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Pre-Purchase Building Inspection Report

Prepared in accordance with AS 4349.1-2007 and AS 4349.0-2007

Property Inspected: 45 Demonstration Rd, Sampleville QLD 4000

Report Ref: 25-001 · Inspection Date: 22/10/2026

Document ID IP-SAMPLE-0001 **Issued** 22/10/2026 · Original issue (v1)

Example Building Inspections · QBCC licence 1234567

Scan the code to verify, or go to **getinspectionplus.com/verify**

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Inspected dwelling



Floor plan / Orientation



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Client
Alex Sample
12 Sample St, Anytown QLD
0400 111 222 ·
alex@example.com

Inspector
Example Building Inspections
12 Example Street, Brisbane QLD 4000
Jane Citizen — QBCC Licence 1234567
0400 000 000 ·
jane@example.com

Inspection
Date: 22/10/2026, 09:00
Weather: Sunny

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Introduction

22/10/2026

Alex Sample
12 Sample St, Anytown QLD

Dear Alex,

Re: Pre-Purchase Building Inspection Report — 45 Demonstration Rd, Sampleville QLD 4000

Please find enclosed our Pre-Purchase Building Inspection Report for the above property, from our inspection on 22/10/2026, carried out in accordance with AS 4349.1-2007. It sets out our findings, what they mean and our recommendations.

Please read the whole report, not just the summary. If anything is unclear or you would like us to talk you through it, please get in touch.

Yours sincerely,

Jane Citizen
Example Building Inspections
QBCC licence 1234567 · 0400 000 000 · jane@example.com

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Report at a glance

A one-page summary you can share with your solicitor or conveyancer, your lender, or the seller or selling agent. It is a guide only — the full report governs, and only the Client named in it may rely on it.

OUTCOME

Action required — safety hazards

Major Defects	5
Minor Defects	1
Safety hazards (included in the 5 major)	2
Overall condition	**Average — condition consistent with dwellings of similar age**

⚑ **Most urgent action:** Attend to the safety hazards first — #1 Electrical meter box / switchboard (visual only), #4 Stairs (external).

⏱ **At the time of inspection.** This report describes the property as it was during the inspection on **22/10/2026** (from 09:00) only. It does not cover changes after that — defects can appear, worsen or be repaired, and new safety hazards can arise.

Property	45 Demonstration Rd, Sampleville QLD 4000
Report reference	25-001
Inspection date	22/10/2026
Inspector	Jane Citizen · QBCC licence 1234567
Document ID	IP-SAMPLE-0001

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1. Inspection Agreement & Basis of Assessment

Agreement	Building Inspection Services Agreement dated 22/10/2026 · Inspection no. 25-001 (the Inspection Agreement) — it forms part of this Report and governs its scope.
Inspection type	Visual non-invasive pre-purchase inspection (AS 4349.1-2007 Appendix C)
Purpose	To provide advice to the Client regarding the condition of the property at the time of inspection (AS 4349.1 cl. 2.2).
Scope	Visual appraisal and limited assessment of serviceability of all accessible areas — the building interior, roof space, exterior, roof exterior and the site within 30 m of the building (AS 4349.1 cl. 2.3 & 3.2) — to identify Major Defects and to form an opinion on the general condition of the property.
Acceptance criteria	The building is compared with a building constructed in accordance with generally accepted practice at the time of construction and maintained such that there has been no significant loss of strength and serviceability (AS 4349.1 cl. 2.3.6). Compliance with current standards or regulations is not assessed.

Areas inspected and access limitations are in Section 4; other limitations, conditions and disclosures are in Section 8.

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2. Executive Summary & Overall Condition

> **In plain English:** We found 5 major defects — 2 of them are safety hazards (below) — and 1 minor defect. Before the building and pest inspection date in your contract, have the major defects quoted and book the recommended specialists — Section 11 sets out the steps.

Ratings compare this property with others of about the same age (AS 4349.1 cl. 4.2.8 — the scale is explained in Section 5). Major Defects are listed individually in Section 6; Minor Defects are rated as an overall impression and itemised only where noted.

