



Australian Society of Building Consultants Webinar

16TH JUNE 2020 COMING TO A CINEMA NEAR YOU!

Building Consultancy Seminar

- SAME
- SAME
- **BUT DIFFERENT !!!**

Building Consultancy Seminar

- **Name That Tune???**

 **Mrs Robinson – by Simon & Garfunkel.**

 **Mrs Robinson – Lemonheads.**

 **Mrs Robinson – The Beatles.**

Working to a Standard

AS4349.0 Inspection of buildings -
General requirements

**AS4349.1 Inspection of buildings -
Pre-purchase inspections
- residential building.**

AS4349.2 Common Areas of Group
Titled Properties – Strata and Company Title properties.

AS4349.3 Timber Pest Inspection

What is a Standard?

Standards are published documents setting out specifications and procedures designed to ensure products, services and systems are safe, reliable and consistently perform the way they were intended to. They establish a common language which defines quality and safety criteria.

AS 4349.1-2007

Inspection of buildings

Part 1: Pre-purchase inspections-Residential buildings

The report must contain these
(5) five ingredients:

1. Scope and General criteria
2. Inspection agreement
3. The inspection
4. The report
5. Appendices

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Inspection of buildings

Part 1: Pre-purchase inspections-Residential buildings

The following areas shall be inspected where applicable:

- (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 30m of the building.

Safe and reasonable access

Your Duty as a Professional

1. **DUTY OF CARE** - To perform a thorough inspection in accord with the relevant Australian Standards and industry best practice
2. **DUTY TO WARN** to inform your client of the possible consequences of the findings of your inspection.



Safe and reasonable access

“The inspection shall include only accessible areas and areas that are within the inspector’s line of sight and close enough to enable reasonable appraisal. Reasonable access shall be determined in accordance with the provisions of Table 3.2.”

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TABLE 3.2
DIMENSIONS FOR REASONABLE ACCESS

Area	Access hole mm	Crawl space mm	Height
Roof interior	400 × 500	600 × 600	Accessible from a 3.6 m ladder
Roof exterior	—	—	Accessible from a 3.6 m ladder placed on the ground

NOTES:

- 1 Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
- 2 Subfloor areas sprayed with chemicals should not be inspected unless it is safe to do so.

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DEFECTS

The inspector shall appraise ALL the building elements, including structural elements, for the presence of defects, as specified in Table 3.3.

“C3.3 During the inspection the inspector should be alert to the possibility that a building element is defective but that the defect does not fall neatly into the one of the categories of defect described in Table 3.3. In such case the inspector should use a combination of defect properties or otherwise assess and describe the defect in his/her own words, based on his/her own experience.”

Informing the client

THE 4 W's

What is it?

Where is it?

Why is it a problem?

What does the purchaser need to do?

INSPECTION RECORDS

The inspector shall record the following information prior to, or during the course of, the inspection:

- (a) Identity of the inspector undertaking the inspection.
- (b) Identity of the Client.
- (c) The address of the property inspected.
- (d) Date of the inspection & time.
- (e) Weather conditions at the time of the inspection.
- (f) Limitations of inspection with respect to accessible areas.
- (g) Observation of Defects.

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Site Check Sheet.

Our ref: _____ Job address: _____

Date req: _____ Time: _____ am pm

SUMMARY: 1.1 Weather _____ and _____ previous. 1.2 Occupied: Yes No No but stored goods

1.3 The building faces _____ 1.4 Building type _____ Age _____ Storeys _____

Contains _____ Bedrooms & _____ bathrooms, constructed of _____ with a _____ roof & floor _____

