

# Lock Up/Pre-Plaster Inspection Report

Provided By



**Inspect365**

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**Inspection Address**

**VICTORIA**



**Construction Stage Inspections  
Building & Pest Inspections  
Dilapidation Reports**



**1300 000 442**



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## Report Information

### Client Information

Client Name	Sample
Email	Sample

### Inspection Information

Report/Agreement #	2210210847402
Inspection Date:	25 Oct 2021
Inspection Time:	09:40 am

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## Summary Of Minor Defects

**Below Is A Summary Of Defects Other Than Major Defects.**

Section	Location	Name	Comment
PLAN CONFIRMATION	Findings	Frame Construction & Fixings	Does Not Conform With Plans. Various wall and ceiling noggins required, including garage. No signs of the wall or ceilings being straightened.
PLAN CONFIRMATION	Findings	External cladding	Does Not Conform With Plans. Exterior cladding not completed, recommend installing prior to plaster.
PLAN CONFIRMATION	Findings	Doors	Does Not Conform With Plans. Temporary doors not installed.
PLAN CONFIRMATION	Findings	Insulation	Does Not Conform With Plans. Insulation not installed.
PLAN CONFIRMATION	Findings	Glazing	Does Not Conform With Plans. Broken pane of glass.
PLAN CONFIRMATION	Findings	Eave linings	Does Not Conform With Plans. Eave linings not installed.

# STAGE BUILDING INSPECTION REPORT

## BUILDING INSPECTION REPORT

### **Have Architectural or Structural Engineering Plans been provided for this inspection?**

Yes

Where drawings have not been provided, the inspector cannot check specifications against the plan and can take no responsibility for any inconsistencies between the actual works inspected on site and the actual plans.

### **Weather at time of inspection:**

Dry

# PLAN DETAILS

## Property Plan Details

### Inspection Type

Lockup

### Residential Building Type

Free Standing House

### Levels

Single Storey

### Additions

Attached Garage

### Main Building Subfloor Construction

Slab On Ground

### Main Building Wall Construction

Brick Veneer Construction

### Main Building Roof Construction

Concrete Tile

### Obstructions and Inaccessible Areas

All normally accessible areas were accessible on the day of the inspection.

# BUILDING WORKS INSPECTED

## Description of Building Works Inspected

### Description Of Building Works Inspected

Fitting of Plumbing and Electrics  
A/C Unit and Ducting  
Building Exterior  
Building Interior  
Internal Frame Construction and Fixings  
Roof Space  
Waterproofing  
Fixing  
No inspection of roof due to height restrictions

## PLAN CONFIRMATION

### Findings

#### **Frame Construction & Fixings**

Does Not Conform With Plans.

Various wall and ceiling noggin required, including garage.

No signs of the wall or ceilings being straightened.