Incidence of Major Defects	Typical (consistent with age) — 5 recorded
Incidence / extent of Minor Defects	Typical (consistent with age)
Overall property condition	Average — condition consistent with dwellings of similar age
Risk of undetected (concealed) defects	Low — minor access restrictions only
Significant structural defects found?	Yes — #5, a split post in a low (0.6 m) timber retaining wall in the rear garden. No significant structural defects were seen in the house itself.

Safety Hazards

- **#1 Electrical meter box / switchboard (visual only)** — External wall. Don't touch the loose wire. (Section 6)
- **#4 Stairs (external)** — Rear stair — steel stringers, timber treads. Don't use the rear stairs. (Section 6)

Recommended Specialist Inspections

Licensed Electrician (incl. smoke alarms)

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3. Property Details

Building type	Freestanding house	**Year constructed (approx.)**	1995
Storeys	Single storey (Low-set)	**Occupancy**	Vacant
Floor system	Slab on ground	**Roof frame**	Truss
Roof cladding	Concrete tile	**External cladding**	Brick veneer
Outbuildings	Shed		

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4. Areas Inspected & Access Limitations

Areas Inspected

AREA	INSPECTED	NOTES
Building Interior	Yes	All accessible rooms and wet areas inspected
Building Exterior	Yes	All elevations inspected from ground level
Roof Exterior	Yes	From a 3.6 m ladder at the eaves, with zoom photographs of the ridges and hips
Roof Space	Partial	Approx. 75% — insulation batts and the low pitch at the eaves limited access; no sign of leaks or damage in the parts reached
Subfloor Space	N/A	Concrete slab on ground — there is no subfloor space to inspect.
Site, Paths, Driveways	Yes	Site features within 30 m of the dwelling inspected
Garage / Carport	Yes	Attached single garage inspected
Outbuildings / Sheds	Yes	Garden shed inspected

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Areas Not Inspected / Limited Access (AS 4349.1 cl. 4.2.5)

Roof Space — partly inspected. The part not seen cannot reasonably be reached (see the notes in the table above) — a limitation of any visual inspection that arranging access would not overcome — so no further inspection is recommended. The Inspector does not consider this significant (see "Risk of undetected (concealed) defects" in Section 2).

As with any visual inspection, areas inside wall cavities, below ground, or hidden by insulation, linings, floor coverings or stored goods could not be seen.

Other Limitations

The property was vacant, so taps, showers and drains may not have been used for some time. Slow leaks — for example around a shower — may not be evident until the house is lived in again.

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5. Rating System & Core Definitions (AS 4349.1-2007 cl. 1.4)

Rating system. The ratings in Section 2 follow AS 4349.1-2007. The building is judged against the acceptance criteria of cl. 2.3.6 (see Section 1, Inspection Agreement & Basis of Assessment) and compared, under cl. 4.2.8, with similar buildings of about the same age that have been reasonably well maintained. **Low / Typical / High:** fewer, about the same, or more defects than that average. **Above average / Average / Below average:** overall condition compared with that average. **Risk of undetected (concealed) defects:** the Inspector's view of how much the limitations in Section 4 could be hiding — Low (minor access restrictions only), Medium (some zones not inspected), High (significant uninspected zones). Defects are classed Major or Minor (cl. 1.4) and typed A–F (Table 3.3, below); safety hazards are reported under cl. 4.2.4.3.

Defect	Fault or deviation from the intended condition of a material, assembly, or component.
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.
Safety hazard	An observed item that may constitute a present or imminent serious safety hazard (AS 4349.1 cl. 4.2.4.3). Every safety hazard is reported as a Major Defect and flagged ⚠ so it cannot be overlooked.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element (e.g. windows or doors not opening and closing properly; water leakage through an element that should exclude water).
Appearance defect	Fault or deviation from the intended appearance of a building element — the only present or expected consequence is that the appearance of the element is blemished.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Building element	Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function (e.g. supporting, enclosing, furnishing or servicing building space).

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Defect Types (AS 4349.1-2007 Table 3.3)

Each defect in Section 6 is typed A–F using the Standard's classification, and may also be described by its nature (structural / serviceability / appearance / safety) as defined above. A single defect may fall into more than one type or nature.

TYPE	DEFECT	WHAT IT MEANS
A	Damage	The fabric of the element has ruptured or is otherwise broken.
B	Distortion, warping, twisting	An element or elements has been distorted or moved from the intended location.
C	Water penetration / damp related	Moisture is present in unintended or unexpected locations.
D	Material deterioration	An element or component is subject to deterioration of material(s) — rusting, rotting, corrosion, decay.
E	Operational	An element or component does not operate as intended.
F	Installation (incl. omissions)	The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.

