

Date:

## OWNER-BUILDER DEFECTS REPORT (137B REPORT)



**Prepared for Clients:** Client Name  
**Inspection Address:** 7 Test Street, Camberwell, Vic 3124  
**Date of Inspection:** Date of Inspection  
**Inspector:** Inspector Name  
**People Present:** People Present  
**Weather Conditions:** Light Rain – Cloudy  
**Orientation of Building:** The front of building faces West



## CLIENT DETAILS

<b>Name:</b>	Client Name
<b>Address:</b>	7 Test Street, Camberwell, Vic 3124
<b>Telephone:</b>	
<b>Mobile:</b>	Client Mobile
<b>Email:</b>	Client Email

## INTRODUCTION

We were instructed to carry out an Owner-Builder Defects Report on the property. Our engagement is restricted to that of a Building Consultant and not of a Building Surveyor, as defined in the Building Act of 1993.

Our inspection has therefore been a visual, non-invasive inspection of the finishes of the building, with respect to their quality, functionality and workmanship, prior to the expiration of the builder's warranty period.

This report has been prepared to meet the requirements of Section 137B of the Building Act and is in no way to be considered a pre-purchase building inspection report. This report cannot be relied upon as evidence of the building's suitability for purchase or to satisfy a contract of sale under the Sale of Land Act 1962.


## REASONABLE ACCESS


Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified in the table below are available, or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length." Reasonable access does not include the use of destructive or invasive inspection methods, nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Roof Exterior	Accessible from a 3.6m ladder placed on the ground
Roof Interior	400 x 500 Access Hole (mm), 600 x 600 Crawl Space(mm) Accessible from a 3.6m ladder
Sub-Floor	500mm x 400mm
Timber Floor	400mm to bearer, joist ducting or other obstruction
Concrete Floor	500mm




## ICON SYMBOL DEFINITIONS

 No action to be taken

 Attention Required

 Defect

 Not applicable

## PROPERTY DETAILS

**Approximate Age:** 70+ years

**No. of Storeys:** Two

**Foundation:** Stumps

**Roof:** Tiles

**Floor:** Timber

**Window Frames:** Timber

**External Walls:** Brick

**Car Accommodation:** Not applicable

**Parts of Property inaccessible at time of inspection:** Sub floor and roof space not accessible due to lack of access.

SAMPLE



## WORK DETAILS

<b>Date of Report:</b>	Date of Report
<b>Building Permit No. Building Permit Issued</b>	Permit No Date
<b>Occupancy Permit No. Occupancy Permit Issued</b>	Not required
<b>Certificate of Final Inspection No. Certificate of Final Inspection Issued</b>	Certificate No Date
<b>Plans sighted: Prepared by:</b>	Y
<b>Drawing No's: Dated:</b>	Date
<b>Issue No's: Dated:</b>	
<b>Building Surveyor: Building Surveyor Registration:</b>	Building Surveyor's Name
<b>Domestic Building Works covered by this Report: Description of Building and Materials used in Construction:</b>	Extension to attic. Re point roof tiles. Windows replaced in laundry, kitchen & living area. Installed bi-fold doors. Installed new shower recess, tiling and screen.



# OUR FINDINGS

## THE SITE

### General

Alfresco/Outdoor Area	N/A
Steps	N/A
Water Tanks	N/A

Pool Fencing	N/A
Surface Drainage	N/A

Retaining Walls	N/A
Trees	N/A

### Driveways



**Image:** New concrete drive and path in good condition.



**Fences**



**Image:** New front fence in good condition.

**Paths**



**Image:** New concrete drive and path in good condition.

**BUILDING EXTERIOR**

**Balcony/Verandah/Patio/Deck**

Ceilings	N/A	Handrails/Balustrade	N/A	Roof Cover	N/A
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Steps	N/A
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Structural	N/A
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Walls	N/A
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### Floor



