

Pre-Purchase Visual Building & Pest Report

1 Sample Street, Sampleton

Inspection Date/Time: 2/08/2017.
Report Number: 54321
Purchaser: Mr Sample
Inspector: A Reporter
Contact: 0444 444 444
Special Requirements: Please check for cracks in the living room walls

About Your Diamond Report

This Diamond Property Inspection Report includes the following features:

- A full inspection of the property by qualified and fully insured professionals;
- Inspections are carried out in accordance with relevant Australian Standards;
- The unique Diamond Executive Summary to assist with relevant and simplified reading;
- Access to the inspector to clarify and/or to explain any aspect of the report.

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Property Description



1 Sample Street, Sampleton

- Building Style:** Single level freestanding.
- External Walls:** Brick veneer.
- Roof Construction:** The roof is of pitched construction.
- Footings:** The building is constructed on the following footing type/s: Masonry base and a suspended concrete slab floor.
- Estimated Age:** Between 40 and 50 years old.

Diamond Executive Summary

This Diamond Report is a result of a visual assessment to identify major building defects, evidence of and/or damage by past or present Timber Pest activity and to form an opinion regarding the general condition of the property at that time of inspection.

As these reports can be challenging to read and comprehend, Diamond Property Inspections has provided for your assistance an Executive Summary.

Access Recommended

<p>Areas recommended for further Inspection.</p>	<p>EXTERNAL AREAS</p> <p><u>INSPECTION LIMITATIONS</u> <i>Restrictions:</i> Inspection to sections of the exterior was restricted due to the growth of foliage. Foliage must be removed to enable a more complete report to be submitted. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include but are not limited to roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth. Defects or damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained.</p> <p>INTERNAL AREAS</p> <p><u>INSPECTION LIMITATIONS</u> <i>Restrictions:</i> Floorcoverings were present and restricted inspection to the upperside of flooring. Inspection was limited in the following locations and or areas: Various areas. Isolated areas throughout.</p> <p>ROOF SYSTEM INTERNAL</p> <p><u>CAVITY PRESENT/NOT ACCESSIBLE</u> <i>Restrictions:</i> Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Inspection was restricted above the following locations and or areas: Isolated areas throughout.</p>
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