



BEFORE YOU BUY

BEFORE YOU BUILD

Property Condition Report (Mid)

Inspection Date:

Property Address:

SAMPLE

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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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Original Inspection Date
Modified Date

The Parties

Name of Client: John Smith

Name of Principal (if applicable):

Job Address: 479 Warrigal Rd, Moorabbin VIC 3189

Client's Email Address: John@gmail.com

Client's Phone Number: 0400000000

Consultant: Tim East Ph: 0439309906
Email: garyp@jimsbuildinginspections.com.au

Licence / Registration Number: 0

Company Name: Jim's Building Inspections - DEMO

Company Address and Postcode: 479 Warrigal Road, Moorabbin VIC 3189

Company Email: garyp@jimsbuildinginspections.com.au

Company Contact Numbers: 0439309906

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: Not Applicable

Section A Results of inspection - summary

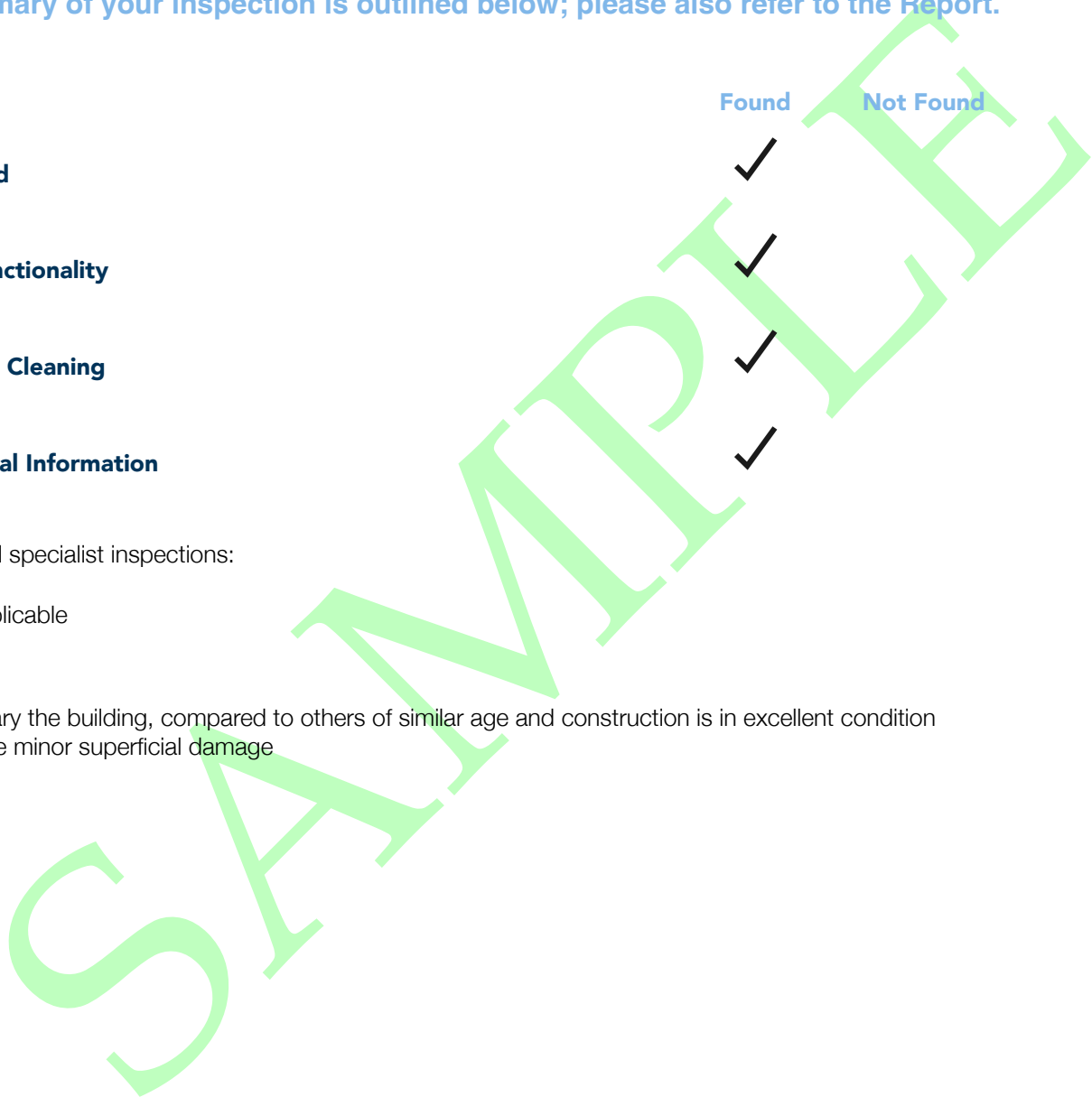
A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Damaged	✓	
Poor Functionality	✓	
Requires Cleaning	✓	
Additional Information	✓	

