Blown in	Foam	Sisilation/Anticon	Non Standard

<b>Additional types:</b>	Bats	Blown in	Foam	Sisilation/Anticon	Non Standard
Safe access to top of roof limited by excess height?				Y	N N/A
Insufficient access to subfloor areas- Timber floors only?				Y	N N/A
Locked doors to store rooms/ sheds?				Y	N N/A

## Significant Defects Summary

Action may be enforceable under a significant defect clause on the following items:

### COMMENTS:

**No significant defects were found in this inspection**

**No significant defects were found in the main structure**

**The main structure contains significant defects**

**End of Significant Defect Report Summary**

## **Maintenance Report Summary**

**The following items are not enforceable unless specified:**

**The below items are not significant but observed during the inspection**

It is advisable to keep the gutters and flashings clean and free from leaves and debris.

SAMPLE

**End of Maintenance Report Summary**

## **Faulty Fixtures & Fittings Summary**

**Faulty Fixtures and Fittings** (enforceable under most fixtures and fittings warranty clauses.)

Any missing light globes that are identified in item 53 on the checklist should be rechecked at the final inspection to ensure that no significant electrical fault is present here.

1. No action required.

SAMPLE

## **End of Fixtures and Fittings Summary**

## Structural Checklist

*Any item marked with an R will have a corresponding note in the relevant summary section of this report.*

R Refer to Summary notes  
OK No significant issue  
N/A Not Applicable

1. Overall roof cover condition acceptable. OK
2. Visible cracks to roof tiles exceeding tolerance. (tiled roof only) OK
3. Visible cracking to flexipointing exceeding tolerance. (tiled roof only) OK
4. Sags or bows in any plane of roof causing structural concern. OK
5. Excessive rusting of flashings causing significant leaks. OK
6. Gutters generally functional. Excessive rust or leaks? OK
7. Significant water backflow leaks evident in eaves. OK

### Meter Box

8. Termite perimeter barrier treatment within warranty. OK
9. Access to live mains adequately covered. OK
10. 2 x Electrical RCD safety switches installed in meter box. OK
11. Any isolated or danger tagged circuits. OK
12. Any Horizontal cracking which exceeds normal settlement cracks. OK

### External Walls & Perimeter

13. Any Vertical cracking which exceeds normal settlement cracks. OK
14. Visual evidence of rising damp in the bottom 400mm of the walls. OK
15. Asbestos may be present but not necessarily limited to the following areas: OK

- 
16. Any significantly loose brickwork or soft mortar. OK
  17. Steps to outside of home in good condition and safe. OK
  18. All visible waste pipes connected to drains. OK
  19. Garage ceiling lining in good condition OK

### Footings / Foundation

20. Cracks visible in concrete footings. OK
21. Sides of footings fully covered beneath soil level. OK

### Pergolas

- |   |    |
|---|----|
| 22. Any timbers rotten or damaged beyond safe tolerances.         | OK |
| 23. Fixing of posts to ground creating a termite barrier.         | OK |
| 24. Retaining wall construction acceptable.                       | OK |
| 25. Significant horizontal or vertical cracks in retaining walls. | OK |
| 26. Loose Brickwork present in retaining walls.                   | OK |
| 27. Soft mortar or limestone resulting from insufficient tanking. | OK |
| 28. Rotten stumps, beams or sleepers in retaining walls.          | OK |

**Interior**

**Ceilings**

- |   |    |
|---|----|
| 29. Popped screws or degraded straps causing sagging.           | OK |
| 30. Sagging to ceilings causing structural concern.             | OK |
| 31. Cracks along ceiling joins beyond acceptable tolerances.    | OK |
| 32. Cornice cracking exceeding normal settlement expectations.  | OK |
| 33. Evidence of significant water leaks in ceilings.            | OK |
| 34. Severe mould or water damage to wet areas.                  | OK |
| 35. Hard wired or equivalent smoke detectors near all bedrooms. | OK |

**Internal Walls**

- |   |    |
|---|----|
| 36. Any cracking which exceeds normal settlement cracks.                | OK |
| 37. Moisture reading behind shower recess walls.                        | OK |
| 38. Any evidence of significant moisture barrier issues in the plaster. | OK |

