



BEFORE YOU BUY

BEFORE YOU BUILD

Standard Smoke Alarm Inspection Report

Inspection Date:

Property Address:

SAMPLE

Contents

	The parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant items
Section E	Additional comments
Section F	Annexures to this report

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.

This Report contains reference to material that is the copyright of Standards Australia. That content is reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

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: tim@jimbuildinginspections.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: tim@jimbuildinginspections.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

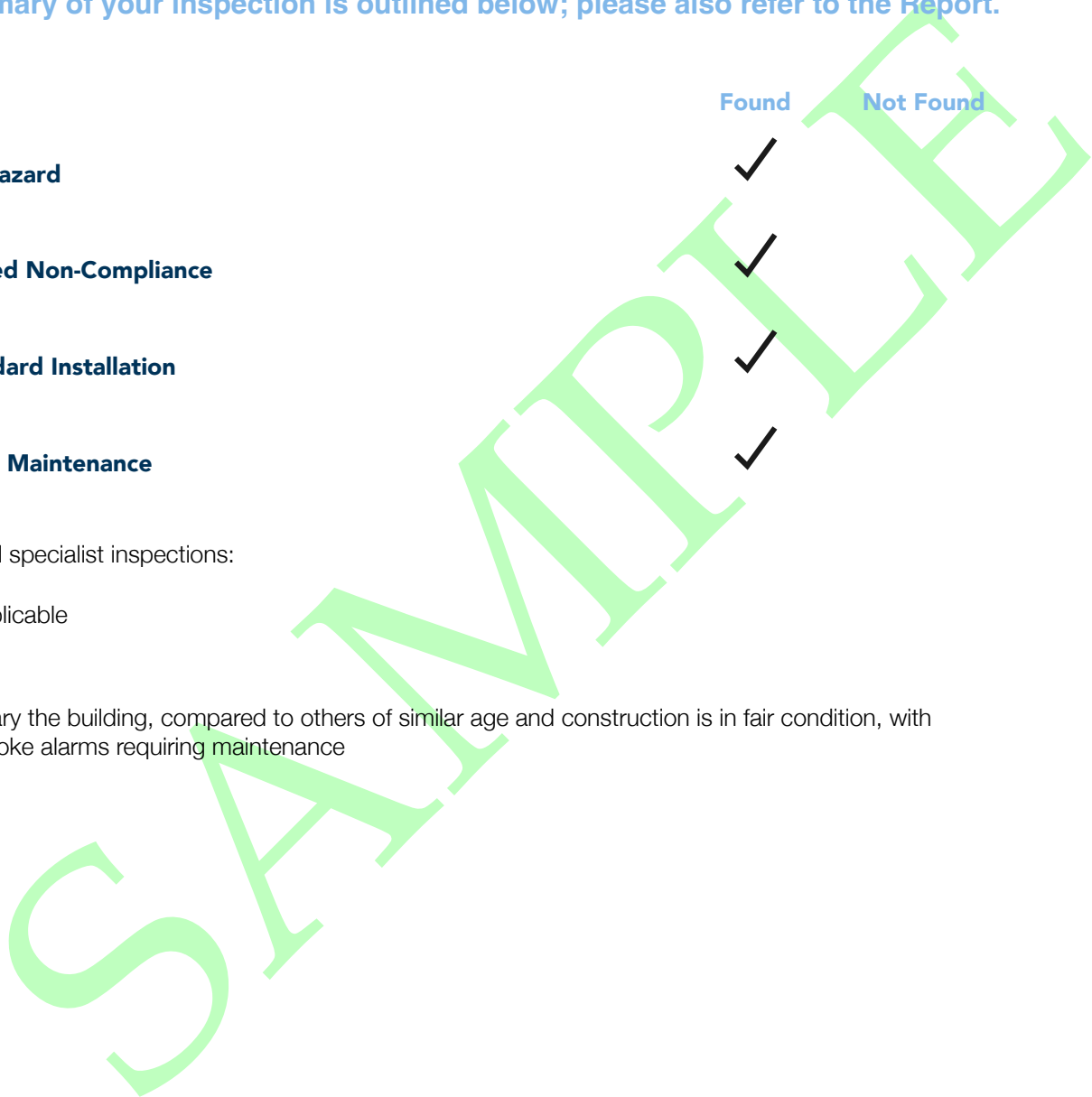
A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✓	
Suspected Non-Compliance	✓	
Substandard Installation	✓	
Requires Maintenance	✓	

Additional specialist inspections:

- Not Applicable

In summary the building, compared to others of similar age and construction is in fair condition, with some smoke alarms requiring maintenance



Section B General

General description of the property

Building Type:	Residential
Number of Storeys:	Double
Main building – floor construction:	Concrete Stumps
Main building – wall construction:	Brick Veneer
Main building – roof construction:	Pitched
Other timber building elements:	N/A
Other building elements:	N/A
Occupancy status:	Occupied
Furnished:	Furnished
Strata or company title properties:	No
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:

- Not Applicable

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:

- Fixed ceilings

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

Safety Hazard

Finding 1.01

Building: Building 1
 Location: Hallway > Level 2
 Finding: Batteries - Missing
 Information: The smoke alarm in this area does not have appropriate batteries fitted, rendering the alarm non-operational and useless.

