



Home Warranty Inspection Report

NOTICE TO PURCHASERS

THIS IS NOT A PRE-PURCHASE INSPECTION REPORT. Subject to its terms and conditions, this report is prepared on behalf of the vendor for the purposes of obtaining compulsory home warranty insurance and only addresses those parts of the building Archicentre Australia has been advised have been constructed by the vendor which were reasonably accessible to the inspector at the time of inspection.

The contents of this report must not be relied upon by the purchaser and no warranty is given to the purchaser in relation to the contents of this report. Archicentre Australia, its employees and agents accept no responsibility to the purchaser or any other person arising in any way from or in any connection with the information provided in this report, including responsibility to any person by reason of negligence.

This Report will only address defective and incomplete construction work. It will not identify or comment on design, construction details or damage unrelated to defective or incomplete building works. This Report will not confirm compliance with regulations, codes, Australian Standards, council or statutory requirements, or approved construction document specifications. Purchasers wishing to satisfy themselves of the condition of the property should rely on their own enquiries including obtaining their own comprehensive pre-purchase inspection report.

THIS REPORT IS VALID FOR (6) MONTHS FROM THE DATE OF MOST RECENT INSPECTION.

OWNER(S) AS PER TITLE DOCUMENT

Name	Fred Sample				
Contact Address	9 Strathalbyn St			Booking	3570
Suburb	Kew East	State	VIC	Postcode	3102
Telephone No			Mobile No	1234 456 678	
Telephone (Bus):			Telephone (Home):		

INSPECTION DETAILS

Address of Property	7 Sample Street			Lot No	
Suburb	Samletown	State	VIC	Postcode	3000
Municipality	Melbourne		Date of Report	28 April, 2018	
Date of Inspection	28 April, 2018	Time of Arrival	9.30am	Time of Departure	10.30
Weather Conditions:	Fine				
Authorised Building Documents sighted:	No	Stamped Date:	NA		

Where the Owner-builder has failed to provide the inspector with authorised building documents, the inspection will rely on the extent of works as provided on the Request for Inspection form and verbally at the time of the inspection.

INSPECTOR DETAILS

Archicentre Australia Architect	Frank Franks	Registration No	12345
Email	ffranks@franksarchitects.com	Phone	123 456 567

REPORT AUTHORISATION (For Victoria only)

(Signature)	(BLOCK PRINT NAME)
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EXTENT OF WORK DONE BY OWNER BUILDER

Total House?		Renovations and/or extensions?	Yes
Extent of Renovation and/or Extension Work where relevant (brief description)			
New bedroom, Ensuite			
Extent of Work based on:	Owner's briefing		

Inspection Summary

INSPECTION SUMMARY

Extent of inspected work is generally in accordance with sighted documents?	
Visual assessment	

Descriptive Summary of Work done by Owner-Builder

CONSTRUCTION SUMMARY – Primary construction materials (Owner Builder work only) and site conditions

Sub-Structure	Concrete Stumps	Floors	Timber
Roof	Metal deck	Ext Walls	Brick veneer
Windows	Timber	No of storeys	1
Site grade	Moderate slope	Furnished	Yes
Garage	---	Carport	---
Garage roof	---	Carport roof	---
Store/shed	---	Pergola	---

Inspection Checklist

Key - as at time of the inspection

✓	- No Defects Evident	X	- Defect Evident	IW	- Incomplete Work
--	- Not Relevant	U	- Untested	N	- Not Accessible
R	- Reasonable Access	P	- Partial Access		

The numbers in the checklists below correspond to the numbers in the following "Defects" and "Incomplete Work" lists. The one reference number is used if the defect appears again in other parts of the property.

SITE									
Retaining Walls			Gas Supply*			Stormwater Drains*	U	1	
Electricity Supply*			Water Supply*			Sewerage System*	✓		
Trees			Paving			Site Drainage			
Site Access	P	A							

BUILDING EXTERIOR									
Slab edge			Eaves	✓		Attached Elements			
If Masonry - DPC	✓		Doors			Roof Cladding	✓		
Walls-Structure	✓		Windows	✓		Roof Drainage	✓		
Walls-Finish	✓		Windows Sill Gap	✓		Flashings	✓		
Sub-Floor Vents	✓		Mortar	✓		Roof Pitch	✓		
Weep Holes	✓		Perimeter Access	P	A	Roof Access	P	B	

