



FOCUS BUILDING INSPECTIONS

Important Decisions Always Require Focus

QBCC: 15 065 805

1300 669 266

BUILDING INSPECTION

GUIDE & TIPS





Hi I'm Dave from Focus Building Inspections

This booklet is intended as a guide only, to help our clients understand some of the areas that we inspect during your Building Inspection and some of the types of defects we are generally looking for.

Your inspection may include but is not limited to the information provided in this Building Inspection Guide.

CALL DAVE TODAY ON 0410 369 560



PROPERTY INFORMATION

NAME:

CONTACT NUMBER:

PROPERTY ADDRESS:

.....

AGENTS NAME:

AGENTS NUMBER:

SOLICITOR:

BUILDING INSPECTOR:

FINANCER:

HOME INSURER:

UTILITY	SUPPLIER	METER READING
Electricity		#
Gas		#
Water	Council	#



BUILDING INSPECTION GUIDE:

EXTERNAL: VISUAL INSPECTION

YARD: ACCESSIBLE AREAS

- Driveway - Condition / Cracking, Severity, Trip Hazards
- Paths - Condition / Cracking, Severity, Trip Hazards
- Retaining Walls - Condition / Deterioration, Leaning, Hazards
- Site Fall Around Dwelling - 50mm Fall in first meter
- Garden Beds - Next to house, Raised, Slab edge still visible
- Yard Drains - Condition / Blockages, Debris
- Garden Shed - Condition / Rust, Damage

BUILDING EXTERIOR: ACCESSIBLE AREAS

- Air Conditioner - Condition / Rust, Footing, Overflow Connected
- Air Conditioner - Overflow Not discharging to Water Tank
- Hot Water Unit - Condition / Rust, Footing, Overflow Connected
- Patio / Pergola - Condition / Rust, Decay, Damage, Hazards
- House Slab Edge - Condition / Visible 75mm above ground, Damage
- External Cladding - Condition / Decay, Damage, Coatings
- External Brickwork - Condition / Cracking, Movement, Weep Holes
- External to Windows - Condition / Damage, Decay, Hazards
- Meter Box - Condition / Safety Switch, Durable Notice
- Fascia Metal or Timber - Condition / Decay, Rust, Damage
- Eaves Sheeting - Condition / Damage, Staining, Detached

Note: Homes constructed prior to 1990 have a High probability of containing Asbestos on eaves and internal Cement sheet lining to walls and or ceiling.



BUILDING INSPECTION GUIDE:

VISUAL INSPECTION

ROOF: ACCESSIBLE AREAS

- Roof Tiling - Condition / Cracks, Damage, Ridge Capping Mortar
- Roof Metal - Condition / Rust, Damage
- Roof Flashings - Condition / Rust, Damage
- Valleys - Condition / Rust, Blockages, Debris
- Guttering - Condition / Rust, Blockages, Debris, Ponding
- Down Pipes - Condition / Rust, Damage, Leaking, Connected

ROOF VOID: ACCESSIBLE AREAS

- Underside of Roofing - Condition / Rust, Damage, Cracks, Leaks
- Truss or Rafters - Condition / Damage, Decay, Staining
- Ceiling - Condition / Staining, Damage, Leaks
- Insulation - Condition / Water Damage, Clearance, Type, Complete

SUBFLOOR: ACCESSIBLE AREAS

- Stumps - Condition / Damage, Decay, Cracking, Packing, Ant Caps
- Foundation Walls - Condition / Cracking, Movement, Ant Caps
- Bearers & Joists - Condition / Damage, Decay, Deflection, Ant Caps
- Flooring - Condition / Damage, Decay, Staining
- Subfloor Soil - Condition / Water ingress, Erosion, Debris
- Plumbing Pipes - Condition / Damage, Secure, Leaks



BUILDING INSPECTION GUIDE:

Internal: Visual inspection

HALLWAY, BEDROOMS & LIVING: ACCESSIBLE AREAS

- Ceilings: Damage, Cracks, Stains, Sagging, Paint Flake
- Walls: Damage, Cracks, Stains, Sagging, Paint Flake
- Door & Jambs: Damage, Binding, Latching, Paint Flake
- Door Stop: Installed, Damaged, Wall Damage
- Windows: Damage, Binding, Latching, Paint Flake
- Flooring: Damage, Deflection, Staining, Bounce, Squeaking
- Tiled Floors: Damage, Cracked, Drummy, Grout, Sealant

KITCHEN: ACCESSIBLE AREAS

- Cabinetry: Water Damage, Doors, Hinges, Decay
- Benchtop: Damage, Cracking, Decay
- Plumbing: Corrosion, Leaking, Damage
- Appliances: Visual Damage
- Splash Backs: Damage, Cracking, Sealant
- Ceilings: Damage, Cracks, Stains, Sagging, Paint Flake
- Walls: Damage, Cracks, Stains, Sagging, Paint Flake
- Windows: Damage, Binding, Latching, Paint Flake
- Flooring: Damage, Deflection, Staining, Bounce, Squeak
- Tiled Floors: Damage, Cracked, Drummy, Grout, Sealant



BUILDING INSPECTION GUIDE:

