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BASE STAGE INSPECTION

1234 Main St. Preston Victoria 3072

Buyer Name
10/07/2020 9:00AM

Inspector
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The purpose of the inspection

The purpose of the inspection is to provide advice to you (the client and/or your nominated party acting on your behalf), regarding the condition of the property at the date and time of inspection.

The inspection shall comprise 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 inspection.
An estimate of the cost of rectification of defects is not required in an inspection report.

In addition, we strongly recommend that upon receipt of your report, that you read carefully and heed all recommendations made by the Inspector. We also recommend you call the Inspector to clarify anything that you do not understand.
Please be aware that a *Building Report is NOT* a Timber Pest Report, Electrical Report, Plumbing Report, Pool Report, Cost Estimate Report, Compliance Certificate or a Guarantee against future problems from developing. The report does not include identification of unauthorised building works or works not in compliant with building regulations, local laws or bylaws.

Conditions of Inspection

A report may be conditional on the following:
Information provided by the person, the employees or agents of the person requesting the report.
Apparent concealment of possible defects.

Prevailing weather conditions.

Stored building materials and or rubbish.

Any other factor limiting the preparation of the report.

Areas for inspection

The inspection shall cover all accessible areas.
The client shall arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is not responsible for arranging entry to property or parts of property. 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.

Safe and reasonable access

The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The

inspector shall also determine whether sufficient space is available to allow safe access. 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 is described below in accordance with AS4349.1
The inspector shall inspect an elevated area only where— (a) it is at a height at which safe reasonable access is available, or where safe and reasonable access is otherwise available; or
(b) an unobstructed line of sight is present from safe use of a 3.6 m ladder and the building elements present are close enough to allow appraisal.
NOTE: 'Elevated area' includes the roof, roof space, crawl space, landing feature, and the like, generally elevated above the ground and not intended for normal use by occupants.

Roof exterior: accessible from a 3.6m ladder placed on the ground.

Roof interior: 400mm x 500mm access hole, 600mm x 600mm crawl space.

Sub Floor: 400mm x 500mm access hole with a 400mm x 500mm crawl space.

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 should not be inspected unless it is safe to do so.

Access limitations may include

Legal right of entry, denied entry, locked doors / gates, locked windows, locked cupboards, pets, security systems, furniture, rugs, stored items, duct work or other obstructions. Other limitations may include physical access such as but not limited to, thick vegetation, narrow areas that cannot be entered, tight roof and crawl spaces, inaccessible spaces, or adverse weather conditions. The report shall identify any area or item within the scope of an inspection that was not inspected and the factor that prevented inspection.

What is reported on
The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.
The inspection comprises 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 inspection.
The following areas shall be inspected where applicable:

Pre-pour stage: Grading, Formwork, Membrane, Pods Size & Location, Step-downs, Termite Collars, Steel Placement, Steel Coverage, Clearances to Fittings, Re-Entrant or Cantilever Bars, Workmanship and General Site Conditions.

SUMMARY

1 MINOR DEFECT

2 MAJOR DEFECT / SAFETY HAZARD

1: INSPECTION DETAILS

Information

General: In Attendance
Tradesmen On-site

General: Weather Conditions
Overcast & Dry, Overcast / Light Rain, Rain 24 Hours, Wet, Muddy


Site Conditions

General: Doccumentaion
Architectural Drawings, Engineering Drawings, Geo-Technical Report

General: Approximate Size of Land
568.57 M2

General: Building Type
Residential, House, Freestanding, Double Storey

General: Direction House Faces
East

General: Construction Type
Brick Veneer, Rendered Masonry, Rendered Polystyrene

General: Footing Type
Waffle Pod Slab, Bored Piers

General: Utilities: Mains Water
Connected, Not Tested

General: Utilities: Sewer
Not Tested

General: Utilities: Gas
Not Tested, Not Connected

General: Areas Inspected
Waffle Slab

General: Areas Not Inspected
Site / Grounds, Electrical, Underground Stormwater Pipes, Underground Sewer Pipes, Agi-Drains

General: Areas Restricted To Inspection
N/A

General: General Information
General - Information

The CSIRO have put out a Home Owners Guide to Foundation Maintenance and Footing Performance which can be found here

Inspection Categories: Inspection Categories

General - Categories

Explanation of Ratings (How to Read Report)

This report divides deficiencies into three categories; Major Defects (in red), Minor Defects (in orange), and Maintenance Items / FYI (coloured in blue). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger but should always be addressed ASAP.