SUB-FLOOR									
Stumps&Piers	✓		Walls	✓		Framing	✓		
Ventilation	✓		Ground Moisture	X	2	Services	X	3	
Sub-floor Access	P	C							

ROOF VOID									
Structure	✓		Sarking	✓		Insulation	✓		
Roof Cladding	-		Roof Services	U		Roof Void Access	P	D	

OUT BUILDINGS & ATTACHED STRUCTURES									
Element	Space	Garage	Porch			Verandah			
Floor									
Walls									
Roof/Ceilings									
Windows/Doors									
Posts/Balustrade/External Framing									
Elec Fitting									
Dampness									
Access									

SERVICES#									
Hot Water System*	✓		Smoke Detectors*	✓		Switchboard*	✓		
Access	R								

* These items have been visually assessed unless otherwise noted but have not been tested for operation or compliance.

The operation or compliance of services, including miscellaneous electrical and electronic items are outside the scope of this inspection - refer relevant Compliance certification, product or installer/supplier warranties.

INTERNAL LIVING & BEDROOM									
Entry&Passage	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					
Stair	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					
Living(Front)	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					
Lounge	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					
Kitchen & Pantry	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access			Sink/Water Pressure		
	Splashback			Bench-top			Exhaust/ Range hood		
	Stove/Cooktop/ Oven			Dishwasher					
Family	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					
Dining	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					

INTERNAL LIVING & BEDROOM									
Bedroom 1	Floor(Structure)	✓		Floor(Cover)	✓		Walls	✓	
	Windows	✓		Doors	X	5	Ceiling	✓	
	Joinery	--		Elec.Fittings	✓		Ventilation	✓	
	Dampness	✓		Access	P	E			
Bedroom 2	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					
Bedroom 3	Floor(Structure)			Floor(Cover)			Windows		
	Walls			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					
Bedroom 4	Floor(Structure)			Floor(Cover)			Windows		
	Walls			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					
Study	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					
Retreat	Floor(Structure)			Floor(Cover)			Walls		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Access					

INTERNAL SERVICE (WET) AREAS										
WC/Powder Room	Floor(Structure)			Floor(Cover)			Walls(incl tiles)			
	Windows			Doors			Ceiling			
	Joinery			Elec.Fittings			Ventilation			
	Dampness			Exhaust			Access			
	Mirror			Basin/Trough			Toilet Suite			
Ensuite	Floor(Structure)	✓		Floor(Cover)	✓		Walls(incl tiles)	✓		
	Windows	✓		Doors	X	5	Ceiling	✓		
	Joinery	✓		Elec.Fittings	✓		Ventilation	✓		
	Dampness	U	6	Exhaust	✓		Access	P	E	
	Mirror	✓		Bath	--		Basin/Trough	✓		
	Shower	U	6							
Bathroom 2	Floor(Structure)			Floor(Cover)			Walls(incl tiles)			
	Windows			Doors			Ceiling			
	Joinery			Elec.Fittings			Ventilation			
	Dampness			Exhaust			Access			
	Mirror			Bath			Basin/Trough			
	Shower									
Bathroom 3	Floor(Structure)			Floor(Cover)			Walls(incl tiles)			
	Windows			Doors			Ceiling			
	Joinery			Elec.Fittings			Ventilation			
	Dampness			Exhaust			Access			
	Mirror			Bath			Basin/Trough			
	Shower									
Bathroom 4	Floor(Structure)			Floor(Cover)			Walls(incl tiles)			
	Windows			Doors			Ceiling			
	Joinery			Elec.Fittings			Ventilation			
	Dampness			Exhaust			Access			
	Mirror			Bath			Basin/Trough			
	Shower									

INTERNAL SERVICE (WET) AREAS									
Laundry	Floor(Structure)			Floor(Cover)			Walls(incl tiles)		
	Windows			Doors			Ceiling		
	Joinery			Elec.Fittings			Ventilation		
	Dampness			Exhaust			Access		
	Mirror			Basin/Trough					
Services	Heater/Unit			Cooler/Unit			Hot Water Service		
	Smoke Detector/s			Switchboard			Access		

