



GOLDEN PLAINS SHIRE
2 POPE STREET
BANNOCKBURN 3331
TELEPHONE 952 811 202
FACSIMILE 952 811 204

CERTIFICATE OF FINAL INSPECTION

Form 8 Reg 73
Building Act 1993
Building Regulations 1994
dglt aao.97

To:

Owner/Agent C & C Taylor
Address RSD 631 Dereel 3352

Property Details:

No	Sr/Rd	Kleins Road	Vol	Town	Dereel
Lots	LP/PS			Folio	
C/A	A 26	Section	Parish	Section	
Municipal District	Golden Plains Shire				

Description of Building Work:

Part of Building ALL Use Dwelling alteration & extension BCA Class 1A

Relevant Building Surveyor:

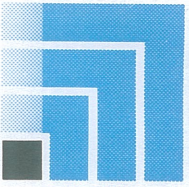
Name	Mr E. Harvey	Registration No	BS1309
Postal Address	2 Pope Street Bannockburn	3331	

Signature:

Certificate:

Permit No	11138
Certificate No	11138
Date of Issue	21st January 1997

Note: This certificate of Final Inspection is not evidence that the building, part of the building work listed above complies with the Building Act 1993 or the Building Regulations 1994



ASBC
MEMBER

Home Inspection Report

JOHN SPENCER

MEMBER OF THE AUSTRALIAN SOCIETY OF BUILDING CONSULTANTS
& BUILDING DISPUTE PRACTITIONERS' SOCIETY INC.

P.O. BOX 182, Sebastopol 3356
Phone: (03) 5331 3981 / 0418 508 113 - Fax: (03) 5331 3513

BUILDER

MBA BALLARAT
ACN 064 314 245
A.B.N. 98 995 728 983

Address of Inspection

47 WLEINS ROAD

DERRIN,

Inspected by JOHN SPENCER

Client CHRIS & YVONNIE LITTLE
Address P.O. BOX 460,
ECHUNGA S.A. 5153

Date 1 6 07

Phone 083355250 B

THIS IS A VISUAL INSPECTION ONLY AND WE WILL NOT BE LIABLE
FOR ANY DEFECTS NOT VISIBLE AT THE TIME OF INSPECTION

CHECK FOR WALL PLANTS IN SECTION 32.

CONDITIONS

This report is prepared by John Spencer for the person to whom it is addressed and accepts no responsibility to other persons.

This report has been prepared by the person named within.

All inspections are subject however as follows:

1. This report is based on the condition of the property and on prevailing structural and soil conditions at the time of inspection.
2. Except where specifically stated otherwise, the report is based on visual inspection of such parts of the premises as the report states we have been able to have reasonable access to without the removal of cladding or lining material, furniture, plants or soil.
3. The report will not disclose defects in inaccessible areas, concealed defects or defects which may be apparent in weather conditions which differ from those at the time of inspection.
4. The report will not disclose defects which have not yet arisen. Changes in usage and any abuse of the premises may cause defects.
5. No inspection has been made for borers/termites. This inspection needs to be carried out by a registered pest control agent.
6. This report is not a guarantee/warranty. It is a condition report only at time of report.

INTERIOR (CONT.)

KITCHEN	Floor Struc.	✓	Floor	✓	Walls	✓	Ceiling	✓
	Windows	✓	Nat. Light	✓	Nat. Vent.	N	Cupboards	✓
	Dampness	N	Electrical	✓	Stove HP	✓	Oven	✓
	Waste	✓	Exhaust	✓	Disposer	N	Sink	✓
BATHROOM	Doors	✓	VermIn	N	Pressure	✓	Access	✓
	Floor Struc.	✓	Floor	✓	Walls	✓	Ceiling	✓
	Windows	✓	Nat. Light	✓	Nat. Vent.	N	Cupboards	✓
	Dampness	✓	Electrical	✓	Bath	N	Basin	✓
INSULUATION	Waste	✓	Exhaust	✓	Shower	✓	W.C. Suite	✓
	Doors	✓	VermIn	N	Pressure	✓	Access	✓
	Floor Struc.	✓	Floor	✓	Walls	✓	Ceiling	✓
	Windows	✓	Nat. Light	✓	Nat. Vent.	N	Cupboards	✓
LAUNDRY	Dampness	N	Electrical	✓	Bath	✓	Basin	✓
	Dryer Ex	✓	Pressure	✓	Shower	✓	W.C. Suite	N
	Doors	✓	VermIn	N	Pressure	✓	Access	✓
	Floor Struc.	✓	Floor	✓	Walls	✓	Ceiling	✓
SERVICES	Windows	✓	Nat. Light	✓	Nat. Vent.	N	Cupboards	✓
	Dampness	N	Electrical	✓	Trough	✓	Outlets	✓
	Dryer Ex	✓	Pressure	✓	Waste	✓	Access	✓
	Doors	✓	VermIn	N	VANITY	✓	Access	✓
SMOKE ALARMS	Heating	✓	Cooling	N	Central Vac.	N	H.W.S.	✓
	Telecom	✓	Intercom.	N	Serv. Line	N	Meterbox	✓
INSULATION	Switch b'd	✓						
	FITTED	✓						
	TESTED	✓						
	FITTED	✓						