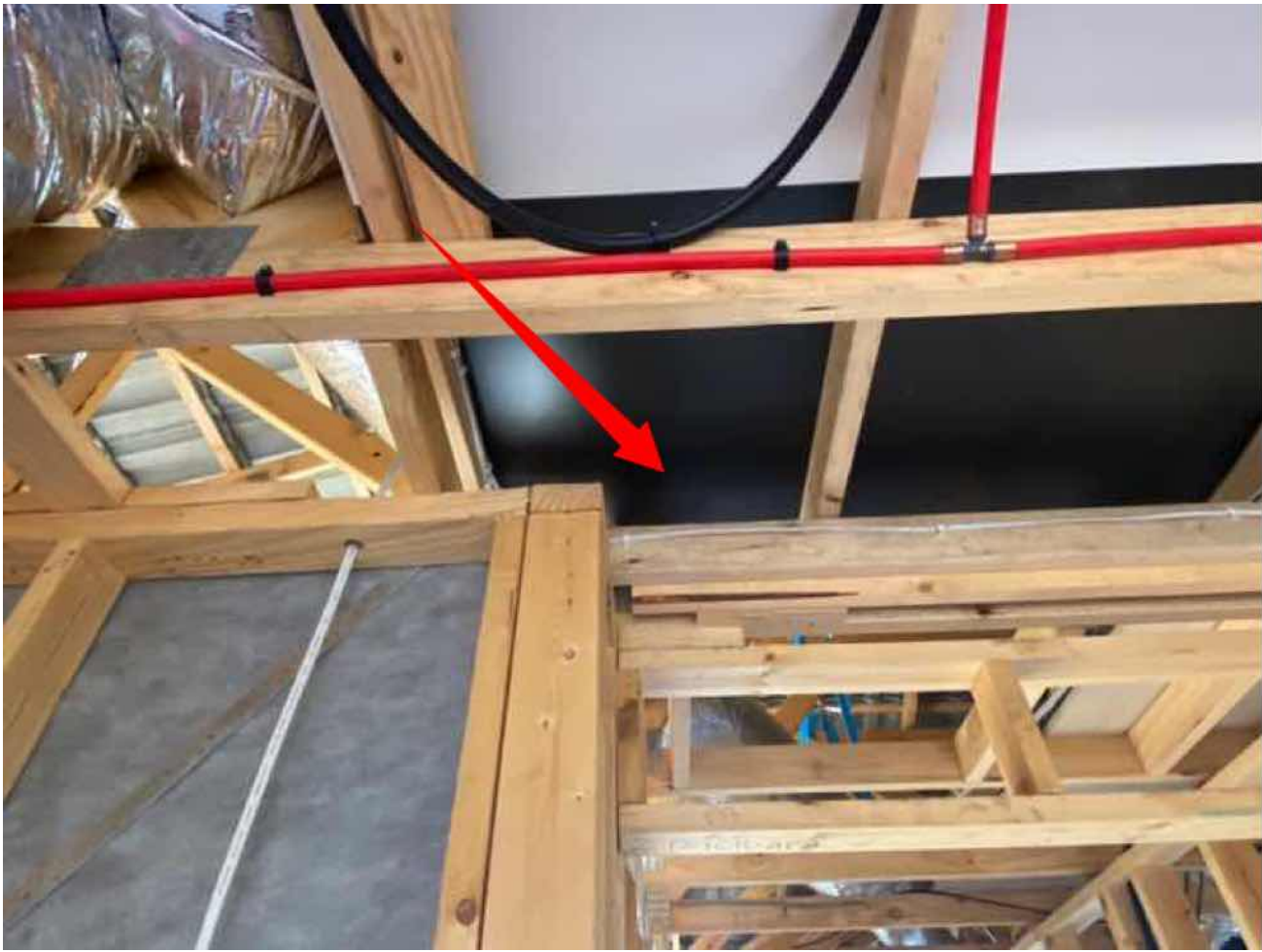
































## Heating & cooling ducting

Conforms with plans









## External cladding

Does Not Conform With Plans.

Exterior cladding not completed, recommend installing prior to plaster.









## Doors

Does Not Conform With Plans.

Temporary doors not installed.







## Insulation

Does Not Conform With Plans.

Insulation not installed.