Additional specialist inspections:

- Not Applicable

In summary the building, compared to others of similar age and construction is in excellent condition with some minor superficial damage



Section B General

General description of the property

Building Type:	Residential, Apartment
Number of Storeys:	Single
Main building – floor construction:	Concrete
Main building – wall construction:	Full Brick
Main building – roof construction:	N/A
Other timber building elements:	Floorboards, Architectural Trims, Architraves, Door Frames, Doors
Other building elements:	N/A
Occupancy status:	Occupied
Furnished:	Furnished
Strata or company title properties:	Yes
Orientation (to establish the way the property was viewed):	North
Prevailing weather conditions at the time of inspection:	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Interior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Locked Rooms.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Fixed ceilings
- Floor coverings
- Furniture

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk assessment

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: Low

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Damaged

Finding 1.01

Building: Building 1
Location: All Areas
Finding: Windows
Information: The main window to the living room was found to be cracked at the time of inspection. It is suspected that this cracking is a direct result of impact damage, whether deliberate or accidental.

Poor Functionality

Finding 2.01

Building: Building 1
Location: All Areas
Finding: Security - Locks
Information: The lock to the front door appears to have been tampered with during tenancy. The serviceability of this lock cannot be guaranteed.

Requires Cleaning

Finding 3.01

Building: Building 1
Location: All Areas
Finding: Walls
Information: Minor markings were evident on the walls in the master bedroom. These markings are not consistent with general wear and tear of the property; it is suspected that they have been caused by minor impact damage.

Section D Significant Items

Additional Information

Finding 4.01

Building: Building 1
 Location: All Areas
 Finding: Health Issues
 Information: Signs of mould and dampness were NOT FOUND at the time of inspection.

Mould and dampness are underlying issues that may indicate a range of defects, including water leaks, inadequate ventilation or previous water damage. Where present, a licensed plumber should be appointed to further inspect the area and provide clarification on causes and remedial works that may be required.

Signs of pests and/or vermin were NOT FOUND at the time of inspection.

Presence of pests and vermin create health hazards for all tenants, and are likely to cause secondary defects to the property if left unmanaged. Where pests/vermin are present, or there are conditions conducive to their presence, a pest controller should be appointed immediately to further inspect the property and provide professional consultation.

Rubbish and debris HAS NOT been left on the premises.

The presence of external rubbish and debris may lead to the development of several health risks, including the attraction of pests and vermin. Any external rubbish should be removed from the premises to ensure the safety of the area.

Finding 4.02

Building: Building 1
 Location: All Areas
 Finding: Communication Facilities
 Information: A telephone line HAS been connected to the residential premises for use by the tenant.

An Internet line HAS been connected to the residential premises for use by the tenant.

Section D Significant Items

Finding 4.03

Building: Building 1
 Location: All Areas
 Finding: Water Efficiency
 Information: Water efficiency devices HAVE NOT been installed in this property. Such devices, including shower heads, low-flow aerators and water tanks, are important in saving water and lowering water usage bills.

Leaking taps were NOT PRESENT at the time of inspection. All taps should be inspected regularly to ensure leaks do not occur. Where leaking is evident, a plumber or general handyman can be appointed to perform remedial works as required.

The water meter reading at the time of inspection is: 10,000 L

Finding 4.04

Building: Building 1
 Location: All Areas
 Finding: Previous Work
 Information: Approximate dates when work was last completed on this residence:

Installation of water efficient devices : 01/01/2013

Painting of premises (external) : 01/01/2010

Painting of premises (internal) : 01/01/2010

Flooring laid/replaced/cleaned : Unknown

Finding 4.05

Building: Building 1
 Location: All Areas
 Finding: Tenant Comments
 Information:

Signed:

Tenant: _____

Landlord: _____

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed -
- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

The property has been kept in a relatively good condition by the tenants, with some minor areas of damage, as reported.

