



Owner Builder Inspection Report

**PREPARED FOR USE IN ASSESSING A PROPOSAL FOR WARRANTY INSURANCE
TO BE ISSUED UNDER SECTION 137B (2)(a) OF THE BUILDING ACT 1993**

INSPECTION DETAILS

Registered Practitioners Name: Rudolf Venema
Registration Number: IN-L 38425
Date of Inspection: 10:00 AM, Thu, 27/09/2012
Weather Conditions: Sunny / Dry
Date of Report: 27/09/2012

DETAILS OF OWNER BUILDER(S)

Name/S: [REDACTED]
Contact Address: [REDACTED]
TEL : [REDACTED] **Email:** [REDACTED]

OWNER BUILDER PROPERTY LOCATION

Address: [REDACTED]
Municipal District: Banyule City Council

BUILDING APPROVAL DETAILS

Building Permit Number: [REDACTED]
Occupancy Permit Date: 19/12/2007
Certificate of Final Inspection Date: 19/12/2007

SUMMARY OF RESIDENTIAL BUILDING WORKS

RESIDENTIAL BUILDING WORKS COVERED BY THIS REPORT

Brick veneer, two storey dwelling with attached double garage



SITE

Side of Street: North

Property Falls To: South

Front Door Faces: South

CONSTRUCTION DETAILS

Footings	Concrete piers	Stump	Steel
Floor	Timber	Wall Structure	Pine and steel beams
Roof Shape	Pitched roof	Wall Lining (INT)	Plaster
Roof Frame	Pine truss	Wall Cladding (EXT)	Brick veneer
Roof Cladding	Cement tiles	Ceiling Lining	Plaster
Window Frames	Aluminium	No. Of Storeys	2

SERVICES / FACILITIES

Sewerage	Connected	Gas	Connected	Water	Connected
Hot Water System	Gas	Heating	Gas	Ducted Vac.	Nil
Intercom	Nil	Air Cond.	Electric	Smoke Alarms	Fitted
Electricity	Connected	Security Alarm	Fitted		

ROOMS / STRUCTURES COVERED BY THIS REPORT

Entry Hall	✓	Kitchen	✓	Veranda	✓
Passage	✓	Laundry	✓	Waterproof Deck	✓
Lounge / Living	✓	Bedrooms	✓ x 5	Balcony	✓
Separate Dining	✓	Bathrooms	✓ x 3	Pergola	
Family Room	✓	Toilets/ Powder Rooms		Garage	✓
Rumpus Room	✓			Retaining Walls	

DEFECTS IN THE RESIDENTIAL BUILDING WORKS

- 1) Crack in the plaster of the family room ceiling



- 2) Small dents in the timber flooring in areas (most likely from high heel shoes)



- 3) Unfinished repair to the skirting board and vanity door in the upstairs bathroom



- 4) The storm water piping to the water storage tanks are sagging



- 5) Downpipe on the north-western corner of the house has been removed to divert water to the water storage tanks. Needs capping



6) Cracking in the cement render on the back wall of the house, above rear roof section



- 7) The cornice under the decking area at the rear of the house is becoming detached in areas



- 8) Unfinished repairs to the external architraves around the front windows



9) Untidy cement marks on the steel beams of the rear decking



INACCESSIBLE AREA AT THE TIME OF THE INSPECTION

Area/s*NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

The Roof void because: Visual inspection to some of the timbers in the roof void were obstructed due to the design of the roof (e.g.: Insulation). Some areas were not accessible.

The Sub-floor because: Visual inspections to some of the steel beams in the sub-floor void were obstructed due to low clearance (unreasonable access to these sections).

The Interior because: Floor coverings, furniture and stored goods. Built in section, wall and ceiling lining.

The Exterior because: Built in section, brick cladding
The access to the second storey roof was greater than 3.6 meters above the ground level

The Garage because: Stored goods

Was the property furnished at the time of inspection? Yes

SECOND-HAND MATERIAL USED (As confirmed by owner builder & visually)

No second-hand material used to the inspector’s knowledge or confirmed by the owner builder

CONDITIONS & STATUS OF INCOMPLETE WORKS

No incomplete works sighted, apart for a few unfinished repairs previously mentioned

OTHER RELEVANT COMMENTS

This house appears to be structurally in a good condition and appears to have been built to a professional standard.

IMPORTANT INFORMATION

This property report was obtained by visual means, where reasonable access was located and available.

The electrical and plumbing was not tested.

This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law.

There is no information obtained in regards to building permits or that the property complies with any building code and no inquiries of the water authorities, City Council, or building authorities have been made.

This inspection report does not verify that the building or structure was constructed according to the plans, drawing or specifications.

This report is not a warranty or insurance policy against any problems developing with the building/s in the present or future.

No excavations were made or soil or other material has been removed and no items of furniture or chattels have been moved to obtain the information for this report.

No investigation of insect attack by borer, termite or the like has been made.

There is no guarantee that all faults and or defects have been detailed in this report.

End of the report

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