



## HOME INSPECTION REPORT

Prepared For Exclusive Use By  
**John and Jenny Right**



For The Property Located At  
**1234 Right Place, Rightville, WA 6123**

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## General Information

Inspection Address:	1234 Right Place
Property City:	Rightville
Property State:	WA
Inspection Date:	07.01.2009
Inspection Start Time:	10:00 AM
Inspection End Time:	11:00 AM
Weather:	Overcast and mild
Inspector Name:	Paul Antonelli BE(Hons) MIEAust CPEng
Client:	John and Jenny Right
Inspection Fee:	0.0
Structure Type:	Timber Framed
Furnished:	Furnished
Number of Stories:	1
Structure Style:	Single Family
Structure Orientation:	North
People on Site At Time of Inspection:	John and Jenny Right,

# Full Inspection Report

## Section 1.0 - General

### Structural Condition

#### Overall Condition

##### 1.1 - COMMENTS:

As requested, I have conducted a visual structural inspection of the residence. The inspection and this report has been undertaken in accordance with the Resicert Inspection Agreement.

**Generally, this residence appears to be in satisfactory structural condition.**

#### Preventative and Maintenance

##### Preventative and Maintenance Issues

1.2 - MAINTENANCE: **Some issues that are considered minor from the viewpoint of structural integrity or are preventative in nature, are addressed under the headings below.**

#### Environmental Comments

##### Pest Control

1.3 - COMMENTS: We are not trained or appropriately qualified to provide you with any information with regards to rodents, pests, termites and other wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the residence inspected for these conditions by an appropriately qualified and licensed pest control company to conduct a pest inspection in accordance with the latest revision of AS 4349.3.

#### Property Comments

##### No Covered Parking

1.4 - COMMENTS: There is no covered parking on the property.

##### Room Addition

1.5 - COMMENTS: There is a room addition at the south end of the home, and we recommend that you verify that all work was performed with the final approval of the local council..

## Section 2.0 - Structural

### Structural Components

#### Floor Structure

2.1 - COMMENTS: Where visible, the floor structure components appeared functional.

#### Ceiling and Roof Structure

2.2 - COMMENTS: The ceiling and roof structure appeared functional.

2.3 - PREVENTIVE: The roof framing system is undersized by current standards and/or would probably not meet with current building requirements, but appears to be functional with no evidence of failure. This does not appear to have affected the structural integrity of the building

#### Raised Foundation

### **General Comments**

2.4 - COMMENTS: This residence has a raised foundation. Such foundations typically permit entry to a crawlspace beneath the home, providing convenient access to the water supply pipes, drain pipes, vent pipes, electrical conduits, and in some cases the heating/cooling system distribution ducting.



### **Timber Floors**

2.5 - DEFICIENT: There are inadequate termite caps on the existing timber stumps. It is recommended that appropriate termite caps be installed.

### **Roof Structure**

#### **Roof structure**

2.6 - COMMENTS: The roof structure appears sound, although some minor deflections due to settling in over time were noted.

## **Section 3.0 - Interior**

### **General**

#### **Interior Inspection**

3.1 - COMMENTS: Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets, and includes the testing of a representative number of windows and doors. However, we do not move furniture or the contents of closets or cabinets, lift carpets or rugs, and we do not comment on cosmetic deficiencies. The interior areas are inspected from floor level only and without the use of a ladder.

3.2 - COMMENTS: The room interiors appear satisfactory, subject to the comments in the report below.

#### **Planters**

3.3 - PREVENTIVE: There is an indoor planter in the foyer that we recommend you do not water to help avoid the possibility of water damage and possible mold growth.

### **Walls and Ceilings**

#### **Walls**

3.4 - COMMENTS: Due to normal minor differential settlement of the foundations, small cracks have appeared through internal walls at various places throughout the house. These cracks do not appear to have affected the overall structural integrity of the house and can be patched normally.

3.5 - DEFICIENT:

There is evidence of dampness in the wall which is adjacent to the bathtub. This is a result of the seals not functioning correctly. The tiles and joints should be checked for leaks and resealed to prevent any further dampness.

