

APPENDIX C

BUILDING ELEMENTS AND SERVICES TO BE INSPECTED

(Normative)

The inspector shall inspect all building elements. The building elements typically present in residential buildings are listed in Tables C1 to C6. Each item shall be visually inspected and limited testing of operation shall be undertaken as indicated.

NOTE: The list of items in Tables C1 to C6 is not exhaustive.

TABLE C1
INTERIOR OF THE BUILDING

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Ceilings	Sagging Nails popping Defective lining Lath and plaster key damage Fibrous plaster scrimming/grouting/strapping Cracking Dampness and damp damage	
Walls	Bulging Nails popping Defective lining Cracking Dampness and damp damage Distortion, verticality Drummy plaster and render	
Timber floors	Damage Decay Out of level Dampness and damp damage Floor movement such as spring and bounce	
Concrete floors	Cracking Surface damage Out of level Dampness and damp damage	
Timber windows	Putty Broken or cracked glass Sash operation Sash fittings and hardware Water staining Decaying frames and sashes	
Metal-framed windows	Glazing seals Broken or cracked glass Sash operation Sash fittings and hardware Water staining and corrosion	

(continued)

TABLE C1 (continued)

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Doors and frames	Binding doors Defective door hardware Corroded or decaying frames Damaged doors Loose or badly fitting doors	
Kitchen	Bench top	Lifting or delamination Damage Water damage
	Cupboards	Water damage Operation of doors and drawers
	Sink/taps	Chips, cracks, leaking, etc. Water supply to be turned on, and taps operated
	Tiles	Drummy Cracked Loose, missing Grouting and sealant
Bathroom, WC, ensuite	Cistern and pan	Cracking Leaking Installation and stability Water supply to be turned on and the cistern flushed
	Bidet	Cracking Leaking Installation and stability Water supply to be turned on, and the bidet flushed
	Taps	Leaking Water supply to be turned on and taps operated
	Tiles	Drummy Cracked Loose Grouting and sealant
	Bath	Damage Adequately sealed and properly recessed at the junction with wall
	Shower	Visual signs of leakage Screen Broken glass Water supply to be turned on and the shower operated
	Vanity	Damage Doors and drawers
	Washbasin	Damage Loose Waste/trap Water supply to be turned on and taps operated

(continued)

TABLE C1 (continued)

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
	Ventilation	
	Mirrors	Cracking Edging
Laundry	Taps	Operation Leaking Water hammer (water supply to be turned on and taps operated)
	Tubs/cabinet	Condition
	Tiles	Drummy Cracked Loose Grouting and sealant
	Ventilation	
Stairs	Stringer Handrails/balusters Newel posts Treads and risers	
All	Damp problems	Rising Falling Condensation Horizontally or laterally penetrating damp

TABLE C2
EXTERIOR OF THE BUILDING

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Walls	Lintels	
	External cladding	Integrity Paint, protective coating Evidence of missing damp-proof course or flashing
	Doors and windows	Flashing Moulding Sills
Timber or steel frames and structures		
Chimneys		Verticality Flashing Brickwork deterioration
Stairs		Structure integrity, looseness Safety issues
Balconies, verandas, patios, decks, suspended concrete floors, balustrades		Structure integrity, looseness Safety issues

TABLE C3
ROOF EXTERIOR

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Roof	Tiles Shingles and slates Sheet roofing Gables Roof flashing	Cracked and broken Loose, decay Rusting, nails popping
Skylights, vents and flues		Flashing
Valleys		Rust
Guttering		Rust
Downpipes		Rust
Eaves, fascias and barges		

TABLE C4
ROOF SPACE

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Roof covering		
Roof framing		Physical damage, deterioration Inappropriate modification
Sarking		Integrity
Party walls		Integrity
Insulation		

TABLE C5
SUBFLOOR SPACE

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Timber floor	Supports	Deflection of bearers or joists Cracking, spalling, rusting Termite caps
	Floor Ventilation, drainage, damp	Deterioration
Suspended concrete floors		Deterioration

TABLE C6
THE SITE

Inspection items/parts	Inspection areas (fields) of an item	Example and/or inspection consideration
Car accommodation, detached laundry, ablution facilities and garden sheds	Appropriate areas as described above for primary residence	
Retaining walls	Retaining walls supporting other structures. Landscaping retaining walls more than 700 mm high	
Paths and driveways	Subsidence Integrity Trip hazard	
Steps	Subsidence Integrity Trip hazard	
Fencing	General fencing	Inappropriate loading
	Swimming pool fencing	Presence and integrity Self-closing and self-latching gate
Surface water	Drainage effectiveness	Ponding of water against structures