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6. Defects Found — 6 recorded (5 major, 1 minor)

⚠ IMMEDIATE SAFETY HAZARD

Defect #1 — MAJOR DEFECT

Element	**Electrical meter box / switchboard (visual only)**
Location	External wall (Building Exterior)
Type	F — Installation (incl. omissions)
Nature	Serviceability defect

Observation

A red single-insulated wire is lying loose in the base of the meter box, with its cut end bare (no termination, no sheath). Where it comes from could not be seen without opening the switchboard. The main switch and two RCD safety switches are present, and the circuits are labelled by hand.

An open hole in the base of the enclosure lets vermin and water in. If the wire is live, touching its bare end could cause an electric shock.



Photo 1 · 22 Oct 2026 9:08 am

Inspector's comments

Don't touch the loose wire. Have a licensed electrician make it safe and seal the opening in the base of the enclosure. The meter box is open to anyone (meter readers, visitors), so ask the selling agent to arrange this now.

Defect #2

MAJOR DEFECT

Element	**Ridge and hip capping — bedding and pointing**
Location	Rear slope — ridge (Roof Exterior)
Type	A — Damage; D — Material deterioration; F — Installation (incl. omissions)
Nature	Serviceability defect

Observation

No weep holes have been formed in the ridge capping pointing, and the pointing is cracked and deteriorating. Water that gets in through the cracks is trapped behind the pointing against the bedding, which speeds its deterioration and can let water track into the roof space.

Weep holes let that water drain back out onto the tiles; they are formed to the tile and pointing manufacturers' instructions. No water staining was seen in the roof space below this ridge at the time of inspection.

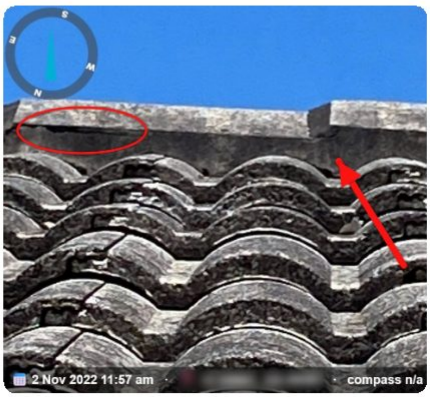


Photo 2 · 22 Oct 2026 9:20 am

Inspector's comments

Have a licensed roof tiler re-point the ridge, with weep holes.

Defect #3

MAJOR DEFECT

Element	**Ridge and hip capping — bedding and pointing**
Location	Front slope — ridge and hips (Roof Exterior)
Type	A — Damage; D — Material deterioration; F — Installation (incl. omissions)
Nature	Serviceability defect

Observation

Bedding and pointing mortar to the ridge and hip capping is cracked, crazed and has fallen away in sections; the capping tiles are no longer fully bedded. As with #2 (rear slope), no weep holes have been formed. Loose capping can dislodge in high wind, and the open joints let water in beneath the capping.


Photo 3 · 22 Oct 2026 9:28 am

Inspector's comments

Have a licensed roof tiler re-bed and re-point the ridge and hip capping, with weep holes.

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⚠ IMMEDIATE SAFETY HAZARD

Defect #4

MAJOR DEFECT

Element	**Stairs (external)**
Location	Rear stair — steel stringers, timber treads (Building Exterior)
Type	A — Damage; D — Material deterioration
Nature	Serviceability defect

Observation

The hardwood treads are weathered and their protective coating has failed. One tread has a deep split along its length, with a soft, dark pocket of decay at its centre and surface checking along its full length; the treads next to it show similar checking. A decayed tread on an external stair can give way underfoot — a fall hazard.



Photo 4 · 22 Oct 2026 9:41 am

Inspector's comments

Don't use the rear stairs. Have a licensed builder replace the split, decayed tread and check the other treads before the stairs are used again.