## **Windows**

### **Windows**

3.6 - COMMENTS: All tested windows were found to be functional at the time of the inspection.

## **Doors**

### **Exterior**

3.7 - COMMENTS: The exterior doors function satisfactorily.

### **Interior**

3.8 - COMMENTS: The interior doors function satisfactorily.

## **Closets**

3.9 - DEFICIENT: There is damage to the closet door in the family room that needs repair.

## **Built-In Appliances**

### **Gas Cook Top**

3.10 - COMMENTS: The gas cook top responded to normal user controls.

### **Vent Hood**

3.11 - COMMENTS: The built-in vent hood responded to normal user controls.

## **Smoke Alarms**

### **Placement**

3.12 - SAFETY: There are no smoke detectors in the kitchen. We recommend that smoke detectors be installed in the kitchen for fire safety.

## **Ventilation and Exhaust**

### **Bathroom**

3.13 - COMMENTS: The exhaust fan in the Jack and Jill bathroom is functional but noisy and may have a limited service life. You may wish to consider replacing it for a quieter one.

### **Kitchen**

3.14 - COMMENTS: The kitchen exhaust fan is functional.

## **Section 4.0 - Exterior**

### **Site Features**

#### **Yard Walls**

4.1 - COMMENTS: The yard walls appear to be functional and displayed no evidence of failure or damage.

#### **Vegetation**

4.2 - MONITOR: There is a tree directly adjacent to the foundation at the south side of the residence that should be monitored regularly for signs of damage to the foundation and/or structure.

#### **Fencing and Gating**

4.3 - SAFETY: The property does not meet with minimum pool safety requirements, and potential drowning hazards exist. A property with a pool is required to have self-closing gates that open away from the pool area, be a minimum statutory height, and include an appropriate childproof latch. However since safety requirements can differ significantly from area to area, and as potential hazards have been identified, we strongly recommend that you

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have the fencing and gating provisions at the property evaluated by an appropriately qualified specialist for further remarks and recommendations.

## **Grading and Drainage**

### **Surface Drainage**

4.4 - COMMENTS: Surface drainage conditions within 3 metres of the inspected structure(s) appeared satisfactory.



## **Hardscaping**

### **Driveway**

4.5 - COMMENTS: The concrete driveway is functional.

## **Building Features**

### **Wall Coverings**

4.6 - DEFICIENT: The wood wall coverings at the the south side of the residence are damaged and need repair.

### **Fascia and Trim**

4.7 - COMMENTS: The fascia board and trim appears to be in satisfactory condition.

### **Eaves and Soffits**

4.8 - COMMENTS: The eaves are in satisfactory condition.

### **Pergolas and Trellises**

4.9 - COMMENTS: The attached pergola at the south side of the residence appears functional.

### **Flower Boxes**

4.10 - PREVENTIVE:

There are a number of flower beds which are adjacent to the external walls. This can result in water moisture affecting the structure over time. It is recommended that either the beds be removed or a water barrier be place between the flower bed and the external walls.

## **Section 5.0 - Roof**

### **Primary Roof**

#### **Roof Access**

5.1 - COMMENTS:

The roof was walked on for the inspection.

#### **Metal Sheetting Roof**

5.2 - COMMENTS: The metal roofing material appears to be in satisfactory condition relative to its age. The roof was not accessed or walked upon for the inspection.

Paul Antonelli - Resicert Property Inspections



5.3 - MAINTENANCE: Many of the screw fixings located on the roof sheeting are rusty and should be replaced in due course.

#### **Protrusions**

5.4 - PREVENTIVE: The vent pipes lack storm collars and you should consider having them installed to forestall the possibility of leakage.

#### **Roof Drainage**

5.5 - COMMENTS: The gutters and downspouts that were installed appeared to be in satisfactory condition.

5.6 - MAINTENANCE: The gutters should be regularly cleared of debris to ensure the proper flow of water from the roof. If necessary, install Gutter Guard or a similar product where this has not already been done, to prevent the outlets from becoming blocked.