For further information, advice and clarification please contact Tim East on 0439309906

Section E Attachments and Further Comments

The following items were noted as Clean and Undamaged

Noted Item

Building: Building 1
Location: All Areas
Finding: Ceilings
Information: Ceilings are free of damage, with minor superficial markings consistent with a property of this age.

Noted Item

Building: Building 1
Location: All Areas
Finding: Skirting boards
Information: Skirting boards are intact and are free of damage. Some areas of skirting show minor superficial markings, consistent with a property of this age.

Section E Attachments and Further Comments

Noted Item

Building: Building 1
Location: All Areas
Finding: Floor coverings
Information: All floor coverings have been kept in good condition and show no major signs of damage. General wear and tear of floor coverings, particularly in high traffic areas, is expected.

Noted Item

Building: Building 1
Location: Bathroom
Finding: Tiled areas
Information: All wet areas are sufficiently tiled, with adequate grouting and sealant to prevent water seeping and subsequent water damage.

Noted Item

Building: Building 1
Location: Kitchen
Finding: Tiled areas
Information: All wet areas are sufficiently tiled, with adequate grouting and sealant to prevent water seeping and subsequent water damage.

Noted Item

Building: Building 1
Location: Kitchen
Finding: Cabinetry
Information: All cabinetry was found to be clean, functional and free of any major damage or deterioration. All areas are free of water damage and show no signs of mould or dampness.

Section E Attachments and Further Comments

Noted Item

Building: Building 1
Location: All External Areas
Finding: Wall Cladding
Information: External wall cladding is free of major damage and provides adequate protection against water and other weather elements. No major cracking or deterioration is evident, with some minor superficial damage consistent with the age of the property.

The following items were noted as Clean, Undamaged and Working

Noted Item

Building: Building 1
Location: All Areas
Finding: Doors
Information: All internal doors were found to be fully functional at the time of inspection.

Noted Item

Building: Building 1
Location: All Areas
Finding: Lights and power points
Information: All lights and power points were found to be working at the time of inspection. Lighting fixtures and fittings have been installed and maintained to a reasonable standard and are free of any safety hazards. All power outlets are in good condition.

Section E Attachments and Further Comments

Noted Item

Building: Building 1
Location: Bathroom
Finding: Taps
Information: No leaking taps were evident at the time of inspection. Taps are free of damage and are water efficient when in use.

Noted Item

Building: Building 1
Location: Bathroom
Finding: Shower
Information: The shower head is water efficient and fully functional, with no evident leaks. All tiled surfaces are clean and effective, with adequate sealant and grout prevent any potential water leaks and subsequent damage.

Noted Item

Building: Building 1
Location: Bathroom
Finding: Basin
Information: The basin and adjoining tap and piping was found to be in good condition at the time of inspection. No leaks or damage were evident, with some general wear and tear consistent with the age of the property.

Noted Item

Building: Building 1
Location: Bathroom
Finding: Toilet Cistern

Section E Attachments and Further Comments

Information: The toilet cistern was found to be fully functional at the time of inspection. The unit is water efficient and shows no evidence of water leaks at its base or attachment to the adjoining wall. All tiling in this area meets requirements.

Noted Item

Building: Building 1
Location: Bathroom
Finding: Exhaust Fan
Information: The exhaust fan is functional and provides adequate ventilation to the area. Where exhaust fans are not functional or have not been installed, the development of mould and dampness is likely to occur after a prolonged period of poor ventilation.

Noted Item

Building: Building 1
Location: Kitchen
Finding: Taps
Information: No leaking taps were evident at the time of inspection. Taps are free of damage and are water efficient when in use.

Noted Item

Building: Building 1
Location: Kitchen
Finding: Basin
Information: The basin and adjoining tap and piping was found to be in good condition at the time of inspection. No leaks or damage were evident, with some general wear and tear consistent with the age of the property.