Photographs

Address: 7 Sample Street Sampletown



IMG 1

Ensuite shower recess

Defects and Incomplete Work

DEFECTS AND INCOMPLETE WORK EVIDENT AT TIME OF INSPECTION	
Item No	It is recommended that purchasers obtain their own report on the condition of the building
1	Underground system not visually accessible - untested
2	Ground is moist under floor
3	Ducts sit on the ground - should be 150mm up off the sub-floor ground
4	Partial view of some electrical wiring
5	Door furniture is loose; screw missing from plate
6	Ensuite shower in use - walls and recess floors test damp

Access

ACCESS LIMITATIONS	
Item No	The following access limitations were encountered during the property inspection:
A	Landscape elements obscure full view
B	Roof viewed from edge using a 3.6m. ladder
C	Ducts and builder's debris obscure full view into sub-floor
D	Insulation and services obscure full view
E	Furniture and in occupation - prevents full view

Attachments

The Property Maintenance Guide and Health & Safety Warnings Technical Information Sheets are an important part of this Report. These, and other Technical Information Sheets which may be of interest, can be downloaded from the Archicentre Australia Supplementary Documents page: http://www.archicentreaustralia.com.au/report_downloads/

If you have difficulty downloading the Technical Information Sheets, please contact Archicentre Australia on 1300 13 45 13 immediately.

ITEM		ITEM		ITEM	
Property Maintenance Guide	✓	Cracking in Masonry	✓	Treatment of Dampness	✓
Health & Safety Warning	✓	Roofing & Guttering	✓	Home Safety Checklist	✓
Termites & Borers	✓	Re-stumping	✓	Cost Guide	✓

Home Warranty Inspection Report

Scope

Where the work exceeds \$16,000 in value, your Home Warranty Insurer requires you to obtain this report and in Victoria, it is mandatory under the Building Act 1993 (Vic) that owner-builders obtain this report. For any information in relation to the policy you should contact your insurer.

Unless otherwise stated, this report only addresses the workmanship of the owner-builder as described in the Extent of Work done by Owner-Builder section of the Archicentre Australia Report. Archicentre Australia relies on the owner-builder's description of the building works they have undertaken and undertakes no inquiries of its own. Any building works not undertaken by the owner-builder are excluded from this report. Please note that where the owner-builder has renovated or extended the home, the insurance may only relate to those works and the balance of the home may not be covered by the insurance at all.

This report may not necessarily refer to routine maintenance items which do not concern defective work (e.g. hair-line plaster cracks, jamming doors and windows or damage resulting from wear and tear or accident or deliberate misuse).

Unless otherwise stated:

1. no soil or other material has been excavated or removed;
2. no plants or trees have been removed;
3. no samples have been taken or tested;
4. no fixtures, fittings, cladding or lining materials have been removed;
5. building services or systems have not been tested;
6. no items of furniture or chattels have been moved;
7. the roof has not been water tested;
8. no wet areas, e.g. bathrooms, showers, external balconies etc, have been water tested;
9. no enquiries of Drainage, Sewerage or Water Authorities have been made;
10. no building approvals, plans, specifications or other contract documents have been sighted, or relied upon, for the purpose of inspecting the dwelling house and providing this Home Warranty Insurance Inspection Report, with the exception that approved construction plans may have been sighted for the purpose of confirming the extent of owner-builder work;
11. no special investigation of insect attack (e.g. borer, termite, etc.) has been made and any reference to this has been based on casual inspection.

This Report may be incomplete unless the required local government building approval and inspection summary details are attached by the owner-builder.

Unless stated otherwise, this Report will note incomplete and /or defective work in reference to the Guide to Standards and Tolerances produced by the Victorian Building Authority (formerly the Building Commission).

Definitions

Inspection Access

The inspector can only inspect the reasonably accessible parts of the property. It is your responsibility to ensure that any inaccessible parts of the property that can be made reasonably accessible for an inspection are made so, prior to the inspection. Inaccessible areas cannot be assessed.

Reasonably and Safely Accessible – Accessible areas which can be accessed by a 3.6 metre ladder or those which have at least 600mm unimpeded vertical and horizontal clearance without the removal of any fixed or unfixed furniture, fittings, stored items, cladding or lining materials, plants or soil.

Archicentre Australia inspectors are unable to access areas where there is a risk of adverse disturbance or damage to the property, including the garden area

Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations. Archicentre Australia authorised inspectors are unable to inspect areas higher than 3 metres above ground level unless secure ladder access is available and fall prevention devices or barriers are present.

