

Australian Standard[®]

Inspection of buildings

**Part 1: Pre-purchase inspections—
Residential buildings**



This Australian Standard® was prepared by Committee BD-085, Inspection of Buildings. It was approved on behalf of the Council of Standards Australia on 4 December 2007. This Standard was published on 20 December 2007.

The following are represented on Committee BD-085:

- Association of Consulting Engineers Australia
 - Australian Consumers' Association
 - Australian Environmental Pest Managers Association
 - Australian Institute of Building
 - Australian Institute of Building Surveyors
 - Building Services Authority of Queensland
 - Concrete Masonry Association of Australia
 - Engineers Australia
 - Forest and Wood Products Research and Development Corporation
 - Housing Industry Association
 - Institute of Building Inspectors
 - Insurance Council of Australia
 - Master Builders Australia
 - Royal Australian Institute of Architects
-

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Standards Australia wishes to acknowledge the participation of the expert individuals that contributed to the development of this Standard through their representation on the Committee and through the public comment period.

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Part 1: Pre-purchase inspections— Residential buildings

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PREFACE

This Standard was prepared by the Standards Australia Committee BD-085, Inspection of Buildings, to supersede AS 4349.1—1995.

The objective of this Standard is to provide persons and organizations concerned with pre-purchase inspections of residential dwellings with the basic criteria necessary in order to facilitate inspections and reports that satisfy the requirements of both the client and inspector.

This Standard may be applicable for inspections of residential buildings carried out for purposes other than pre-purchase inspection. This Standard does not include compliance with building regulations or assessment of a building under construction.

This Standard is part of the AS 4349 series of Standards, which covers minimum requirements for the visual inspection of buildings, as follows:

AS

4349	Inspection of buildings
4349.0	Part 0: General requirements
4349.1	Part 1: Pre-purchase inspections—Residential buildings (this Standard)
4349.3	Part 3: Timber pest inspections

The changes to previous edition of this Standard comprise the following:

- (a) Modification of scope and general section:
 - (i) Clarifying scope, application, limitations.
 - (ii) New definitions.
- (b) New section for inspection agreement.
- (c) Modification of inspection process—Clarifying areas to be inspected, defects, inspection records.
- (d) Modification of inspection report section—Clarifying report content.
- (e) New normative appendices:
 - (i) Pre-purchase structural inspection.
 - (ii) Building elements and services to be inspected.
- (f) New informative appendices:
 - (i) Strata and company title property inspection.
 - (ii) Exclusion of items from inspection.
 - (iii) Cracking of building elements.
 - (iv) Types and examples of defects.
- (g) Inclusion of commentary to some clauses.

Notes to the text contain information and guidance. They are not an integral part of the Standard.

The terms ‘normative’ and ‘informative’ have been used in this Standard to define the application of the appendix to which it applies. A ‘normative’ appendix is an integral part of a Standard. An ‘informative’ appendix is only for information and guidance.

This Standard incorporates commentary on some of the clauses. The commentary directly follows the relevant clause is designated by 'C' preceding the clause number and is printed in italics in a panel. The commentary is for information only and does not need to be followed for compliance with this Standard.

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FOREWORD

The purchase of residential property is an important decision and should be supported by knowledge of the physical state of the property. Independent and objective advice is often required to enable informed decisions.

It is implicit in this Standard that the inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It is not expected that this Standard will be relevant where an inspection involves wholly objective application of a prescribed technique of appraisal. In any subjective application it is inevitable that different inspectors or even the same inspector, on a different occasion, may reach different conclusions. The Standard seeks to provide an appropriate balance between reliability of outcomes, economic constraints and the flexibility required to address numerous different types of residential building.

The inspection is not intended to include rigorous assessment of all building elements in a property.

STANDARDS AUSTRALIA**Australian Standard
Inspection of buildings****Part 1: Pre-purchase inspections—Residential buildings****SECTION 1 SCOPE AND GENERAL****1.1 SCOPE**

This Standard sets out minimum requirements for the inspection of and preparation of an associated report on a residential property carried out by a suitably qualified inspector in order to provide advice to a prospective purchaser or similar interested party. The inspections specified herein may be useful in circumstances other than where a property is subject to purchase.

NOTE: For example an owner or similar interested party may seek an assessment of the condition of the property valuation purposes.

The respective State or Territory legislation may include requirements beyond this Standard.

This Standard covers to residential buildings including, but not limited to the following:

- (a) Freestanding houses.
- (b) Semi-detached houses.
- (c) Terrace-style houses.
- (d) Villas.
- (e) Town-houses and row housing.
- (f) Multi-unit residential buildings.