I = **Inspected and Serviceable**. The inspector has viewed the subject area, system or component and no major defect, minor defect or repair recommendations are found and the condition is comparable to properties, components or systems of similar age Unless otherwise noted, the system or component was found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary, but whenever possible additional information about materials used in the construction and how to care for or maintain the home are included.

D = **Minor Defect**. A defect other than a major defect. A fault or deviation from the intended performance of a building element or system.

M = **Major Defect**. 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. A fault or deviation from the intended structural performance of a building element.

F = **General Advice / Maintenance / FYI**. The inspector may choose to comment on the item, system or component where it doesn't fall into the above categories with General Advice and further information for the clients knowledge.

U = **Unable to inspect due to access**. An area, system or component where there is unsafe, insufficient or unreasonable access.

NA = **Not Applicable**. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

GENERAL ADVICE / MAINTENANCE ITEMS / FYI

General advice, maintenance items, FYI items, or recommended upgrades will fall into this category. Some of these concerns may lead to Prioritised Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy and some can be done as a DIY item.

MINOR DEFECT

A Minor defect is described as “A defect, other than a major defect”. A functional component or system that is not operating as intended or defective.

MAJOR DEFECT / SAFETY HAZARD

A Major Defect is one 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. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact or deterioration of the home, or unreasonable risk (unsafe) to people or property are also considered to be a Major Defect. These items typically require further evaluation and are often imminent and may be very difficult or expensive to remedy.

These categorisations are in my professional judgement and based on what I observed at the time of inspection. This categorisation should not be construed as to mean that items designated as "Minor Defects" or "Maintenance Items" do not need repairs or replacement. The recommendations in each comment is more important than its categorisation. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it is the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Limitations

General

OVERVIEW

Topnotch Building Inspections strives to perform all inspections in substantial compliance with the Australian Standards for Building Inspections and in compliance with good building practices, at the time of the inspection. As such we inspect the readily, accessible, visually observable, systems and components within the staged building inspection as described in the inspection agreement and scope. Where systems or components as described in the Agreement were not inspected, the reason(s), limitations of why the item was not inspected will be stated. The inspection is neither technically exhaustive nor quantitative.

There may be comments made in this report that exceed the required reporting of the Agreement, these comments (if present) were made as a courtesy to give you as much information as possible about the staged inspection. Exceeding the Agreement or Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Agreement or Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the agreement or standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, rectification, modification,replacement, maintenance, or further evaluation should be investigated and undertaken by qualified tradespeople prior to commencement of the next stage relevant to that observation or defect.**

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection, as conditions can change. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection. Refer to Australian Standard 4349.0-2007 and the Base Stage Inspection agreement regarding the scope and limitations of this inspection.

The inspection shall comprise of a **visual assessment** of the building stage to identify major defects and to form an opinion regarding the general condition of the Base Stage Inspection at the time of inspection.

Areas for inspection
The inspection shall cover all **accessible areas and items covered in a base stage inspection**. The client shall arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is **not responsible** for arranging entry to property or parts of property.
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.
NOTE: Those areas may be the subject of an additional inspection following the provision of reasonable entry and access.

Inspection Process

The inspection shall comprise of a **visual appraisal** and limited assessment of systems, components and serviceability.

Limitations
Limitations that are reasonably expected to be present or that reasonably may occur shall be identified.

Extent of reporting
Significant items to be reported are as follows:
(a) Major Defects.

