

Inspection Report

Provided By



Victorian House Inspections

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Inspection Address

Sample



Report Information

Client Information

Client Name	Property Description Report
Report Ordered By	Sample
Email	sample

Inspection Information

Report/Agreement #	05072012464457
Inspection Date:	05 Jul 2020
Inspection Time:	12:46 pm

Building Description Report

The Scope of the Inspection:

This report is a description only report designed to outline construction materials including services used in the property

Areas to be Inspected and Restrictions

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the inspection shall include.

- (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.

Visual Inspection Only

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner. .

Table of Contents

1. SITE
2. ROOF AND GUTTER
3. HOT WATER SYSTEM
4. EXTERIOR
5. GARAGE - CARPORT
6. INTERIORS
7. BATHROOM(S)
8. KITCHEN & LAUNDRY
9. SUBFLOOR
10. PROPERTY AND INSPECTION INFORMATION

Report Summary

Below Is A Summary Of the Report.

This is only a summary of the report and should not be relied on solely.

We strongly recommend you read the report in its entirety.

Section	Location	Name	Comment
SITE	Fences & Gates	Overall Condition	Dwelling has remote control gates installed
SITE	Fences & Gates	Overall Condition	Fences are made of wire
SITE	Pool Fence & Signs	Pool Fence	A pool is present at property
HOT WATER SYSTEM	External Plumbing Pipes	Plumbing Pipes	Ducted heating installed to ground floor only
HOT WATER SYSTEM	External Plumbing Pipes	Plumbing Pipes	Split system cooling and heating installed to lounge and all bedrooms
HOT WATER SYSTEM	External Plumbing Pipes	Plumbing Pipes	Fireplace installed
HOT WATER SYSTEM	External Plumbing Pipes	Plumbing Pipes	Split system heating and cooling installed
KITCHEN & LAUNDRY	Kitchen and Meals Area	Overall Condition	Electric oven is installed
KITCHEN & LAUNDRY	Kitchen and Meals Area	Overall Condition	Has hotplates are installed
KITCHEN & LAUNDRY	Kitchen and Meals Area	Overall Condition	Dishwasher is installed
SUBFLOOR	Sub-Floor Observation.	General Condition	Gas Ducting heating installed
PROPERTY AND INSPECTION INFORMATION	Utility Status	Water	The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.
PROPERTY AND INSPECTION INFORMATION	Utility Status	Electricity	Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

SITE

Driveway

Materials

The driveway is asphalt.

Fences & Gates

Overall Condition

Dwelling has remote control gates installed
Fences are made of wire



Pool Fence & Signs

Pool Fence

A pool is present at property



ROOF AND GUTTER

Roof Covering

General Disclaimer

Roof Covering Type

Metal roof cladding



HOT WATER SYSTEM

Hot Water Unit

System Location

The hot water unit is located outside.

System Type

The hot water unit is a gas storage system.

System Make

The make of the hot water unit is aqua max.



System Capacity

155 litres

System Year of Manufacture

2014

Traditional storage tank water heaters have a life span of **around 10 years**. Tankless hot water systems such as instantaneous hot water systems can last up to 20 years.

External Plumbing Pipes

Plumbing Pipes

Ducted heating installed to ground floor only

Split system cooling and heating installed to lounge and all bedrooms

Fireplace installed

Split system heating and cooling installed



Water Tank

Water Tank Condition

Water tank is installed



EXTERIOR

Exterior Walls

General Disclaimer

Refer to Section 2D of the Terms And conditions section of this report

Exterior Wall Material

Weatherboard

Eaves

Eave Condition

Eavesheet material is made with asbestos which can be harmful to health if it is cut into dust particles and those particles are inhaled

it however is not a concern if it is left untouched in its current state

GARAGE - CARPORT

Garaging

Type

Garage is made of timber construction

Weatherboards with a metal flat roof

Carport

Overall Condition

A carport is located at dwelling



INTERIORS

Smoke Alarm

Was a Smoke Alarm Fitted

Yes a smoke alarm was sighted but not tested.

Legislation requires smoke Alarms to be installed. Check with your local council regarding type, locations and other related requirements.

BATHROOM(S)

Bathroom 1

Ventilation

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.

NOTE

Bathroom 2

Ventilation

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.

KITCHEN & LAUNDRY

Kitchen and Meals Area

Overall Condition

Electric oven is installed
Has hotplates are installed
Dishwasher is installed



SUBFLOOR

Sub-Floor Observation.

General Condition

Concrete stumps installed

Gas Ducting heating installed



PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was raining at the time of the inspection.

Property Information

Direction House Faces

The dwelling faces East for the purposes of this inspection report.

Building Type

The dwelling is a Residential House.

Construction Type

The wall cladding is Timber Weather Board.

Roof Cladding

The roof is metal

Roof Design

Flat roof design. Note: We are unable to access the roof void on flat roof, or any roof roof which has no access. The only method of accessing is by removing roof cladding. We cannot comment on whether any defects exist between the roof cladding and the ceiling lining.

Footings Type

Concrete stump footings

Storeys

Two storey home

Property Occupied

The property was occupied.

Property Furnished

The home was Fully Furnished

People Present

The vendor was present.

Utility Status

Water

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

Electricity

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

A residual current device also known as a safety switch is installed

Solar power installed



TERMS AND CONDITIONS

Please note this is a description only report and does not form part of a pre handover Pre purchase Australian standards 4349 report

Report is designed to outline construction type ,materials and services.

The Inspection and Report was carried out by: Damien Barr

State License Number: Dbu 13612

Insurance Accreditation Number: Aus-17-9057

Contact the Inspector on:

For and on Behalf of: Victorian House Inspections