1.5 Frequency of Minor Defects _____ 1.6 Frequency of Major Defects _____

1.7 The building is considered _____ 1.8 Significant Items _____

1.9 Extensions Yes No If yes (extn) _____

ACCESS: 1.2 Restricted inspection (rac) _____

Were there areas not inspected? Yes No (nac) _____

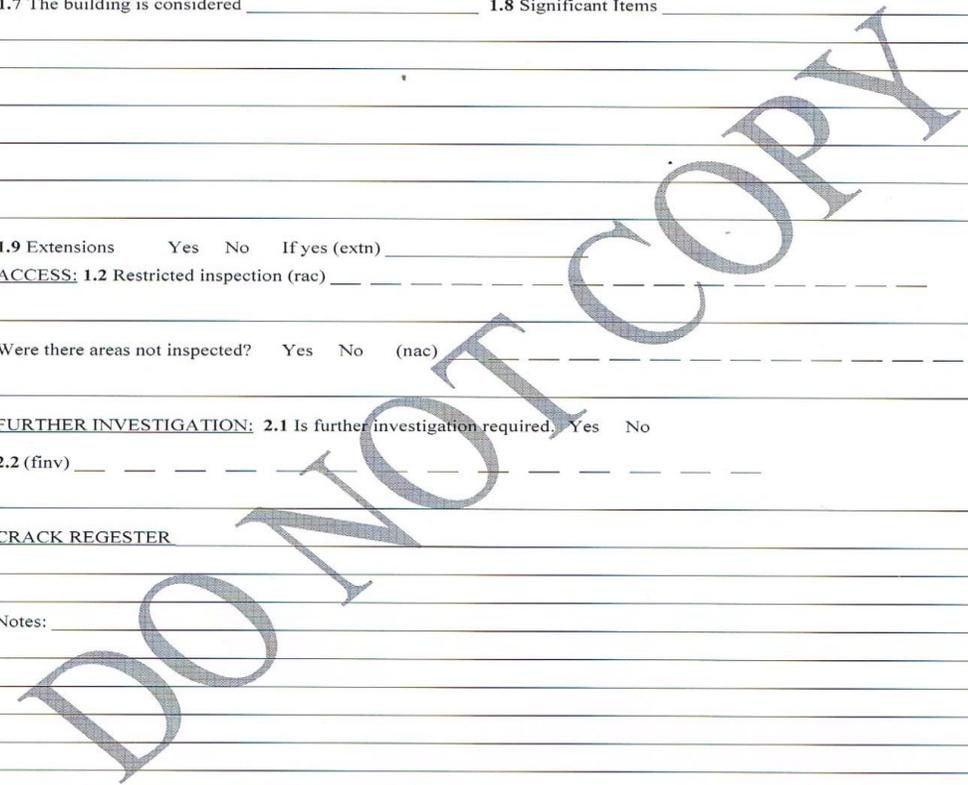
FURTHER INVESTIGATION: 2.1 Is further investigation required. Yes No

2.2 (finv) _____

CRACK REGISTER

Notes:

Main Bathroom	Ground floor ensuite	Ensuite	Ceilings	Doors	Internal finishes	Floor Tiles	Kitchen	Laundry
Toilet	Thresholds	Windows	Brickwork	Concrete	DPC	Deck	Fascia	Garage
Pergola	Screened Enclosure	Wall Cladding	Fences	Pool	Retaining Wall	Site Drainage	Storm Water	Trees
Roof flashing	Roofing	Roof Guttering	Roof Framing	Insulation	Fire Protection	Ant Capping	Flooring	Floor
Framing	Sub Floor	Electrical	Gas	Pest Protection	Plumbing	Water Heater	Smoke Detectors	Extensions



APPENDIX C

BUILDING ELEMENTS AND SERVICES TO BE INSPECTED

(Normative)

The inspector shall inspect all building elements. The building elements typically present in residential buildings are listed in Tables C1 to C6. Each item shall be visually inspected and limited testing of operation shall be undertaken as indicated.

NOTE: The list of items in Tables C1 to C6 is not exhaustive.

TABLE C1
INTERIOR OF THE BUILDING

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Ceilings	Sagging Nails popping Defective lining Lath and plaster key damage Fibrous plaster scrimming/grouting/strapping Cracking Dampness and damp damage	
Walls	Bulging Nails popping Defective lining Cracking Dampness and damp damage Distortion, verticality Drummy plaster and render	
Timber floors	Damage Decay Out of level Dampness and damp damage Floor movement such as spring and bounce	
Concrete floors	Cracking Surface damage Out of level Dampness and damp damage	
Timber windows	Putty Broken or cracked glass Sash operation Sash fittings and hardware Water staining Decaying frames and sashes	
Metal-framed windows	Glazing seals Broken or cracked glass Sash operation Sash fittings and hardware Water staining and corrosion	

(continued)

TABLE C1 (continued)

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Doors and frames	Binding doors Defective door hardware Corroded or decaying frames Damaged doors Loose or badly fitting doors	
Kitchen	Bench top	Lifting or delamination Damage Water damage
	Cupboards	Water damage Operation of doors and drawers
	Sink/taps	Chips, cracks, leaking, etc. Water supply to be turned on, and taps operated
	Tiles	Drummy Cracked Loose, missing Grouting and sealant
Bathroom, WC, ensuite	Cistern and pan	Cracking Leaking Installation and stability Water supply to be turned on and the cistern flushed
	Bidet	Cracking Leaking Installation and stability Water supply to be turned on, and the bidet flushed
	Taps	Leaking Water supply to be turned on and taps operated
	Tiles	Drummy Cracked Loose Grouting and sealant
	Bath	Damage Adequately sealed and properly recessed at the junction with wall
	Shower	Visual signs of leakage Screen Broken glass Water supply to be turned on and the shower operated
	Vanity	Damage Doors and drawers
	Washbasin	Damage Loose Waste/trap Water supply to be turned on and taps operated

(continued)

TABLE C1 (continued)

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
	Ventilation	
	Mirrors	Cracking Edging
Laundry	Taps	Operation Leaking Water hammer (water supply to be turned on and taps operated)
	Tubs/cabinet	Condition
	Tiles	Drummy Cracked Loose Grouting and sealant
	Ventilation	
Stairs	Stringer Handrails/balusters Newel posts Treads and risers	
All	Damp problems	Rising Falling Condensation Horizontally or laterally penetrating damp