**Image:** Timber deck in good condition.

### Posts/Piers/Stumps



**Comment:** Stumps and framing to decking not accessible.

## BUILDING INTERIOR

### Family Room

Ceiling	N/A
Floor	N/A

Dampness	N/A
Walls	N/A

Fireplace	N/A
Windows	N/A



**Doors**



**Image:** New bi-fold doors in family room in good condition.

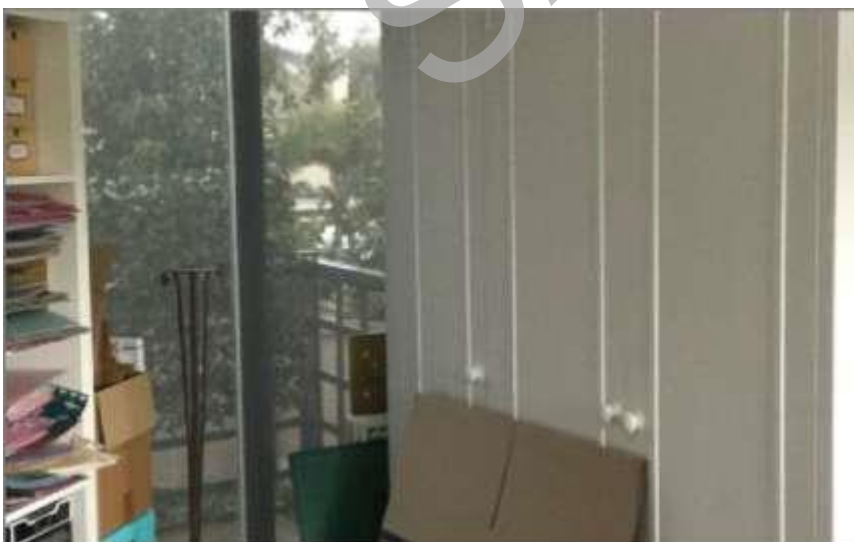
**Study**

Ceiling	
Floor	

Dampness	
Walls	

Doors	
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**Robes**



**Image:** Walls, floor, ceiling, and cupboards in good condition.





## Windows



**Image:** Walls, floor, ceiling and window in good condition.

## Attic 1

Dampness	
Robes	N/A

Doors	
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Floor	
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## Ceiling



**Image:** Walls, floor and ceiling in good condition.

**Walls**



**Image:** Walls, floor and ceiling in good condition.

**Windows**



**Image:** New timber window installed and in good condition.

**Attic 2**

Dampness	
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Doors	
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Floor	
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## Ceiling



**Image:** Walls, floor and ceiling in good condition.

## Walls



**Image:** Walls, floor and ceiling in good condition.



## Windows



**Image:** New window in good condition.

## WET AREAS

### Kitchen

Benchtops	N/A
Dampness	N/A
Floor	N/A
Sink	N/A
Ventilation	N/A

Ceiling	N/A
Doors	N/A
Floor Tiles/Timber	N/A
Taps/Pressure	N/A
Walls	N/A

Cupboards	N/A
Exhaust/Range Hood	N/A
Pantry	N/A
Tiles/Splashbacks	N/A



## Windows



**Image:** New window in kitchen in good condition.

## Laundry

Ceiling	N/A
Door/External	N/A
Floor	N/A
Ventilation	N/A

Cupboard	N/A
Door/Internal	N/A
Taps/Pressure	N/A
Walls	N/A

Dampness	N/A
Doors	N/A
Trough	N/A



## Windows



**Image:** New windowing laundry in good condition

SAMPLE



## SUMMARY

### Areas of the building/s inaccessible at the time of inspection

All works to be inspected were accessible except under the timber decking and the ceiling space.

### If applicable, condition of all essential safety measures that must be maintained pursuant to Part 12 of the Building Regulations 2006 (including copy of the essential safe measure report).

Electrical safety certificate [Number] issued [Date]

Plumbing certificate [Number] issued [Date]

### Condition and status of incomplete works

All works appear to be complete.

### List of Defects

No defects were noted at the time of the inspection.

Thank you for engaging The Home Inspection Hub to carry out your inspection.

Kind Regards,

Inspector Name

Contractor for

**The Home Inspection Hub**

SAMPLE