NOTE: A Major defect is any element, component or system that is **not in compliance** with the **Structural Drawings** or **Architectural Drawings** and is one of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the element, component, system or property. *These defects will need to be rectified before further works are undertaken* and require a professional trades person or qualified person to rectify. Where a major defect has been observed, the inspector may advise to seek further evaluation and advice by a qualified professional.

(b) Minor Defects.
NOTE: A Minor defect is described as “A defect, other than a major defect”. For example, poorly spaced trench mesh or fabric supports, footings not cleaned of debris, minor holes in the vapour barrier etc.

Most of these defects are easily rectified. These defects must be rectified before further construction works are undertaken and require a professional trades person or qualified person to rectify.

(c) Maintenance Items / FYI

NOTE: A Maintenance Item and similarly an FYI is generally for your information. FYI's may include handy tips, additional information and websites or a professional opinion on an item that doesn't fall into the defects categories.

Acceptance criteria
The Base Stage Inspection shall be compared with the Structural and Architectural Drawings to ensure the building is constructed in accordance with these documents and generally accepted building practices at the time of construction.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure of the home and it's components AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is to help you to gain a better understanding of the condition of the Base Stage at the time of the inspection and should be used alongside the Relevant Building Surveyors Inspection Report.

General

NOTICE TO THIRD PARTIES

Notice to Third Parties: This report is the property of Topnotch Building Inspections and is **Copyrighted as of 2020**. The Client(s) named herein have been named as licensee(s) of this document. This document is non-transferable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare a repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright.

2: INSPECTORS COMMENTS

		IN	FYI	D	M	U	N?A
2.1	General	X					

IN = Inspected - Serviceable FYI = Maintenance / FYI D = Minor Defect M = Major Defect U = Unable to Inspect due to Access N?A = Not Applicable

Information

General: Inspectors Comments

Pre-Pour Slab Inspection

The waffle pod slab was inspected for compliance with the supplied engineering drawings.

Some items were found to be defective as noted in the report, however these defects were rectified by the contractors on site at the time of the inspection.

I am satisfied that the works completed have been done so in a professional and workman like manner.

It should be noted that during the concrete pour, the contractors are responsible for maintaining appropriate steel placement and coverage. I encourage site supervision by a qualified professional during the placement of the concrete to ensure compliance with AS2870-2011 and the engineering documents.

3: SITE

		IN	FYI	D	M	U	N?A
3.1	Grading and Drainage						X

IN = Inspected - Serviceable FYI = Maintenance / FYI D = Minor Defect M = Major Defect U = Unable to Inspect due to Access N?A = Not Applicable

Information

Rubbish Containment

Cage

Site Fencing

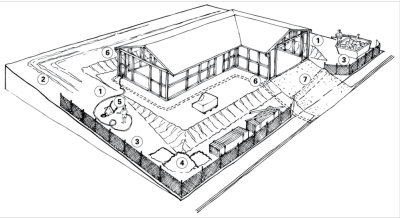
Fenced

The site was adequately fenced at the time of the inspection unless noted otherwise in this report.

Sediment Control

Not Present

Sediment control techniques are used on building sites to prevent sand, soil, cement and other building materials from reaching waterways. Even a small amount of pollution from a site can cause significant environmental damage by killing aquatic life, silting up streams and blocking stormwater pipes.



Erosion and sediment control measures:

1 minimise disturbance,

2 diversion devices,

3 sediment barriers,

4 secure stockpiles,

5 other containments,

6 early stormwater connection,

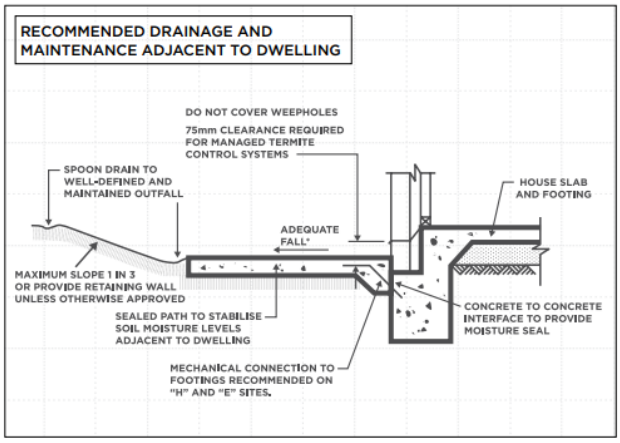
7 controlled access point.