Defect #5

MAJOR DEFECT

Element	**Retaining walls — timber**
Location	Rear garden (Site)
Type	A — Damage; D — Material deterioration
Nature	Structural defect

Observation

A hardwood post in the timber sleeper retaining wall has split along its full height, with decay in the split; the sleepers either side are weathered and checked. The post is the main support for the soil held back at this bay. The wall is about 0.6 m high and about 4 m from the house, with no load above it.

No lean or bulge was seen at the time of inspection. Landscaping walls under 700 mm are outside the agreed scope (Inspection Agreement 4.1); this one is reported because the failed post could let it lean or collapse.



Photo 5 · 22 Oct 2026 9:52 am

Inspector's comments

Have a licensed builder or landscaper replace the post, and check the other posts, while the wall is still plumb — the repair is straightforward now but will not be once the wall starts to lean. A wall of this height, this far from the house and with no load above it would not have needed building approval in Queensland.

Defect #6 MINOR DEFECT

Element	**Veranda / patio roof**
Location	Rear patio — where the polycarbonate roof meets the tiled roof (Building Exterior)
Type	F — Installation (incl. omissions)
Nature	Serviceability defect

Observation

The corrugated polycarbonate patio roof sheeting is tucked under the edge of the tiled roof with no flashing or apron at the junction, and one row of fixings is set close to the sheet edge. Wind-driven rain can track between the tile edge and the sheet.

Inspector's comments

Have a licensed roof plumber fit a flashing where the patio roof meets the tiled roof and re-fix the sheet edge to the manufacturer's details.



Photo 6 · 22 Oct 2026 10:06 am

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6A. Smoke Alarms & Other Queensland Property Observations

Observations only, made during the visual inspection; not a test or certification. Queensland requires interconnected photoelectric smoke alarms in every bedroom, in hallways connecting bedrooms to the rest of the dwelling and on every storey of a dwelling being sold or leased (from 1 January 2022, and for all remaining dwellings from 1 January 2027 — *Fire Services Act 1990*; *Building Fire Safety Regulation 2008*, Part 5A; AS 3786–2014).

ITEM	OBSERVED	RECOMMENDATION
Smoke alarms — presence, type, interconnection, power	Yes — sighted; Photoelectric (visible marking); Yes — interconnection indicated; Hardwired 240 V	Appears to meet the 2022 requirements
Smoke alarm locations sighted	All 3 bedrooms, hallway	
Smoke alarm notes	Manufacture dates 2021 — within the 10-year service life	
Swimming pool / spa	No pool or spa observed	
Termite management notice (meter box)	Durable notice sighted	
Asbestos (suspected materials)	None seen (visual only — house built c. 1995)	

ITEM	OBSERVED	RECOMMENDATION
Flood / overlay	No evidence of inundation observed	Get the council flood and planning-overlay search (e.g. Brisbane City Council FloodWise report)
Heritage / local council controls	Not assessed	Recommend the buyer check the Queensland Heritage Register (Queensland Heritage Act 1992) and the council planning scheme for local heritage places and character overlays — approval is generally needed before demolition, alterations or additions to a listed or overlay-affected place
Electrical safety switch (RCD)	Two safety switches (RCDs) sighted at the switchboard	

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7. Standards & Codes Referenced

STANDARD	TITLE
AS 4349.0-2007	Inspection of buildings — General requirements
AS 4349.1-2007	Inspection of buildings — Pre-purchase inspections — Residential buildings
AS 4349.3-2010	Inspection of buildings — Timber pest inspections
AS 3786-2014	Smoke alarms using scattered light, transmitted light or ionization

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8. Risk & Limitation Disclosures

Professional indemnity insurance

The Inspector holds current professional indemnity insurance for this engagement with Example Insurance Co (policy PI-2026-04417).

Strict Visual, Non-Invasive Inspection

This is a visual, non-invasive inspection of the areas that were safely and reasonably accessible at the time of inspection. The Inspector did not cut, break apart, dismantle, move, lift, or force entry into any concealed areas, or move or disturb insulation, stored goods, floor coverings, wall/ceiling linings, furniture, appliances, roofing materials, foliage, or personal possessions.

Not a Structural Engineering Report

This report does not constitute a structural engineering report, assessment, or certification of structural adequacy.

Regulatory Compliance Disclaimer

This inspection is not a compliance audit, statutory certification, or approval inspection. The Report does not confirm compliance with the NCC, BCA, Australian Standards, or local authority planning schemes.