**Internal Floors**

- |  |    |
|--|----|
| 39. Cracks to ground slabs exceeding normal limitations.             | OK |
| 40. Condition of timber floor boards (if applicable)                 | OK |
| 41. Sufficient access panels available to sub floors (if applicable) | OK |

**Roof Space**

- |   |    |
|---|----|
| 42. Any significant gaps between structural members due to sagging. | OK |
| 43. Unsound modifications done to roof/load bearing walls removed.  | OK |
| 44. Lateral shift in hangers or strutting beams.                    | OK |

45. Sagging to any major roof beams, struts or purlins. OK

**Balconies & Stairs**

46. Balustrading present to balconies and stairs (if applicable) OK

47. Balustrading in good condition and undamaged. (if applicable) OK

**Additional Pre Purchase Items**

**Electrical**

*Note; This PrePurchase inspection is not a substitute for a safety inspection by a licensed electrician. Items identified by your inspector are advisory only, a technical assessment by a licensed electrician may uncover additional issues that cannot be reasonably identified by a registered building inspector.*

**External**

48. Unsafe exposed wiring to external walls below 2.4m. OK

49. Orange conduit used above ground unpainted exposed to UV light. OK

50. External wall lights correctly functioning and properly installed. OK

*Some sensor lights can only be switched on at night time due to built in light sensors in this event the sensor light may not be properly tested during the inspection.*

51. Garage sectional door opening and closing properly. OK

*Flat batteries to remotes may limit testing of this item.*

**Internal**

52. Light switches in good condition and functioning throughout. OK

53. Light globes missing or blown during inspection. OK

*The following rooms contained missing or blown light globes, therefore, these lights were not properly tested during the inspection.*

None \_\_\_\_\_  
\_\_\_\_\_

54. GPOs in good condition and correctly fixed to walls. OK

55. Wet area exhaust fans working properly. OK

56. Exposed wiring below 2.4m inside the home. OK

57. Ceiling fans functioning correctly. OK

58. Loose wiring present in the roof space causing safety concern. OK

59. Single insulated lengths of wiring present in the roof space causing a safety hazard. OK
60. Heat shields present over low voltage down lights. (if applicable)
61. Any obvious evidence of electrical extensions by uncertified individuals which may require safety testing by an electrician?

**Plumbing**

62. Gas connected and available to site. OK
63. Taps functioning correctly and easy to turn. OK
64. Shower roses in good condition and functioning. OK
65. Toilet flushing correctly, cisterns refilling without running continuously. OK
66. Leaks present to wastes beneath sinks/ basins/ troughs. OK
67. Significant blockages to basin/ sink wastes. OK

**Appliances**

68. Oven functioning. OK
- Oven will be turned on and considered to be functioning if heat is being produced. Older gas ovens can be difficult to light, in this instance the oven may not be properly tested and a notation will indicate this in the summary of this report.*

69. Hotplate functioning. OK
- All burners will be tested and will be considered functional if heat is being produced.*

70. Air conditioner functioning. OK
- The air conditioner will be tested for basic function only. A detailed inspection of the functions is not included as a part of a PrePurchase inspection. If required this must be carried out by an air conditioner technician. Air conditioning may not be tested if remotes are not present or batteries are flat during the inspection.*

71. HWU working and in good condition. Check base of unit for corrosion. OK
72. Kitchen range hood functioning. OK

**Water Bodies**

73. Fencing to water bodies compliant with safety recommendations. OK
74. Self closing gates and doors to water body access points. OK
75. Safe header course around swimming pool. OK
76. Unsafe wiring present to pool pump area. OK
77. Orange conduit unpainted above ground in pool pump area. OK



**Boundaries**

78. Any part of the structure extending over boundary fences. OK

79. Any additions or other structures that may require evidence of council approval. OK

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80. General condition of fencing within 30m of the home. OK

*Fencing will be considered adequate if it is performing its intended function.*

**End of Checklist**

**PHOTOS AND NOTES:**

**END OF REPORT**

SAMPLE