



PROPERTY INSPECTIONS
PO BOX 1202, GLEN WAVERLEY, VIC 3150

HOUSE INSPECTION REPORT

(without Prejudice)

TAX INVOICE/Report No:

SPI Property Inspections Consultant:

CLIENT

Name:

Address: Postcode:

Telephone: Mobile:

Email: Fax:

PROPERTY

Address: Postcode:

Date of Inspection: Melways Ref:

Inspection Fee: \$ inc GST Cheque Cash Eftpos Credit

Client Signature: Verbal Fax Email Post

Consultant Signature:

PAYMENT: 7 days
EFTPOS payments can be made to:
BSB: 033-113 Account No: 141150
Please state **NAME** or **REPORT NUMBER** as reference.

PROPERTY DETAILS

Single storey Double storey Split Level

Estimated age: years Time of Inspection: a.m. p.m.

Weather conditions on date of inspection:

Foundation: Strip Footing Stumps: Concrete Timber Concrete Slab

Floor: Windows:

Roof: Walls:



LEGEND: No Visible Defect Significant Defect Maintenance item Not applicable

THE SITE

Fences			Paths			Driveways			Steps		
Surface Drainage			Retaining Walls*			Trees					

*non-structural

Garage/Carport

Walls/Posts			Roof Frame			Floor			Roof Cover		
Drainage			Ceiling			Door (Front)			Door (Rear/Side)		

Shed

Walls			Roof			Floor			Roof Cover		
Drainage											

Comments:

EXTERIOR OF BUILDING

Masonry

Brickwork			Mortar			Cracking			Dampness		
Settlement			Flashings			Weepholes/Vents			Brick Sills		

Timber/Other

Weatherboards			Paint Surface			Flashings			Cement Sheet		
Plinth Boards											

Windows

Flashings			Mouldings			Sills			Paint Finish		
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Chimney

Flashings			Structural			Chimney Pot					
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Balcony/Verandah/Patio/Deck

Structural			Floor			Walls			Ceilings		
Posts/Piers/Stumps			Steps			Handrails/Balustrade			Roof Cover		

Roof

Condition			Skylights			Vents			Valleys		
Guttering			Downpipes			Fascia/Gables			Eaves		

Comments:

UNDERFLOOR SPACE

Timber Floor

Stumps/Brick Piers			Framing			Dampness			Drainage		
Ventilation			Ant Caps			Services			Debris		

Roof Space

Frame/Trusses			Roof Covering			Insulation (Batts)			Sarking/Sisalation		
Party Walls			Leaks			Insulation (Insulfluff)			Boardwalks		

Comments:

INTERIOR OF BUILDING

Entry

Floor			
Doors			

Walls			
Windows			

Ceiling			

Dampness			

Comments:

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Living Room

Floor			
Doors			

Walls			
Windows			

Ceiling			
Fireplace			

Dampness			

Comments:

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Dining Room

Floor			
Doors			

Walls			
Windows			

Ceiling			

Dampness			

Comments:

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Family Room

Floor			
Doors			

Walls			
Windows			

Ceiling			
Fireplace			

Dampness			

Comments:

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Rumpus Room

Floor			
Doors			

Walls			
Windows			

Ceiling			
Fireplace			

Dampness			

Comments:

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Hallway/Staircase

Floor/Landing			
Doors			

Walls			
Windows			

Ceiling			
Stairs			

Dampness			

Comments:

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Bedroom 1

Floor			
Robes			

Walls			
Doors			

Ceiling			
Windows			

Dampness			

Comments:

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Bedroom 2

Floor			
Robes			

Walls			
Doors			

Ceiling			
Windows			

Dampness			

Comments:

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Bedroom 3

Floor			
Robes			

Walls			
Doors			

Ceiling			
Windows			

Dampness			

Comments:

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Bedroom 4

Floor		
Robes		

Walls		
Doors		

Ceiling		
Windows		

Dampness		

Comments:

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Study

Floor		
Robes		

Walls		
Doors		

Ceiling		
Windows		

Dampness		

Comments:

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WET AREAS

Kitchen

Floor		
Pantry		
Ventilation		
Taps/Pressure		

Walls		
Doors		
Cupboards		
Bench Tops		

Ceiling		
Windows		
Floor Tiles/Timber		
Tiles/Splashbacks		

Dampness		
Exhaust/Range Hood		
Sink		

Comments:

