

Case study learnings – taking it up a notch

BUILDING INSPECTIONS

Staining visible from subfloor

- Classify as Major Defects as it's not possible to determine if a leak exists, is being concealed (through limited use) or might arise in the future.
- Recommendation for waterproofing of area above to be tested as part of due diligence.
- Recommendation to monitor the subfloor quarterly for early detection of water leaks or damage.
- If area above has been recently renovated (ie a bathroom), recommendation to make enquiries as to whether the works met with (or needed) council approval, and whether waterproofing was completed as part of the works.
- Photographic evidence of entire area to capture condition at time of inspection.

Staining to ceilings

- Classify as Major Defects as it's not possible to determine if a leak exists or might arise.
- Warning as to approximate age of roof, if applicable, and that inspection by a qualified roofing contractor should be completed as part of due diligence due to the potential expense of roof replacement and exposure to property damage via roof leaks.
- Clear warning as to the limitations of roof access (if applicable). If possible, obtain roof images from real estate or google maps to include in report.
- Photographic evidence of entire area to capture condition at time of inspection, including the roof cavity if applicable.

Concealed termite damage (that building inspectors can be expected to detect)

- Sagging ceilings.
- Sagging beams.
- Window framing timbers bowing, including where windows difficult to open/close.
- Gyprock cracking.

Take photographic or video evidence of these areas (including where there are not issues evident) to capture condition at time of inspection. Inspect areas above and below when these are found with extra care, looking for termite mudding or past damage.

