

The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA	
Position Paper 13.2019	
Title: Pre Purchase Inspection Report Summary Table	
Subject	Pre Purchase Building Inspection Report Summary
Association Position	<p>The Association recommends that all members incorporate the Conclusion Table contained in Appendix One into first page of all pre purchase building inspection reports so as to improve the use of and level of engagement of users of members Pre Purchase Building Inspection Reports.</p> <p>The Wording used in the table must materially match that which is the table Contained in Appendix 1.</p>
Date Preparation Commenced	December 2019
Final Approval by Committee and Release to Members	
Why was the Paper Released	<ol style="list-style-type: none"> 1. A number of users of pre purchase building inspection reports have complained that the reports, which can range from 5 pages to 120 pages, are too difficult to read and key conclusions are too difficult to identify. 2. The Committee formed the view that the proposed summary table will provide users with a clear summary of the conclusions of the report provided. 3. Locating the Conclusion Table at the front of the report will make it easier for clients, Agents, Conveyancers and other users of the reports to quickly extract key data.
Key Reference	Refer The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA Position Paper 3.2019 Pre Purchase Building Inspection Report Clarity

Key Definitions from AS 4349.1	4.2.9 Summary	A summary shall be included to provide an overview of the report, including the purpose of the inspection, the scope and the conclusion
	4.2.8 Conclusion	The report shall give conclusions regarding the incidence of major defects and an opinion regarding the incidence of minor defects, relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained. The conclusion shall give comment on the overall condition of the property.
	1.4.10 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
	1.4.11 Minor defect	A defect other than a major defect.
	1.4.14 Structural defect	Fault or deviation from the intended structural performance of a building element

	1.4.15 Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
	4.2.4.3 Safety hazard	The report shall identify any observed item that may constitute a present or imminent serious safety hazard.
	AS 4391 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.
	Structural defect	Fault or deviation from the intended structural performance of a building element.
	2.3 Scope of Inspection 2.3.1	Where the client or other interested party requires only assessment of the structure of the property, the purpose of the inspection shall be limited to that described in Appendix A.
	AS 4349.1 Appendix A Scope of Inspection	<p>The inspection shall comprise visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property.</p> <p>NOTE: The structural report should not contain any assessment or an opinion regarding the following:</p> <ul style="list-style-type: none"> (a) Any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling, etc. (b) An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness. (c) Any area or item that was not, or could not be, observed by the inspector. (d) General maintenance other than that which is deemed to be directly related to the ongoing structural performance of the property. (e) Serviceability damp defects such as condensation, rising damp, lateral damp, falling damp should only be assessed and reported on where structural damage has occurred, is occurring, or may occur (e.g., fungal rot) significant spalling of masonry or concrete structural elements, significant fretting or mortar, rusting of primary structural elements. Stormwater drainage and surface water defects commonly cause or exacerbate foundation instability and these issues should be assessed and reported on where relevant.

	Areas To Be Inspected Section 3 AS 4349.1	The following areas shall be inspected where applicable: (a) The interior of the building. (b) The roof space. (c) The exterior of the building. (d) The sub-floor space. (e) The roof exterior. (f) The property within 30 m of the building subject to inspection.
Key Definitions REIWA Australian Standard pre- purchase structural inspection condition	Structural Defect	"Structural Defects" means a fault or deviation from the intended structural performance of a building element and is a major defect to the building structure of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the building structure. Structural defects do not include any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc, general maintenance, or spalling of masonry, fretting or mortar rusting.
	Written before that provides an assessment of any Structural Defects	If the Report identifies Structural Defects to the Property's residential building
	The 2019 Version of the Review form has an amendment which allows:	Major structural defects in the following described areas _____(input required by the buyers)
Key Issues for Consideration	<ol style="list-style-type: none"> 1. Pre purchase building inspection reports are relied on by many stakeholders in a residential property transaction. 2. For a variety of reasons they reports can be lengthy and difficult for readers to extract the key data. Users have requested a quick easy summary at the front of the report to determine if the standard REIWA Australian Pre Purchase Building Inspection clause can be triggered by the buyer if required. 3. The proposed summary attempts to Summary meet the requirements of both AS 4349.1 and the REIWA Australian Standard Pre purchase Building Inspection Clause 	
Disclaimer	<ol style="list-style-type: none"> 1. This document is not intended to be Legal Advice. The document is only intended for Members of. The Industry Association of Building and Property Inspectors in WA. Where appropriate, readers of the document should seek their own independent legal advice. 	

Signed Chairman

The Industry Association of Building and Property Inspectors in WA – Inspect WA

1 Appendix One –

Based on a visual inspection of accessible areas of the property the following represent key observations	
Were Major Structural Defects on the residential building identified	Yes/No
Were Major structural defects beyond the residential building identified	Yes/No
Were Major Non-Structural defects identified	Yes/No
Were the overall incidence of minor defects consistent with the age and or construction of the building	Yes/No
Did the inspector identify any observed item that may constitute a present or imminent serious safety hazard	Yes/No
The following report must be read in its entirety.	

1. Public release Statement



Public Release – Position Paper 13.2019 – December 2019

The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper on Pre Purchase Inspection Report Summary Tables

Background

There were a number of key issues that contributed to the release of this Position Paper:

1. A number of users of pre purchase building inspection reports have expressed frustration that the reports which can range from 5 pages to 120 pages are too difficult to read and key conclusions are too difficult to identify.
2. The Association Committee formed the view that the proposed summary table will provide users with a clear summary of the conclusions that the report provides.
3. Locating the summary at the front of the report will make it easier for Clients, Agents, Conveyancers and other Stakeholders to quickly extract key data.

The Associations position is:

1. The Association recommends that all Inspector Members incorporate the Conclusion Table (below) into first page of all pre purchase building inspection reports so as to improve the use of and level of engagement of users of members Pre Purchase Building Inspection Reports

Based on a visual inspection of accessible areas of the property the following represent key observations	
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Committee
Inspect WA
March 2020