Internal: Visual inspection

WET AREAS INCLUDING BATHROOM, ENSUITE & LAUNDRY

- Cabinetry: Water Damage, Doors, Hinges, Decay
- Benchtop: Damage, Cracking, Decay
- Plumbing: Corrosion, Leaking, Damage
- Splash Backs: Damage, Cracking, Sealant
- Ceilings: Damage, Cracks, Stains, Sagging, Paint Flake
- Walls: Damage, Cracks, Stains, Sagging, Paint Flake
- Shower Walls: Cracks, Damage, Grouting, Sealant
- Bath: Tile Cracks, Grouting, Sealant, Bath Damage
- Windows: Damage, Binding, Latching, Paint Flake
- Flooring: Damage, Deflection, Staining, Bounce, Squeaking
- Tiled Floors: Damage, Cracked, Drummy, Grout, Sealant
- Exhaust Fan: Operable

ADDITIONAL TO YOUR VISUAL INSPECTION:

- Moisture Metering - wet area walls & problem areas
- Thermal - wet area , ceilings & conducive areas



BUILDING INSPECTION GUIDE:

Home Buyer & Seller General Tips

CONSIDERATIONS INTERNAL AREAS

- Is the silicone sealant to wet areas and kitchen in good condition?
- Is the floor & wall tile grouting in good condition & Free of stains?
- Are there any cracked or damaged floor or wall tiles?
- Are the shower screens free of damage. Are screen doors working?
- Do the exhaust fans work in the wet areas?
- Are the plumbing pipes inside the cabinets leaking or rusting?
- Are wastes to the bath, showers, vanity & kitchen draining freely ?
- Is there good water pressure from all taps?
- Are there signs of water damage to cabinets, door jambs etc?
- Do the cabinet doors require adjusting, are hinges ok?
- Do the windows open & Close, do they latch, are they damaged?
- Do the doors operate without binding, are they damaged?
- Are the skirtings, architraves & door jambs damaged?
- Is there any damage or cracks to the plaster walls or ceiling?
- Is there any paint flaking or staining to the walls or ceilings?
- Are appliances in good condition? (Not included in a building inspection)

Note: Electrical appliances can only be tested by a licenced electrician & Under-ground Plumbing can only be inspected by a licenced Plumber.

A Premium Inspection includes: Building, Timber Pest, Electrical & Plumbing and is not often requested due to the additional cost for the electrical & plumbing



BUILDING INSPECTION GUIDE:

Home Buyer & Seller General Tips

CONSIDERATIONS EXTERNAL AREAS

- Are there any significant (Large Cracks) to the driveway or paths?
- Are all the down pipes connected and free of damage?
- Are the garden beds close to the home (Concealing Slab Edge)?
- Is the slab edge visible and weep holes clear of debris?
- Is the site falling away from the building?
- Is the Subfloor area clear of debris, are ant caps in good condition?
- Are there signs of water ingress to the subfloor areas?
- Is the air-conditioner & hot water overflow connected to a drain?
- Are there any Cracks to the external brickwork?
- Is the cladding free of decay and paint condition ok?
- Are the windows free of damage or decay and paint condition ok?
- Are there any broken window panes?
- Are there any signs of damage or staining to the eaves?
- Is the fascia & gutter in good condition, free of decay or leaks?
- Are retaining wall free of damage, decay or significant movement?
- Are the fences free of damage, decay or significant movement?
- Are gates operating; binding, latching and free of damage?

This Building Inspection Guide will provide you with some indication of areas that may have defects noted on a Building Inspection Report.



BUILDING INSPECTION GUIDE:

Home Buyer General Tips

CONSIDERATIONS

- Is the property for investment ? Consider a depreciation Schedule
- Do your sums: (Rental Return, Mortgage repayments etc.)
- Compare the property price with similar properties in the area
- What's the area like ? Schools, Shops (visit the property at peak hour times)
- Room Sizes ? Are the rooms adequate for your needs
- Storage ? Are there adequate storage areas (Robes, Linen etc.)
- Confirm with agent: lawns and debris will be addressed prior to settlement
- Confirm with agent: interior of the home will be cleaned prior to settlement

CONTRACT STAGE

- Do you have your finance arranged ?
- Do you have a Conveyancer arranged ?
- Do you have your Building & Pest Inspection Arranged
- Have you arranged your Home & Contents insurance ?

PRIOR TO SETTLEMENT

- Change services into your name: (Water, Gas, Power, Phone)
- Write down the meter readings on settlement day: (Water, Power & Gas)



SERVICES AVAILABLE

- Building Inspections
- Building And Timber Pest Inspections
- Annual Timber Pest Inspections
- Handover Inspections
- Pool Safety Inspections
- General Pest Management
- Termite Treatments



Complete Home Inspections Qld t/as
FOCUS BUILDING INSPECTIONS

Your Building & Pest Inspector
DAVE FLEMING 0410 369 560

Licence Classes:
Completed Residential Building Inspector
Builder Low-Rise

Termite Management - Chemical
QBCC LIC: 1066639

Pool Safety Inspector
QBCC LIC: PS102129





COMPLETE PEST SERVICES

Termite Management / General Pest
Timber Pest Inspections

1300 669 266

Your Pest Management Technician - Steve Fleming
Termite Management—Chemical
QBCC: 15190528

SERVICES AVAILABLE

- Annual Timber Pest Inspections
- Termite Treatments & Barriers
- General Pest Management



www.chiqld.com.au