

APPENDIX A  
PRE-PURCHASE STRUCTURAL INSPECTION  
(Normative)

**A1 GENERAL**

Where a pre-purchase inspection is limited to assessment of the structure of the property, the requirements of this Appendix shall apply in preference to the relevant requirements of Sections 2, 3 and 4. Where no requirements are stated in this Appendix, the relevant requirements of Sections 2, 3 and 4 shall apply.

**A2 PURPOSE OF INSPECTION**

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the structure of the property.

**A3 SCOPE OF INSPECTION**

The inspection shall comprise visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property.

NOTE: The structural report should not contain any assessment or an opinion regarding the following:

- (a) Any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling, etc.
- (b) An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.
- (c) Any area or item that was not, or could not be, observed by the inspector.
- (d) General maintenance other than that which is deemed to be directly related to the ongoing structural performance of the property.
- (e) Serviceability damp defects such as condensation, rising damp, lateral damp, falling damp should only be assessed and reported on where structural damage has occurred, is occurring, or may occur (e.g., fungal rot) significant spalling of masonry or concrete structural elements, significant fretting or mortar, rusting of primary structural elements. Stormwater drainage and surface water defects commonly cause or exacerbate foundation instability and these issues should be assessed and reported on where relevant.

**A4 DEFECTS**

The types of defect to be considered are as described in Section 3. The presence or otherwise of defects shall only be relevant when such defects relate to the structural condition of the building.