Section E Attachments and Further Comments

Noted Item

Building: Building 1
Location: Kitchen
Finding: Exhaust Fan
Information: The exhaust fan is functional and provides adequate ventilation to the area. Where exhaust fans are not functional or have not been installed, the development of mould and dampness is likely to occur after a prolonged period of poor ventilation.

Noted Item

Building: Building 1
Location: Kitchen
Finding: Appliances - Dishwasher
Information: The dishwasher has been installed and maintained at an acceptable standard and appears to be fully functional at the time of inspection. No evidence of water leaks or subsequent water damage was found in the surrounding area.

Noted Item

Building: Building 1
Location: Kitchen
Finding: Appliances - Gas cook top
Information: The gas cook top was found to be fully functional at the time of inspection. All ignitors are working and the stove top is clean and free of surface damage. No gas leaks were found however, maintenance and regular inspection is important in this area to ensure its safety when in use.

Noted Item

Building: Building 1
Location: Kitchen
Finding: Appliances - Oven

Section E Attachments and Further Comments

Information: The oven is fully functional and shows no evidence of damage or poor performance. The oven is sufficiently clean and should be maintained at this standard throughout tenancy.

Noted Item

Building: Building 1
Location: Kitchen
Finding: Appliances - Smoke Detectors and Alarms
Information: Smoke alarms have been installed in all necessary areas throughout the property and were working at the time of inspection. Smoke alarms should be checked regularly to ensure that they are functional and provide a safe environment for all tenants.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors or their poor condition should be addressed to improve occupant safety.

Noted Item

Building: Building 1
Location: All Areas
Finding: Appliances - Smoke Detectors and Alarms
Information: Smoke alarms have been installed in all necessary areas throughout the property and were working at the time of inspection. Smoke alarms should be checked regularly to ensure that they are functional and provide a safe environment for all tenants.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors or their poor condition should be addressed to improve occupant safety.

Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).
Building element	Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Certified Safety Management System	Certified safety management system, in Chapter 8, means a safety management system that complies with AS 4801:2001 (Occupational health and safety management systems), or an equivalent system determined by the regulator.
Client	The person or other entity for whom the inspection is being carried out.
Competent Person (WHS Regulations)	A competent person means: <ul style="list-style-type: none"> (f) for a clearance inspection under regulation 473, a person who has acquired through training or experience the knowledge and skills of relevant asbestos removal industry practice and holds: <ul style="list-style-type: none"> (i) a certification in relation to the specified VET course for asbestos assessor work or (ii) a tertiary qualification in occupational health and safety, occupational hygiene, science, building, construction or environmental health (g) for any other case, a person who has acquired through training, qualification or experience the knowledge and skills to carry out the task.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Landlord	The party who leases land or buildings to the tenant
Lessor	The landlord is referred to as the lessor in the Residential Tenancies Act

Definitions to help you better understand this report

Limitation	Any factor that prevents full or proper inspection of the building.
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.
Minor defect	A defect other than a major defect.
Readily Accessible Areas	<p>Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:</p> <p>(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and</p> <p>(b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).</p>
Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Tenancy	The period of time where the property is occupied.
Tenant	The party who pays rent to use or occupy land, a building, or other property owned by another. Also known as a renter.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Inspection Consultant ("the Consultant") was a "Property Condition Report (Entry, Exit or Mid Tenancy)". A Pre-Inspection Agreement was issued for this service and forms part of the service agreement.

PURPOSE The purpose of this inspection is to provide advice to the client or other interested party regarding the condition of the property at the time of inspection specifically and only in relation to its occupation by a tenant.

SCOPE OF INSPECTION The inspection shall comprise visual assessment of the property and limited assessment of serviceability to identify the comparative condition of the building prior to, during and at the end of the tenancy as applicable.
An estimate of the costs of rectification of defects is not required in an inspection report.

The inspection was limited to Readily Accessible Areas of the Building Interior, Exterior and Site. Specifically the roof interior, exterior and subfloor if applicable are excluded from the inspection.

The Client shall arrange right of entry, facilitate physical entry and supply necessary information to enable the inspector to undertake the inspection and prepare a report. This may be delegated in full or part to the Inspector by agreement.

The Inspector is not responsible for arranging entry to property or parts of the property, where reasonable access or entry is denied those areas are excluded from and do not form part of the inspection.