Asbestos Disclaimer

No testing or sampling for asbestos was carried out; any comment on asbestos in this report is a visual observation only. Only laboratory testing of a sample can confirm whether a material contains asbestos. The Client should have any suspect material tested before it is disturbed (for example during renovations).

Timber Pest / Termites

A timber pest inspection to AS 4349.3 was carried out at the same time and is reported in the separate Timber Pest Inspection Report (IP-SAMPLE-0004). Read the two reports together. Wood decay fungi are a timber pest, so the timber decay noted in #4 and #5 is also relevant to that inspection.

Items Excluded from Inspection (AS 4349.1-2007 Appendix D)

In accordance with AS 4349.1-2007 Appendix D the Inspector need not inspect or report on the following, and any comment on them in this Report (for example #1 and Section 6A) is an observation only: footings below ground; concealed damp-proof courses; electrical installations and the operation of smoke detectors, light switches and fittings, TV, sound, communications and security systems; concealed plumbing; adequacy of roof drainage as installed; gas fittings and fixtures; air conditioning; automatic garage door mechanisms; swimming pools and associated filtration and similar equipment; the operation of fireplaces and solid-fuel heaters including chimneys and flues; alarm and intercom systems; soft floor coverings; electrical appliances (dishwashers, incinerators, ovens, ducted vacuum systems); paint coatings except external protective coatings; health hazards (allergies, soil toxicity, lead content, radon, asbestos, urea formaldehyde); timber and metal framing sizes and adequacy; concealed tie-downs and bracing; timber pest activity; other mechanical or electrical equipment (gates, inclinators); soil conditions; control joints; sustainable-development and environmental provisions (e.g. energy- and water-efficiency requirements, water tanks); lighting efficiency; concealed framing timbers or areas concealed by wall linings or sidings; landscaping; rubbish, stored items, furniture and accessories; and insulation.

In addition, this Report does not give advice that only a licensed specialist or engineer can give — for example, testing wiring or designing repairs.

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Conditions of this Report (AS 4349.1-2007 cl. 4.2.7; AS 4349.0-2007 cl. 4.3)

This Report is conditional upon: (a) the accuracy and completeness of information provided by the Client, or by the Client's employees or agents, or by the vendor, occupier or selling agent, on which the Inspector has relied; (b) the absence of any deliberate or apparent concealment of defects — the Inspector accepts no responsibility for defects concealed by furniture, stored goods, recent painting, patching, cladding, coverings or other means; (c) the prevailing weather conditions, and the recent occupancy and use of services at the property, both of which affect the detectability of defects — where water, drainage, gas or electrical services have not been used for some time before the inspection, defects such as leaks and dampness (for example at a shower enclosure) may not show on the day of the inspection and may appear later, and defects that are latent, intermittent or weather-dependent may not be detectable; and (d) any other factor limiting the inspection or the preparation of this Report that is recorded in Section 4.

No Cost Estimates (AS 4349.1-2007 cl. 2.3.1)

An estimate of the cost of rectification does not form part of an inspection under AS 4349.1-2007 and is not included in this Report. Any repair cost figure mentioned verbally is a general opinion only, is not a quotation or fixed price, and must not be relied upon; the cost of any work ultimately depends on what a licensed contractor is prepared to do the work for, and written quotations should be obtained.

Changes after the Inspection

This Report describes the property only as it was at the time of inspection, and the Inspector is not obliged to update it. If settlement is more than 14 days after the inspection date, a re-inspection (a separate engagement at extra cost) is recommended.

No Warranty or Guarantee

This Report is an expression of professional opinion formed from a visual inspection. It is not a warranty, guarantee, or insurance policy against defects — identified, latent, or arising after the inspection — and must not be relied upon as one.

Prepared for the Client Only

This Report is prepared solely for the named Client, for the purpose stated in the Agreement. No other person or entity is entitled to rely on it without the Inspector's prior written consent, and the Inspector accepts no duty of care or liability to any third party who obtains or acts on it.

Photographs Are Illustrative Only

Photographs in this Report illustrate specific matters noted at the time of inspection. They are not a complete photographic record of every area, item, or condition observed. A defect may exist even if it has not been photographed.