TABLE C2
EXTERIOR OF THE BUILDING

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Walls	Lintels	
	External cladding	Integrity Paint, protective coating Evidence of missing damp-proof course or flashing
	Doors and windows	Flashing Moulding Sills
Timber or steel frames and structures		
Chimneys		Verticality Flashing Brickwork deterioration
Stairs		Structure integrity, looseness Safety issues
Balconies, verandas, patios, decks, suspended concrete floors, balustrades		Structure integrity, looseness Safety issues

TABLE C3
ROOF EXTERIOR

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Roof	Tiles Shingles and slates Sheet roofing Gables Roof flashing	Cracked and broken Loose, decay Rusting, nails popping
Skylights, vents and flues		Flashing
Valleys		Rust
Guttering		Rust
Downpipes		Rust
Eaves, fascias and barges		

TABLE C4
ROOF SPACE

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Roof covering		
Roof framing		Physical damage, deterioration Inappropriate modification
Sarking		Integrity
Party walls		Integrity
Insulation		

TABLE C5
SUBFLOOR SPACE

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Timber floor	Supports	Deflection of bearers or joists Cracking, spalling, rusting Termite caps
	Floor Ventilation, drainage, damp	Deterioration
Suspended concrete floors		Deterioration

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TABLE C6
THE SITE

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Car accommodation, detached laundry, ablution facilities and garden sheds	Appropriate areas as described above for primary residence	
Retaining walls	Retaining walls supporting other structures. Landscaping retaining walls more than 700 mm high	
Paths and driveways	Subsidence Integrity Trip hazard	
Steps	Subsidence Integrity Trip hazard	
Fencing	General fencing	Inappropriate loading
	Swimming pool fencing	Presence and integrity Self-closing and self-latching gate
Surface water	Drainage effectiveness	Ponding of water against structures

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Quality Assurance Checklist

Site Address -

Supervisor -

Date -

S	ACM	Entry / Stairs / Hallways	S	ACM	Dining	S	ACM	Powder Room
		Aluminium windows & doors			Aluminium windows & doors			Aluminium windows & doors
		Aluminium damage			Aluminium damage			Aluminium damage
		Glass (scratched)			Glass (scratched)			Glass (scratched)
		Walls square, plumb & straight			Walls square, plumb & straight			Walls square, plumb & straight
		Plaster ceilings			Plaster ceilings			Plaster ceilings
		Plaster walls			Plaster walls			Plaster walls
		Cornice			Cornice			Cornice
		Doors			Doors			Doors
		Jambs , architraves, skirtings			Jambs , architraves, skirtings			Jambs , architraves, skirtings
		Door furniture / hardware / weatherstrip			Door furniture / hardware / weatherstrip			Door furniture / hardware / weatherstrip
		Painting walls			Painting walls			Painting walls
		Painting ceilings			Painting ceilings			Painting ceilings
		Painting mouldings			Painting mouldings			Painting mouldings
		Floor rectification (squeaking, damage)			Floor rectification (squeaking, damage)			Floor tiling / Grouting
		Floor linings (Carpet, Tiles)			Floor linings (Carpet, Tiles)			Wall tiles / Grouting
		Silicon Seal			Silicon Seal			Feature tiles / Grouting
		Power points, switches, TV, Phone points			Power points, switches, TV, Phone points			Shower Screen / leaks
		Light fittings			Light fitting			Vanity benchtop
		Stairs installation						Vanity bowl
		Balustrades	S	ACM	Banally			Vanity floor unit
		Posts			Aluminium windows & doors			Shelving / screw caps
		Expansion joint / midrail			Aluminium damage			Cover plates fitted
		Linen cupboard (1)			Glass (scratched)			Door / draw adjustment
		Linen cupboard (2)			Walls square, plumb & straight			Scratches requiring rectification
		Stair cupboard			Plaster ceilings			Door handles
		Cloak cupboard			Plaster walls			Mirrors
		Manhole (1), (2)			Cornice			Toilet / seat fitted / cistern
		Lower roof manhole			Doors			Toilet roll holder
		Smoke Detectors			Jambs , architraves, skirtings			Towel rail
		Alarm System			Door furniture / hardware / weatherstrip			Soap holder
					Painting walls			Taps
					Painting ceilings			Shower rose
					Painting mouldings			Exhaust fan
					Floor rectification (squeaking, damage)			Shelving / screw caps
					Floor linings (Carpet, Tiles)			Water test / leaks
					Silicon Seal			Silicon seal
					Power points, switches, TV, Phone points			Light fitting
					Light fittings			Power points / switches
								Floor wastes clean
								Plugs

Supervisor Sign:

Date:

ACM Sign:

Date:

Quality Assurance Checklist
July 2009

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- If you follow the requirements of AS4349.1 – you will get SAME!
- If you follow tables, check sheets, templates – you will get SAME!
- But if you gather all your information, follow a strategy on-site;
yet present the information in your own way, your own format,
then you will always achieve – DIFFERENT!

SAME! SAME! BUT DIFFERENT!

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