AS3786-1993(S2.3.1) states that where a battery is required, it should be supplied with the smoke alarm.

Please note that all batteries must comply with Clauses 2.2.1 and 2.2.2 in the Australian Standards.

Suspected Non-Compliance

Finding 2.01

Building: Building 1
 Location: Hallway
 Finding: Battery fault signal - Missing
 Information: It is a requirement for all smoke alarms to be installed with a device that emits a distinctive battery fault signal before the battery power level drops below the point of operation. AS3786-1993(S2.2.1) states that the battery fault signal shall be produced at least once every minute over seven consecutive days after the battery power level drop.

It is suspected that this smoke alarm does not have a battery fault signal and will therefore not notify the occupants when the internal power supply declines below the point of operation.

Section D Significant Items

Substandard Installation

Finding 3.01

Building: Building 1
Location: Hallway
Finding: Nuisance alarms
Information: As this smoke alarm has been installed in close proximity to common household areas, the likelihood of nuisance alarms is increased.

Smoke alarms are extremely sensitive and may detect smoke and moisture created by cooking appliances, steam from bathrooms, etc.

To reduce the frequency of nuisance alarms, smoke alarms should not be located near cooking appliances or bathrooms. However, if it is necessary to locate alarms in these areas, an ionisation type of alarm is more suitable near bathrooms, while a photoelectric alarm may be used near cooking appliances.

Requires Maintenance

Finding 4.01

Building: Building 1
Location: Stair Landing
Finding: Smoke alarm - Deteriorated
Information: Despite passing testing requirements, the smoke alarm in this area shows evidence of superficial deterioration.

AS3786-1993(S2.4.1) stipulates that smoke alarms must be resistant to corrosion, either by design or having been treated with adequate protection against corrosion.

Such resistance is important in ensuring the operation of the smoke alarm.

Section D Significant Items

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 smoke alarm on the second level is missing batteries, which presents as a serious and urgent safety hazard.

Other smoke alarms require maintenance, as documented throughout the report.

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

Section E Attachments and Further Comments

The following items were noted as For Your Information

Noted Item

Building: Building 1
Location: Stair Landing
Finding: Photoelectric alarm - Installed
Information: A photoelectric alarm has been installed in this area.

This type of smoke alarm uses a light source and photocell. As the smoke enters the detection chamber, it interferes with the light beam, in turn causing the alarm to sound.

This type of alarm is considered safe and is compliant with Australian Standards.

Noted Item

Building: Building 1
Location: All Areas
Finding: Smoke alarms - Interconnected
Information: The smoke alarms throughout the property appear to be interconnected. Interconnection to other alarms means that if one alarm sounds, all alarms throughout the property are also activated, adding an enhanced level of fire safety.

Definitions to help you better understand this report

Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Alarm signal	An audible signal intended to indicate a fire condition
Alarm state	The condition of a smoke alarm when it signals a fire condition
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.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Fault signal	An audible, or audible and visual, signal intended to indicate a fault condition
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.
Limitation	Any factor that prevents full or proper inspection of the building.
Measuring ionization chamber (MIC)	A laboratory instrument used to measure the effect of smoke on the current flow within an ionization chamber.
Multiple station smoke alarm	A smoke alarm with interconnection facilities for common alarm communication, or for connection to remote units
Primary power supply	The energy source to which a smoke alarm or accessory is connected to enable operation under normal conditions such as mains electricity or battery as distinct from a stand-by power supply.
Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Sensing assembly	Those parts of the smoke alarm which produce an electrical change in response to changes in smoke density
Sensitivity	The degree of response to the phenomenon being detected, that is, the presence of smoke.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Single station smoke alarm	A smoke alarm not intended to be interconnected to other units for common alarm purposes.
Site	Allotment of land on which a building stands or is to be erected.

Definitions to help you better understand this report

Smoke alarm	A device containing a smoke detector and an alarm sounding device
Stand-by power supply	The energy source which enables operation of the system in the event of failure of the primary supply.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.

SAMPLE

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 "Pre-Purchase Building Inspection Report". 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.

SCOPE OF INSPECTION The inspection shall comprise visual assessment of the property and limited assessment of serviceability to identify major defects, urgent and serious safety hazards and to form an opinion regarding the general condition of the property at the time of inspection. 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 and Site. 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. 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) Major defects.
- (b) A general impression regarding the extent of minor defects. NOTE: For example, significantly deteriorating exterior paint.
- (c) Any major defect that is an urgent and serious safety hazard. NOTE: For example, unsafe balustrades or imminent collapse of a structural member.

LIMITATIONS

The Client acknowledges:

1. That this Report is prepared in accordance with AS 4349.1-2007 but that it 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

Definitions to help you better understand this report

future.

2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.

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: 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.

IMPORTANT SAFETY INFORMATION - ASBESTOS

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 is always advised.

Definitions to help you better understand this report

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 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.
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.