Reasonable Access may not be possible due to physical obstructions or conditions that may be hazardous or unsafe to the inspector. The inspector will determine the extent of accessible areas at the time of the inspection.

Access restrictions will be noted where appropriate.

Normal Viewing Position

Generally variations in surface colour, texture and finish of walls, ceilings, floors, roofs, glazing and other finished surfaces shall be viewed from a normal viewing position.

For the purposes of this inspection Archicentre Australia inspectors regard this position to be standing eye height at a distance of approximately 1.5m or greater from the wall, floor, ceiling or other surface, and at approximately 600mm for fittings and fixtures, with the surface or material illuminated by non-critical (or diffuse) light.

Archicentre Australia Terms & Conditions

This Report is prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd – for the person to whom it is addressed (the Customer) and Archicentre Australia accepts no responsibility to other persons.

The Report has been prepared in accordance with Australian Standard 4349.0-2007 Inspection of Buildings Part 0: General Requirements and to any other Australian Standards and definitions cited in the Terms and Conditions.

The Report is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.

The Customer agrees to indemnify Archicentre Australia and its officers, employees and agents against any liability to the purchaser (and their successors in title) and the Home Warranty Insurer, arising directly or indirectly from, and any costs and expenses (including legal expenses on a full indemnity basis) incurred in connection with, the preparation of this Report.

The Report has been prepared with reasonable care, subject however as follows;

1. This Report is not a Guarantee of the works or a guarantee that the premises are free of defects.
2. The Report is based on the condition of the property and the prevailing structural, soil and weather conditions at the time of the inspection.
3. Except where specifically stated otherwise, the Report is based on a visual inspection of such parts of the premises to which the Report is applicable and to which the Report states the inspector has been able to have reasonable access to without the removal of any furniture, fittings – be they fixed or otherwise – cladding, or lining materials, plants or soil. Archicentre Australia accepts no responsibility for defects that may exist in parts of the property that were not reasonably accessible.
4. The Report will not disclose latent defects, defects which may be apparent in weather conditions that differ from those at the time of the inspection or defects that were deliberately concealed by the Customer at the time of the inspection.
5. The Report will not disclose defects that have not yet arisen. Changes in usage can cause defects and any abuse of the premises is likely to do so.
6. The Report may not cover building defects of a minor nature, such as hair-line plaster cracks, jamming doors, windows or catches and similar minor faults, where not considered attributable to poor workmanship.

7. Archicentre Australia does not accept responsibility for services other than those provided in this Report.
8. The Report does not cover:
 - a. Identification of toxic mould, or asbestos related products;
 - b. Condition or operation of swimming pools, spas or their surroundings, rainwater or grey water tanks or treatment and similar facilities;
 - c. Condition, adequacy or compliance of electrical, gas and plumbing systems including roof plumbing, underground pipes or drainage systems;
 - d. Operation adequacy or compliance of security and communications systems, smoke detectors, building services, building automation, electrically operated doors including garage doors, plant, equipment, mechanical, gas or electrical appliances and fittings;
 - e. Footings below ground, soil conditions, site factors and hazards;
 - f. Compliance with legal, planning, regulatory including Building Code of Australia, sustainability or environmental matters including but not limited to the adequacy or safety of insulation, swimming pool/ spa enclosures, waterproof membranes and/ or other installations, Bushfire Attack Level assessments;
 - g. Timber, metal or other framing sizes and adequacy.
9. This Report is not evidence of compliance with the applicable statutory approval/s, plans or specifications.
10. Archicentre Australia undertakes no inquiries whatsoever into whether materials are new or second-hand.
11. The Archicentre Australia Property Maintenance Guide forms an integral part of this Report. Failure to abide by the Property Maintenance Guide may cause the dwelling to deteriorate and may result in defects occurring.
12. The Report will not disclose defects that may arise from the rectification or completion of noted Defects or Incomplete works, or additional works to the property, where such works occur at a later time or date to the Report.
13. Unless otherwise stated, the Report will not provide any opinion in relation to rectification of defects or the cost of rectifying defects.

OWNER BUILDER TO AFFIX ANY REQUIRED PLANNING/BUILDING APPROVALS, OCCUPANCY CERTIFICATES OR CERTIFICATES OF FINAL INSPECTION AND SECOND HAND MATERIAL DECLARATIONS (WHERE REQUIRED) TO THE REAR OF THIS REPORT