Grading and Drainage: GRADING AND DRAINAGE

Grading and drainage is a common problem facing many homeowners. It's particularly important to ensure your property is adequately drained of surface water to prevent damage to your dwelling, landscaping and plants. A poorly drained property is a haven for mosquitoes and other pests including termites which can wreck havoc on your house and go undetected for some time.

If in doubt, consult an engineer for further advice.

See here for DIY ideas of how to Install Drainage in The Garden with more ideas here.



Grading and Drainage: DESIGN FOR SITE CONDITIONS

Design for site conditions, location of retaining walls, paths, swimming pools, future structures or proposed extensions etc. should all be considered when preparing the site for correct surface water flow.
If the ground slopes towards the house, paths with spoon drains should be provided.
It is also important to place drains uphill of the footings so as to direct water around the house and away from the footings. A stormwater and roof water drainage management plan should be considered and take into account water flowing from adjoining properties.

Seek the advice of an engineer and professional landscape designer or landscaper for more information.

Grading and Drainage: MAINTAINING YOUR HOME

When carrying out work around your home and garden, you need to make sure you don't change the moisture conditions of the foundation. It is also important that the foundation that supports the edges of your footing is not exposed to excess moisture, such as water ponding against footings or walls.

Below are some useful tips to help you protect your home from damage caused by excessive movement of the footings.

DO

• ***Prevent water flowing towards your home's foundations*** by sloping the soil, paths and garden beds away from the building (Figure1). As a rule, the more reactive the soil, the steeper the slope needs to be.
• If it is not possible for the surfaces surrounding your home to drain away from the building, you will need to ***install garden drainage systems*** or drains against your external walls to remove excess moisture to your storm water system. You should seek professional advice about any drainage work.
• Ensure you ***properly maintain*** any drainage installed by your builder.
• Make sure the roof of any garden shed adjacent to your home has ***gutters draining to your storm water system.***
• Ensure there is a minimum slope of 70mm for the first metre away from the house in very reactive soils.

DON'T

• Install sheds or outdoor roofed areas ***without connecting*** the roof drainage to storm water systems.
• Lay paving around the building ***without sufficient slope away from the building*** (Figure2). In large paved areas a drain and storm water collection pit may be necessary.
• Run machinery over shallow drainpipes. This may ***break or squash the pipes***, which can cause leaks and subsequent movement of the foundation.
• ***Excavate close to building footings***, where possible. If you do need to carry out excavations next to your house, make sure you ***don't excavate deeper than the base of the footing***. You should ensure you don't undermine the footing.
• Place garden beds alongside the house, where possible. If garden beds must be next to the house,make sure not to over water them. Footings constructed in reactive soil during dry conditions may experience damage if the perimeter of the house is watered unevenly or excessively.

More information can be found here.

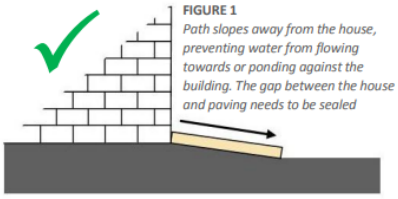


FIGURE 1
Path slopes away from the house, preventing water from flowing towards or ponding against the building. The gap between the house and paving needs to be sealed

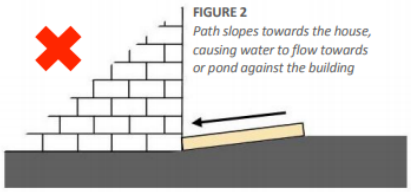


FIGURE 2
Path slopes towards the house, causing water to flow towards or pond against the building