1	TAP OVER SINK	LEAKING	NEED REPAIRING
2	CEILING IN KITCHEN	NEEDS PAINTING WITH OIL BASE PAINT	
3	WOOD FLOOR IN LIVING ROOM	NEEDS NEW HARDWARE	
4	DOOR HANDLE ON BED 3.	NOT CATCHING	
	NOTES	CENTRAL HEATING UNIT	NEED
		NEED SERVICE	✓ CLEAN
	HOUSE	BRT	DUPLICATE 1991
	FLOOR.	FLOORING	TO BE STRONG ENOUGH
	BEDS	WATER	13 BEDS
	BEDS	FRIG	COVER LARGE AREA

FAULTS: No Visible Minor Serious
 ACCESS: R Reasonable P Partial N None

ENTRY/ PASSAGE	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>		
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>			Access	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>	X	Vermín	<input checked="" type="checkbox"/>			Ceiling	<input checked="" type="checkbox"/>
LIVING	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>	Heater	<input checked="" type="checkbox"/>		
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>			Access	<input checked="" type="checkbox"/>
LOUNGE	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>	<i>FRIDGE REFRIG R</i>			
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>			Access	<input checked="" type="checkbox"/>
DINING	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>			Access	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>			Ceiling	<input checked="" type="checkbox"/>
BEDROOM 1	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>			Access	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>			Ceiling	<input checked="" type="checkbox"/>
BEDROOM 2	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>			Access	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>			Ceiling	<input checked="" type="checkbox"/>
BEDROOM 3	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>			Access	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>			Ceiling	<input checked="" type="checkbox"/>
BEDROOM 4	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>			Access	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>			Ceiling	<input checked="" type="checkbox"/>
OFFICES	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>	<i>FRM</i>		Access	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>			Ceiling	<input checked="" type="checkbox"/>
STAIR	Floor Struct.	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Access	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>			Ceiling	<input checked="" type="checkbox"/>
	Structure	<input checked="" type="checkbox"/>		Finish	<input checked="" type="checkbox"/>	Balustrade	<input checked="" type="checkbox"/>	Access	<input checked="" type="checkbox"/>
W.C.	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>	Bowl	<input checked="" type="checkbox"/>	Seat	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>	Cistern	<input checked="" type="checkbox"/>	Access	<input checked="" type="checkbox"/>
W.C.	Floor Struct.	<input checked="" type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>
	Windows	<input checked="" type="checkbox"/>		Nat. Light	<input checked="" type="checkbox"/>	Nat. Vent	<input checked="" type="checkbox"/>	Cupboards	<input checked="" type="checkbox"/>
	Dampness	<input checked="" type="checkbox"/>		Electrical	<input checked="" type="checkbox"/>	Bowl	<input checked="" type="checkbox"/>	Seat	<input checked="" type="checkbox"/>
	Doors	<input checked="" type="checkbox"/>		Vermín	<input checked="" type="checkbox"/>	Cistern	<input checked="" type="checkbox"/>	Access	<input checked="" type="checkbox"/>

No Visible Minor Serious
 Reasonable Partial None
 FAULTS: ACCESS:

FRONT	Fences	✓	Paving	P	Drainage	✓	Tap	✓
	Letterbox	✓						
REAR	Fences	R	Paving	N	Drainage	✓	Tap	✓
	Cl. Line	✓	BBQ					
GARAGE	Structure	✓	Roof	✓	Floor	✓	Walls	✓
	Electrical	✓	Doors	✓	Power	✓	Access	✓
SLED	Structure		Roof		Floor		Walls	
			Roofs	✓			Access	

ECHUNGA S.A. 5153

1	ESTIMON	OP	HOUSIE	NIBBOS	PRINTING	NIBET
SUMMARI						
2	MABD	ALL	GUTTERS		ROCK	CLINK
RENOVATION						
DOME 1991 BY BURGER						

ROOF	Lining	✓	Valleys	✓	Ridges	✓	Flues	✓
	Flashing	✓					Access	✓
WALL N	Structure	✓	Finish	✓	Eaves	✓	Gutters	✓
	Downpipe	✓	Vents	N	Doors	✓	Windows	✓
FRONT	Flyscreens	✓	Sub-vents	P			Access	✓
WALL E	Structure	✓	Finish	✓	Eaves	✓	Gutters	✓
	Downpipe	✓	Vents	N	Doors	✓	Windows	✓
WALL S	Flyscreens	✓	Sub-vents	✓			Access	✓
	Structure	✓	Finish	✓	Eaves	✓	Gutters	✓
WALL REAR	Downpipe	✓	Vents	N	Doors	✓	Windows	✓
	Flyscreens	✓	Sub-vents	✓			Access	✓
FRONT	Floor Struc.	R	Floor	R	Walls	N	Ceiling	N
	Posts	✓	Steps	N	Doors	N	Windows	N
REAR	Electrical	✓	Sub-vents	N			Access	✓
PORCH	Floor Struc.	✓	Floor	✓	Walls	N	Ceiling	✓
	Posts	✓	Steps	✓	Doors	N	Windows	N
	Electrical	✓	Sub-vents	✓			Access	✓

CONSTRUCTION SUMMARY	Stumps	CONCRETE	Floor	TAG	Walls	WROTHER	Roof	STEEL
	Age	APP. 90	Windows	PLANK	Site	BRICK		
	Stories	SINGLES		TIMBER		FRAL TO	Trees	LITAGE