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted practice at the time of construction and which has been maintained such that there is no significant loss of strength and serviceability. Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

A report may be conditional on the following:

- (a) Information provided by the person, the employees or agents of the person requesting the report.
- (b) Apparent concealment of possible defects.
- (c) Any other factor limiting the preparation of the report.

EXTENT OF REPORTING

Significant items to be reported are as follows:

- (a) Damage
- (b) Poor Functionality
- (c) Requires Cleaning
- (d) Additional Information
- (e) Clean and Undamaged
- (f) Clean, Undamaged and Working

Definitions to help you better understand this report

SAFETY HAZARDS, MAJOR AND MINOR DEFECTS (AS4349)

If a safety hazard is identified during the course of the inspection the inspector will note it as a courtesy and if it represents an immediate, urgent and serious hazard to the occupant the occupant and landlord will be collectively notified as soon as possible. However it is noted as per below that the identification of Safety Hazards is not within the extent of reporting. An additional service Home Safe Rental Inspection is available for this purpose.

LIMITATIONS

The Client acknowledges:

1. That this Report is not prepared in accordance with any specific AS but does otherwise comply with all state based residential tenancy regulations. This Report is not a Certificate of Compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing in the future.
2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report, specifically including Safety Hazards.
3. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible, and unsafe to access or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
4. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

This report excludes assessment of: Safety Hazards, Major and Minor Defects as defined in AS4349, footings below ground, concealed damp proof course, electrical installations, concealed plumbing, adequacy of roof drainage, gas fittings and fixtures, air-conditioning, automatic garage doors, pools and related equipment, alarm systems, operation of fireplaces and chimneys, flues and solid fuel heaters, alarm and intercom systems, soft floor coverings, appliances, paint coating, health hazards, timber and metal framing size and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment such as soil conditions, control joints, sustainable development provisions, concealed timber frames, landscaping, rubbish, floor coverings, furniture and accessories, stored items, insulation, environmental matters or lighting and energy efficiency.

IMPORTANT SAFETY INFORMATION - SMOKE DETECTORS

We cannot comment on smoke detector installation and testing as it is not within the scope of this report and requires specialist inspection services. It is however strongly recommended that all existing detectors in the property be tested prior to occupation and advice be sought as to the suitability of their number, placement and operation. This service is included in the assessment of a Home Safe Rental Inspection.

IMPORTANT SAFETY INFORMATION - ASBESTOS

Definitions to help you better understand this report

We cannot comment on the presence or absence of Asbestos from this building as it is not within the scope of this report and requires specialist inspection services. It is however strongly advised that the presence of Asbestos be presumed until otherwise definitely known.

Asbestos containing materials may include sheet type building materials, roofing materials, insulations and linings and more. Especially in buildings that were built or modified pre-1992 further inspection should be undertaken prior to works like renovations, extensions, repairs and maintenance or where any materials which could contain Asbestos become damaged or worn.

An Asbestos Inspection and Condition Audit are always advised. A visual only Asbestos inspection service is included in a Home Safe Rental Inspection.

IMPORTANT SAFETY INFORMATION - SAFETY GLASS

Glazing standards in contemporary or recently constructed buildings are governed by the Building Code of Australia (National Construction Code) and will almost always be constructed using glazing designed to minimise injury if impacted or broken. Glazing in older homes is highly unlikely to be 'Safety Glass' and may cause significant injury if damaged. Exercise care and caution around glass in older homes in particular. This service is included in the assessment of a Home Safe Rental Inspection.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report. The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

Privacy Policy:

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.

For more information please review our Privacy Policy online at www.jimsbuildinginspections.com.au.

Compliments, Complaints and Concerns

Your feedback, both positive and negative, can assist us to improve our services. We encourage you to please contact us with any compliments or concerns directly and as soon as you are able.

The process for managing customer feedback is documented below:

1. Contact your inspector directly to provide feedback or make any complaint as soon as you are able.

Definitions to help you better understand this report

2. If your inspector cannot resolve it or it involves our insurers they will escalate it to their Regional Franchisor (Manager) and / or insurer as applicable.
3. You can also contact their Regional Franchisor (Manager) directly on 131 546 ask to speak to your Inspectors Regional Franchisor (Manager) or email info@jimsbuildinginspections.com.au

Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact your Inspector.

SAMPLE