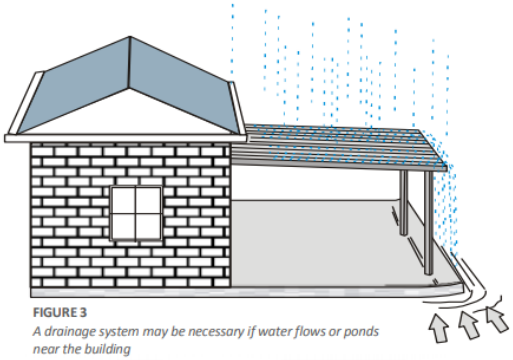


FIGURE 3
A drainage system may be necessary if water flows or ponds near the building

Limitations

Grading and Drainage

INSPECTION WAS RESTRICTED

Muddy, Incomplete

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

4: SITE WORKS

		IN	FYI	D	M	U	N?A
4.1	Waffle Slab	X		X			
4.2	Termite Collars	X					
4.3	Vapour Barrier	X					
4.4	Formwork	X					

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Information

Build Orientation
East

General Soil Material
Clay

Waffle Slab: Founding Material
Crushed Rock

Waffle Slab: Beam Depth General
310mm

Waffle Slab: Edge Beam Width
300mm

Waffle Slab: Internal Beam Width
300mm, 110

Waffle Slab: Reinforcement
SL82 Top Mesh, Reentrant bars as per engineers drawings, Internal Rib Reinforcement 1-N12

Waffle Slab: Internal Beam Depth
310mm

Waffle Slab: Moisture Barrier
Serviceable

Vapour Barrier: Information
Serviceable

Vapour Barrier: Penetrations
Serviceable

Site Gradient
Not finished at time of inspection

The surrounding soils must not fall towards the slab, water must be not pool against the slab edge or under the slab. Excessive moisture can cause the slab to heave, creating cracks and possible failure in the future.

Waffle Slab: Pod Material and Size
Polystyrene, 1090 x 225mm

Dimensions

- 1090mm square standard size and four different thickness:
  - 175mm deep – Often used for “A” Soil Classification sites and special purposes*
  - 225mm deep – Often used for “S” and “M” Soil Classification Sites*
  - 300mm deep – Often used for “M” and low “H” Soil Classification Sites*
  - 375mm deep – Often used for “H” Soil Classification Sites*

Denoted * Refer AS 2870 for soil classifications, but as a general guide; A is not reactive and H is more reactive.

- 110mm gap between the pods to form the internal ribs
- 300mm wide edge beam, with 150 wide rebate for the first two rows of the brick veneer. minimum depth of edge beam is 150mm.
- Internal and edge beams/ribs must be continuous through slab and at re-entrant corners.
- 85mm thick slab continuously over the top of the pods.
- Slabs at least 150mm above ground. 100mm above ground in well drained sand and 50mm above ground if next to paved areas sloping away from building.

Waffle Slab: Edge Beam Rebates

In Compliance With Code

Where the edge rebate exceeds 150 mm in depth, the minimum horizontal width of the edge beam at the base of the rebate shall be not less than 200 mm, except that if R10 or N10 ties at 900 mm spacings are provided to resist vertical forces this minimum width may be reduced to 150 mm. This requirement shall not apply to waffle rafts.

The depth **below** an edge beam rebate shall **not** be less than **150mm.**

Where the edge rebate depth is greater than 400 mm, the minimum stem width shall be 200 mm. The effect of the rebate shall be assessed in accordance with engineering principles.