## **Section 6.0 - Internal Roof space**

### **Roof space**

#### **Insulation**

6.1 - COMMENTS: The ceiling is insulated with fiberglass batts insulation, which should be adequate.



## **Section 7.0 - Electrical**

### **Main Panel**

#### **Circuit Breakers**

7.1 - DEFICIENT: An RCD (Safety Switch) has been installed. It is now mandatory to have 2 RCD's installed in all properties purchased after the 9th August 2009.



## Lights and Switches

### Interior and Exterior

7.2 - COMMENTS: All tested interior and exterior light fixtures and switches were functional.

### Garage

7.3 - COMMENTS: A garage light fixture did not respond, and should be fitted with a new bulb and retested for proper function.

## Power Points

### Interior and Exterior

7.4 - COMMENTS: All tested interior and exterior power points were functional.

## Fan Fixtures

### Fans

7.5 - DEFICIENT: The fan in the master bedroom did not respond to normal user controls and is in need of service.

## Section 8.0 - Plumbing

## Plumbing Fixtures

### Sinks

8.1 - COMMENTS: The kitchen and bathroom sinks and related components are functional.

### Stall Showers

8.2 - PREVENTIVE: There are open grout-joints in the hall bathroom surround tile that should be sealed to prevent moisture damage.

## Water Heater

### Water Heater

8.3 - COMMENTS: There is a storage gas hot water system located on the west side of the home.



8.4 - COMMENTS: The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

## **Section 9.0 - Heat and AC**

### **Split System**

#### **Cooling**

9.1 - COMMENTS: The split-system central cooling responded to normal user controls at the time of the inspection.

## **Section 10.0 - Garage**

### **Vehicle Doors**

#### **Automatic Opener**

10.1 - COMMENTS: The automatic garage vehicle door opener and auto reversing feature functioned satisfactorily when tested.

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Thank you for the opportunity to undertake this inspection for you. We value your comments and suggestions as well as any positive feedback.

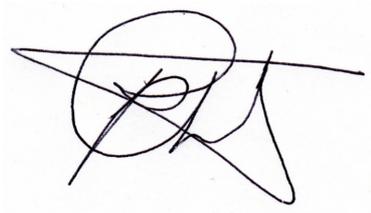
You can do this quickly and simply through our website at [www.resicert.com/feedback.aspx](http://www.resicert.com/feedback.aspx)

Feel free to refer us to any friends or family that would benefit from our services. We can assure you that they would receive the highest level of service and attention.

If you have any questions or require further information please do not hesitate to contact me directly.

Thank you once again.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Paul Antonelli', written over a light grey rectangular background.

**Paul Antonelli**

Chartered Professional Engineer  
BE (Hons), Grad Dip Bus, MIE Aust  
m: 0400 321 451  
e: paul@resicert.com

[www.resicert.com](http://www.resicert.com)

## Important Information

### Important - Please Read Carefully

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information upon receipt. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were inspected, and report any deficiencies, safety concerns, maintenance and monitoring requirements, and any items that are deferred.

#### DEFINITION OF TERMS USED IN REPORT:

**DEFICIENT:** A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

**SAFETY CONCERN:** Items or conditions reported as a safety concern may be property or system upgrades that enhance general safety, others may be considered life threatening. Your inspector will NOT prioritize or emphasize the importance of one safety concern over another. For this reason, ALL safety concerns should be evaluated by appropriate specialists and corrected immediately.

**MAINTENANCE:** A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, maintenance or improvement at this time. General deficiencies include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

**PREVENTIVE:** Any improvement to an area, system, component or condition that would help prevent a deficiency from occurring.

**MONITOR:** An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's concern stated in the report should be monitored or further evaluated by an appropriate person.

**DEFERRED:** An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and will require further evaluation by a licensed and qualified contractor or other professional. These may also be items outside our standard of practice, inaccessible or not functional. Specialist evaluation of deferred items should take place as soon as possible to avoid any unpleasant surprises after title to the property has been transferred.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.