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Bathroom 1

Floor		
Doors		
Floor Tiles		
Spa		
Screen		

Walls		
Windows		
Vanity		
Cistern and Pan		
Taps/Pressure		

Ceiling		
Ventilation		
Basin		
Shower Recess		
Wall Tiles		

Dampness		
Bidet		
Bath		
Shower Rose		

Comments:

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Ensuite/Bathroom 2

Floor		
Doors		
Floor Tiles		
Spa		
Screen		

Walls		
Windows		
Vanity		
Cistern and Pan		
Taps/Pressure		

Ceiling		
Ventilation		
Basin		
Shower Recess		
Wall Tiles		

Dampness		
Bidet		
Bath		
Shower Rose		

Comments:

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W/C

Floor		
Natural Light		
Cistern and Pan		

Walls		
Doors		
Basin		

Ceiling		
Windows		
Vanity		

Dampness		
Ventilation		

Comments:

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Laundry

Floor		
Doors		
Trough		

Walls		
Windows		
Taps/Pressure		

Ceiling		
Ventilation		

Dampness		
Cupboard		

Comments:

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Powder Room

Floor		
Natural Light		
Cistern and Pan		

Walls		
Doors		
Basin/Vanity		

Ceiling		
Windows		
Shower Recess		

Dampness		
Ventilation		
Taps/Pressure		

Comments:

Services

Electrical Wiring		
Circuit Breakers		

Plumbing		
RCD (Safety Switch)		

Hot Water Service		
Smoke Detectors		

Gas <input type="checkbox"/>	Electric <input type="checkbox"/>		
Security Alarm Fitted			

Comments:

General Summary of Inspection

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Terms and Conditions

1. This report complies with Australian Standard (AS4349.1-2007) concerning inspections of residential dwellings.
2. The purpose of the inspection
 - 2.1 The inspection is to provide advice in relation to the overall condition of the property on the date and at the time of the inspection with the Consultant having access to all areas. Areas not inspected are noted on this report.
 - 2.2 Areas for inspection shall cover all safe and accessible areas defined as those which can be accessed by a 3m ladder on the ground or those which have at least 650mm unimpeded vertical and horizontal clearance without the removal of furniture, fittings, cladding or lining materials, plants or soil. Such access does not include the use of destructive or invasive inspection methods nor does it include removing screws and bolts to access covers or cutting or making access traps or moving furniture, floor coverings or stored goods.
3. The scope of the inspection
 - 3.1 The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.
 - 3.2 An estimate of the cost of rectification of defects is outside the scope of the Standard and does not form part of this report.
 - 3.3 The report does not cover any part of the building located beneath the ground surface (such as sewer, stormwater drains etc.).
 - 3.4 This report does not deal with non-standard inspections such as pest infestation, electrical installation or other specialist inspections (such as plumbing, hydraulics, mechanical services or geotechnical). SPI Property Inspections will recommend that an appropriately qualified or licensed contractor undertake such further inspections where applicable.
 - 3.5 The report does not cover the identification of asbestos related products.
 - 3.6 The report does not include compliance with building regulations or assessment of a building under construction.
 - 3.7 The report does not contain the assessment of any apparent defect including rising damp and leaks as the detection of which may be subject to prevailing weather conditions or recent occupancy or use of services.
 - 3.8 The report may not cover issues of maintenance or specific minor defects (such as jamming doors, windows or catches decorative finishes or hairline or slight cracks). The report may include a general assessment of the general incidence of minor defects in the building compared with otherwise similar properties.
 - 3.9 The report shall identify any observed item that may constitute a present or imminent serious safety hazard.
 - 3.10 The roof has not been water-tested for leaks, or the guttering checked for levels.
 - 3.11 The report and inspection does not assess the condition of conspicuous, non-structural items such as carpets, vinyl floor coverings etc. or the operation of any appliances, spa pumps or pool equipment or matters of privacy or vehicle access. Such matters are for the client's own consideration.
4. The report is prepared for the sole and exclusive use of the client whose name appears on page 1 of the Report and cannot be used or acted upon by any other party or without express written permission of SPI Property Inspections. The report does not constitute a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by law and does not warranty against problems developing with the building in the future.
5. SPI Property Inspections accepts no liability for advice given in this report beyond a refund of the inspection fee.
6. SPI Property Inspections accepts no responsibility for any building work undertaken without the requisite building permit from the relevant authority and the report does not identify such unauthorised building work or work that is not compliant with building regulations in force at the time.
7. The inspection report is valid for one month only from the date of the inspection.