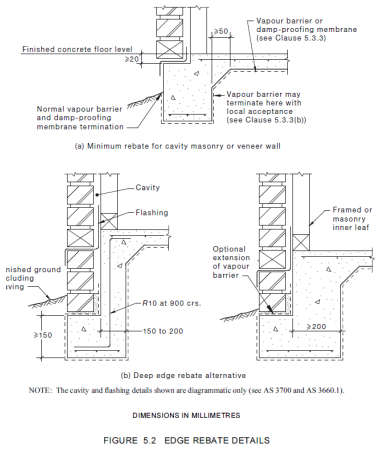

FIGURE 5.2 EDGE REBATE DETAILS

Waffle Slab: Re-entrant Corners

Compliant, 1 Strip 3-L11TM

At re-entrant corners, two strips of 3-L8TM, or one strip of 3-L11TM or 3-N12 bar, shall be placed across the direction of potential cracking. All such reinforcement shall have a minimum length of 2 m


Re-entrant / Cantilever Bars. Theatre / Laundry


Re-entrant / Cantilever Bars. Theatre / Laundry


Re-entrant / Cantilever Bars. Theatre / Study

Waffle Slab: Accessories

OK

Accessories

- Four way corner spacer (4W-110) are made from HDPE plastic seat on corner of Waffle Pods for support reinforcement bars in the bottom of the ribs.
- Two way spacer (2W-110) are made from HDPE plastic seat between Waffle Pods for support the reinforcement bars in the bottom of the rib.

Waffle Slab: Steel Coverage

General

Compliant

The slab fabric steel reinforcement is inspected to ensure it's not too close to, or touching the formwork which would then not have sufficient concrete cover. No reportable defects were present at the time of the inspection unless noted in this report.

General Photo, Steel Coverage

Waffle Slab: Slab Recess

Complies with Code

5.3.5 Recesses in slab panels
Where the raft or slab surface is recessed to provide for services, the soffit of the slab shall be deepened to maintain the required thickness and the reinforcement shall be continuous or lapped as shown in Figure 5.3.

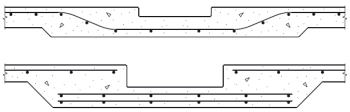

FIGURE 5.3 SLAB DETAIL AT A RECESS

Waffle Slab: Termite Collars

Installed

Termite Collar

Observations

4.1.1 Waffle Slab

SLAB FABRIC SAG

Minor Defect

GENERAL

The top fabric has not been supported into its correct position within the slab thickness over the areas where the smaller sections of pods have been left out. This defect will need to be rectified prior to, or as the concrete is being poured.

Evidence of compliance from the builder of this area is recommended to ensure that the detail has been properly rectified.

Recommendation

Contact a qualified concrete contractor.

Entry

Alfresco

4.1.2 Waffle Slab

SLAB FABRIC COVER

Major Defect / Safety Hazard

EDGE BEAMS

The slab fabric steel reinforcement is too close to, or touching the formwork in one or more areas and will not have sufficient concrete cover.

It is a requirement of section 5.3.2 Reinforcement of AS 2870 Residential Slabs and Footings, that ***'Reinforcement in rafts and slabs shall be placed with minimum concrete cover of the reinforcement shall be 40 mm to unprotected ground and 40 mm to external exposure, 30 mm to a membrane in contact with the ground, and 20 mm to an internal surface.'***

The steel reinforcement bars will have to be properly trimmed to allow the correct concrete cover prior to pouring concrete.

I recommend evidence of compliance by the builder or another inspection to ensure compliance.

Recommendation

Contact a qualified concrete contractor.

Rectified on site during inspection.

Rectified on site during inspection

Rectified on site during inspection.

Rectified on site during inspection.

Rectified on site during inspection

Rectified on site during inspection

4.1.3 Waffle Slab

SEWER PIPE COVER

GENERAL

Major Defect / Safety Hazard

Insufficient cover around sewer pipes. To allow for successful installation of puddle flanges, sewer pipes require coverage of 100mm.

Remove foam in locations of sewer pipe penetrations so that a 100mm concrete coverage around the pipe is achieved.

Recommendation

Contact a qualified concrete contractor.

Rectified on site during inspection.