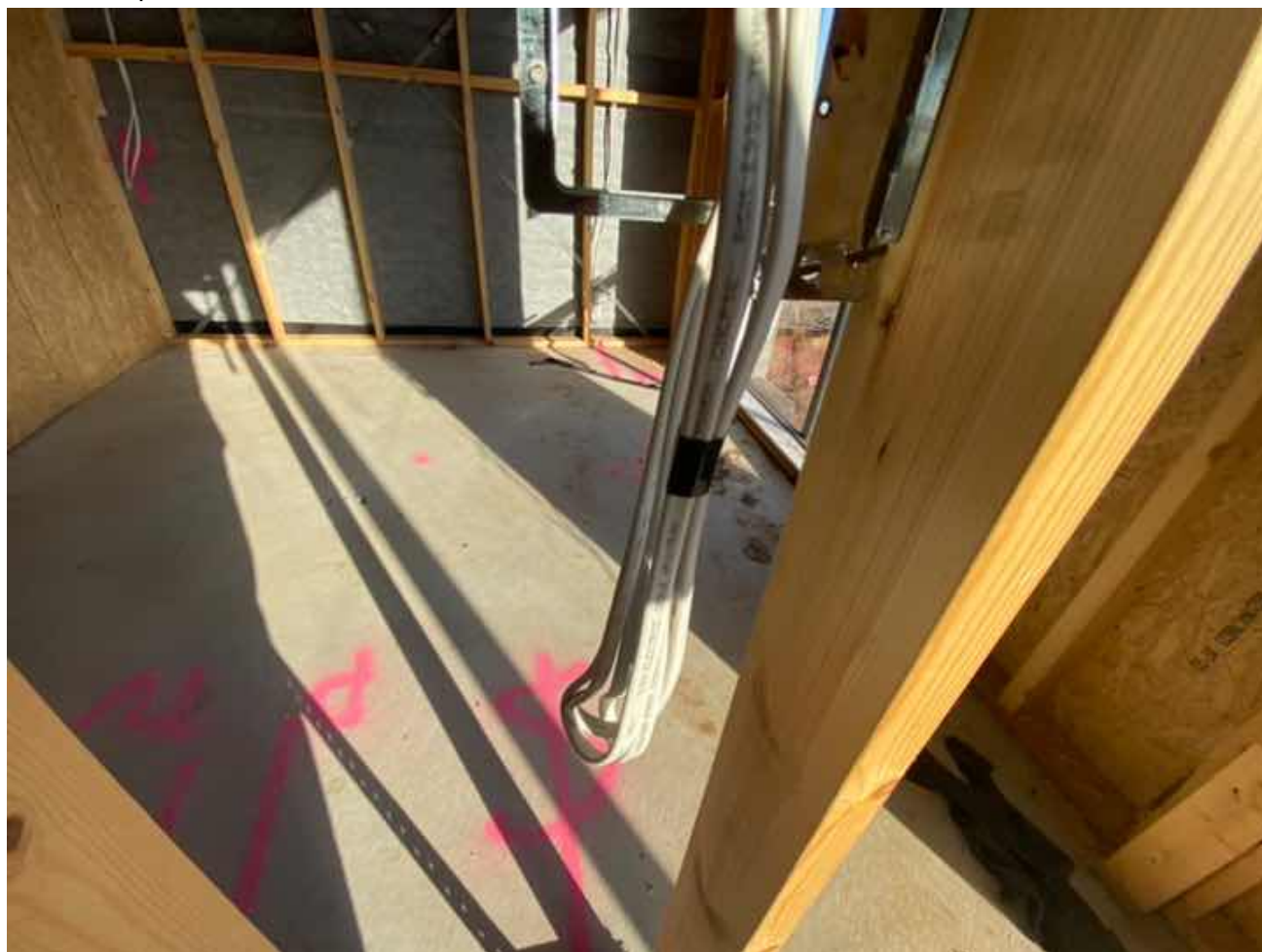






## Plumbing & electrical services

Conforms with plans









**Glazing**

Does Not Conform With Plans.

Broken pane of glass.



## Eave linings

Does Not Conform With Plans.

Eave linings not installed.



# CONFIRMATION

## Inspector's Statement Of Confirmation

### Statement Of Confirmation

I confirm that the accessible and visually inspected works as described in this report, and inspected by me are consistent with the plans/drawings provided except where otherwise noted in this report.

**The Inspection and Report was carried out by: John Sample**

**State License Number: DB-UXXXXX**

**Insurance Accreditation Number: Professional Indemnity Insurance Policy 2021-COXXXX-XXXXX**

**Contact the Inspector on: 04XX XXX XXX**

**For and on Behalf of: Inspect365**