Notice of Claims

Any claim arising from this Report must be notified to the Inspector in writing within the time limits set out in the Agreement (Section 15 — Limitation of Liability). Failure to give timely written notice may prejudice the Client's ability to pursue a claim.

Client's Own Enquiries

This Report does not address legal, financial, title, contractual, survey, valuation or town-planning matters, council records or approvals, or bushfire, flood, heritage or zoning overlays. The Client should make their own enquiries — including a contract review and relevant searches — before the building and pest inspection date in their contract.

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9. Inspector Certification & Sign-Off

I certify that this inspection was conducted, and this report prepared, in accordance with AS 4349.1-2007 and AS 4349.0-2007. The findings represent my honest professional opinion based solely on visual evidence observed at the time of inspection.

Inspector
Jane Citizen
Licence: 1234567



Date: 22/10/2026

Issued by
Example Building Inspections
ABN 11 222 333 444
0400 000 000
jane@example.com

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10. What the Defects Mean — Grouped by Nature

The defects from Section 6, grouped by their nature (Section 5) — safety hazards first — with a short note on why each group matters.

Safety Hazards

Relevant defects (2):

- **#1** Electrical meter box / switchboard (visual only) — External wall
- **#4** Stairs (external) — Rear stair — steel stringers, timber treads

Why this matters: These items present an immediate risk of injury to occupants, visitors, tradespeople, or the Client during or after settlement.

Structural Defects

Relevant defect (1):

- **#5** Retaining walls — timber — Rear garden

Why this matters: These items affect the load-bearing capacity or structural performance of the building, or of structures on the site such as retaining walls. Structural issues rarely improve on their own — left unaddressed they typically worsen over time, become significantly more expensive to rectify, and in more serious cases can affect the safety and long-term value of the property.

Serviceability Defects

Relevant defects (3):

- **#2** Ridge and hip capping — bedding and pointing — Rear slope — ridge
- **#3** Ridge and hip capping — bedding and pointing — Front slope — ridge and hips
- **#6** Veranda / patio roof — Rear patio — where the polycarbonate roof meets the tiled roof

Why this matters: These items affect how well a building element performs its intended function — for example water penetration, doors or windows that do not operate properly, or drainage that does not work as intended. While not usually an immediate safety concern, serviceability defects often point to an underlying cause (moisture, movement, wear) that can develop into a more serious and costly problem if left uninvestigated.

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11. Your Next Steps — Client Checklist

A plain-English guide to what to do with this report.

1. **Address the safety hazards first:**
   - **#1** Electrical meter box / switchboard (visual only) — External wall
   - **#4** Stairs (external) — Rear stair — steel stringers, timber treads

   These pose a present or imminent risk. Tell the selling agent now so they can be made safe — until then, don't touch the loose wire (#1) and don't use the rear stairs (#4).

2. **Get written quotes for the Major Defects from licensed, insured tradespeople who have no connection with the Inspector, before the building and pest inspection date:**
   - **#1** Electrical meter box / switchboard (visual only) — External wall
   - **#2** Ridge and hip capping — bedding and pointing — Rear slope — ridge
   - **#3** Ridge and hip capping — bedding and pointing — Front slope — ridge and hips
   - **#4** Stairs (external) — Rear stair — steel stringers, timber treads
   - **#5** Retaining walls — timber — Rear garden

   Where you can, get more than one quote for each item so the cost of repairs can inform your decision or negotiation.

3. **At the same time, book the recommended specialist:** Licensed Electrician (for #1 and the smoke alarms). Their checks go further than a visual building inspection can.

4. **Read the Timber Pest Inspection Report (Document ID IP-SAMPLE-0004) now** — termite workings and timber decay were found and it recommends an invasive inspection before the building and pest inspection date.

5. If settlement will be more than **14 days** after the inspection date, arrange a re-inspection so the Report reflects the property's condition at settlement.

6. Smoke alarms appear to meet Queensland's requirements (Section 6A), but they were not tested. For a sale under a contract signed after 31 December 2021, the seller must have compliant alarms installed before the dwelling is transferred and declare this on the Form 24 transfer form — ask your solicitor to check.

7. Give a copy of this Report and the Inspection Agreement to your solicitor or conveyancer now, so there is time to act on it before the building and pest inspection date.

8. Keep this Report with your property records and review the building's condition about every 12 months, or after any significant weather event.

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Software disclaimer

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