

32 Most Important House Inspection Procedures of a Veteran Builder



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2. Introduction

A word from MELBOURNE HOUSE CHECK owner, Brad Aylett-Sloan

Dear (soon to be) property owner,

Over the past two decades I've personally built and inspected hundreds of houses. From one bedroom apartments and large family homes to ski chalets and community theatres. In this time I've inspected and built just about every type of domestic dwelling under the sun, so I feel qualified to say that inspections prior to purchasing houses are well worth the time, effort and cost.

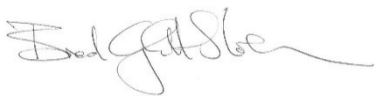
Melbourne House Check was developed from my passion for houses and a genuine love for helping people check the houses they wish to buy, to be structurally sound and free of pests. It has taken a lifetime of building experience to develop an inspection procedure that we currently adopt at Melbourne House Check. Sometimes, as builders it's easy to expect that everyone understands the technical side of house inspection, when actually it's a fairly complicated process that we need to simplify when communicating with people.

You will discover from this report, the structured checklist we follow at each and every inspection, whether it's a concrete slab or suspended timber frame, you will become more aware of the potential problem areas of each house and be more able to identify suspected cover-ups.

At Melbourne House Check we have developed a team of similarly passionate inspectors who are all registered builders with years of experience and I personally guarantee a level of service to each client that is detailed and communicative.

I hope you get value from this "Procedures Report" and I wish to ensure you that we are here to help you, and answer any of your questions anytime with no obligation.

Kind regards,



Brad Aylett-Sloan
Melbourne House Check

3. The importance of having a Pre-Purchase House and Pest Inspection

There are so many styles of houses and so many different construction methods that it makes it extremely difficult for a novice house buyer to identify the primary structural elements of a house, not to mention identification of defects. The structural components of a house are complex. There are just so many problems in a house that can be concealed. Plaster, flooring, roofing and brickwork are all components of a house that cover the structural elements, and when these parts have been refurbished it is even harder to identify defects, as cracks, water damage and poor workmanship may have been covered up.

Building Inspectors have an understanding of all the components that make up a house and are conditioned to investigating those parts of a house that are conducive to structural damage.

Termites are another major problem for house buyers, as a house can be fully infested with termites and you may not see any signs at all. Houses built on concrete slabs offer termite's undetected access to the timber frame via small cracks in the slab or built up landscaping. They are silent, they never sleep and they multiply at an incredible rate.

If you are considering buying a house without having a pre purchase inspection you are taking a huge risk. Just because a house is presented well, doesn't mean all is ok. In fact there are just so many things that can be hidden it takes more than just an eager eye to identify the problems.

Here are just a few issues we have encountered over the years:

1. Re-stumped houses not level.
2. Water leaking through ceilings from balconies above that have been disguised.
3. Unidentified blocked sewers from trees.
4. Rotting structural timbers underneath bathrooms due to leaking.
 - DIY wall removal that has resulted in structural deficiencies.
 - DIY deck and pergola construction resulting in safety concerns.
 - Inadequate site drainage that has not been identified in summer months that has resulted in footing failures and a build-up of water underneath the house.
5. Active termites.

Cover-ups to look out for:

1. Re-painted interiors wall linings that can cover up structural movement.
2. Re-rendered exterior cladding (either brickwork or sheet cladding). Learn about areas that have reactive, unstable soil types. Looking for cracking in neighboring houses is sometimes useful.
3. Re-pointed roofing tiles may disguise major defects.
4. Brickwork mortar joints that have been patched.
5. Locked garages or rooms. It is important to access all areas of a house prior to purchase.

4. Your Structural Inspection Checklist

Firstly, before conducting a structural building inspection you should always check the records of the appropriate local authority to determine or confirm:

1. Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or flooding.
2. The status of the property and services (e.g. the compliance of the building with the provisions of any building act, code, regulation or by-laws).
3. Whether council has issued a building certificate or other notice for the dwelling.

Then a visual inspection covering the following elements is a must:

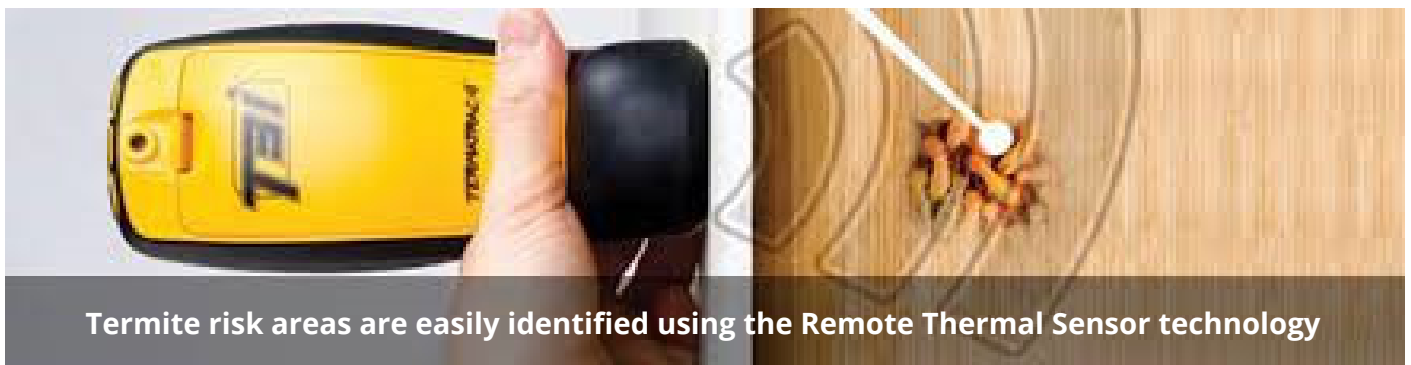
1. Ceilings.
2. Internal walls.
3. Floors.
4. Internal joinery.
5. Built in fittings (built in kitchen and other fittings).
6. Bathroom fittings.
7. Fireplaces, chimney breasts and the outside of flues.
8. Roof space.
 - Check construction workmanship standard of all structural components.
 - Check for electrical safety relating to fittings in contact with flammable materials.
9. Subfloor space.
 - Check construction workmanship standard of bearers, floor joists and the condition of the underside of flooring.
 - Identify and check wet area timbers for soundness.
 - Check condition of all stumps.
10. External walls
 - Check brickwork for cracks.
 - Check condition of lintels above windows and doors.
 - Check mortar condition.
 - Check for rising damp.
11. Windows.
12. External doors.
13. Check condition of verandas, patios and decks.
14. Roof exterior, including roof covering, penetrations and flashings.
15. Check rain water goods.
16. Walls and fences.
17. Outbuildings.

5. Your Timber Pest Inspection Checklist

It is important to check for timber pests.

Significant items to be checked and clarified are as follows:

1. Check for evidence of live termites in all timber materials, including sub floor, roof space, internal rooms and external walls.
2. Check for evidence of termite activity (including workings) and / or damage in all building materials, including subfloor stumps and walls.
3. Check for evidence of a possible previous termite management program.
4. Check for evidence of chemical delignification damage around entire building.
5. Check for evidence of fungal decay activity and / or damage in all timber materials.
6. Check for evidence of wood borer activity and / or damage.
7. Check for evidence of conditions conducive to timber pest attack. Most importantly in subfloor and around perimeter of building.
8. Check for evidence of major safety hazards.
9. Check for evidence of excessive moisture in all areas of the house.
10. Check for adequate sub floor ventilation.
11. Check for bridging of termite barriers in subfloor space and around perimeter of building.
12. Check for untreated or non-durable timber used in a hazardous environment.



6. Why Choose Melbourne House Check?

At Melbourne House Check we take our position as one of Melbourne's leading house inspection services very seriously and continue to deliver uncompromising and comprehensive inspections to our clients.

We are experienced builders, inspectors and communicators who will work hard for you to ensure you are aware of the status of the house you are considering. Our report is comprehensive and our inspection processes exceed Australian standards.

We are fully licenced and insured with both professional indemnity and public liability cover.

At Melbourne House Check we appreciate your business and assure you of a professional service that extends past the handing over of the report document.



7. What Other Home Buyers Say About Us

Dear Brad,
Thanks so much for the excellent inspection and report. I was confident in your findings and am happy to say I was successful in buying this property. Nathan Johnson, the real estate agent from Compton Green, told me he was also impressed with your thoroughness.

Thanks again, Ann.

Melbourne House Check,
We want to say a big 'Thank You' for all your assistance with inspecting our town house. The whole process was explained to us clearly, a thorough inspection was conducted and a clear and detailed report was delivered to us within 24 hours. You truly gave us 'peace of mind'.

Belina Speteri

To the Melbourne House Check Team,
Great service. The whole house was checked over and the report was explained clearly to me. Thank you Melbourne House Check.

Marion, Blackburn.

Melbourne House Check,
I highly recommend that all my clients have a Pre-Purchase house inspection. Melbourne House Check co-ordinate the entire thing and provided the report within 24 hours.

Lucy, Hawthorn.

To those considering a Pest Inspection,
When we bought our house we were anxious about termites. The Melbourne House Check termite radar assured us there were none. We went on to buy our house.

Zac, Toorak.

We called Melbourne House Check to report on a house we were looking to buy. They arranged everything and we had the report within 24hours of having the house checked.

Riley, Ivanhoe.



8. What Real Estate Agents Say About Us

In my role as a buyer advocate I believe Melbourne House Check conduct high quality building and pest inspections. I have personally used their services and recommend them to all my clients. I encourage them to conduct a full inspection of a property they intend to purchase before I negotiate or bid at auction. The team at Melbourne House Check are total professionals and the feedback to my company from my own clients after recommending them has been extremely favourable. They are reliable, prompt and provide extensive written reports.

Mark Thompson, Melbourne Property Solutions, Buyers and Vendors Advocate Services

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I highly recommend Melbourne House Check to anyone considering making an offer on a house. We use Melbourne House Check exclusively because of their professionalism, communication and speedy service.

**Carolyn Robinson,
Buyers Advocate / Melbourne.**

Book your obligation free conversation with us
at Melbourne House Check.

**Email: enquiry@aushousecheck.com.au
OR call us on 1300 729 352**