5: SERVICES

		IN	FYI	D	M	U	N?A
5.1	Temporary Power Pole						X
5.2	Sewer Drainage						X
5.3	Stormwater Drainage						X
5.4	Termite Collars / Barriers	X					
5.5	Plumbing						X
5.6	Electrical Meter Box						X
5.7	Water						X
5.8	Gas						X

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N?A = Not Applicable

Information

Temporary Power Pole: Location
Front, North

Temporary Power Pole: Power Supply
Underground

Sewer Drainage: Boundary Shaft
Rear of Property


Sewer at Rear

Stormwater Drainage: Stormwater Discharge LPOA
Rear of Property

Termite Collars / Barriers: Collar Type
Hard Collar, Soft Collar

Electrical Meter Box: Location
Front, North

Electrical Meter Box: Switchboard
Connected

Water: Meter Location
Front

Gas: Meter Location
N/A

STANDARDS OF PRACTICE

Inspection Details

General

Topnotch Building Inspections strives to perform all inspections in substantial compliance with the Australian Standards for Building Inspections. As such we inspect the readily, accessible, visually observable, systems and components within the home as described by the standards. Where systems or components as described in the Standard were not inspected, the reason(s), limitations of why the item was not inspected will be stated. The home inspection is neither technically exhaustive or quantitative.

The inspection shall comprise of 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 inspection.
Where the client or other interested party requires only assessment of the structure of the property, the scope of the inspection shall be limited to that described in Appendix A.
An estimate of the cost of rectification of defects is not required in an inspection report in accordance with the Australian Standard 4349.1

Areas for inspection
The inspection shall cover all **accessible areas**. The client shall arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report.
The inspector is **not responsible** for arranging entry to property or parts of property.
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.
NOTE: Those areas may be the subject of an additional inspection following the provision of reasonable entry and access.

Inspection Process

The inspection shall comprise of a **visual appraisal** and limited assessment of serviceability.

Limitations
Limitations that are reasonably expected to be present or that reasonably may occur shall be identified.

Extent of reporting
Significant items to be reported are as follows:
(a) Major Defects.

NOTE: A Major defect is one 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. For example, unsafe balustrades or imminent collapse of a structural member, leaking showers, unconnected downpipes, ponding of water under a dwelling, rotted timber stumps and many more. Generally these defects are expensive to repair and require a professional trades person or qualified person to rectify. Where a major defect has been observed, the inspector will advise to seek further evaluation and advice by a qualified professional.

(b) Minor Defects.
NOTE: A Minor defect is described as “A defect, other than a major defect”. For example, deteriorating exterior paint, blemishes, damaged hinges, leaking tap outlet, standing water in eaves gutters etc. Most of these defects are considered as part of normal home maintenance and are usually cheaper to repair than a major defect. Having said that, painting the external of a home can be expensive!

(c) Maintenance Items / FYI

NOTE: A Maintenance Item and similarly an FYI is generally for your information. Items such as a functioning but ageing hot water service or heater, scratches and scuffs in the kitchen sink, internal painting items, non functioning internal door handles, poorly installed insulation in the roof space etc. FYI's may include handy tips, additional information and websites or a professional opinion on an item that doesn't fall into the defects categories.

Acceptance criteria
The building shall be compared with a building that was constructed in accordance with the 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.

Inspectors Comments
I performed the base stage inspection according to the scope of the inspection, building standards, acceptable building practices and my clients wishes and expectations at the time of the inspection.

Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Site
In accordance with the *Australian Standard 4349.0* and the inspection agreement, the inspector **shall observe:** in accordance with the client supplied archtectural and engineering plans, site specific building elements, components and systems for compliance of the structural and archtitectural drawings and current good building practices at the time of the inspection.

The inspector **shall report:** on general compliance with the plans, current defects observed, current best building practices, and relevant building standards as required for a base stage building inspection. The home inspector is **not required to observe:** Geological conditions, Soil conditions, Underground Utilities, Concealed Damp-Proof Course, Pest Activity, Landscaping, Solar / Wind or Geothermal Systems, presence or condition of buried fuel or waste storage tanks or Health Hazards such as lead content, presence of asbestos, urea formaldehyde, Soil Toxicity, Allergies, Mould and the like.. The home inspector is **not required to:** Move building equipment, plant life, soil, litter or debris that obstructs access or visibility.