RESIDENTIAL PRE-PURCHASE INSPECTION

Residential building inspection report

An assessment of the property condition, recorded findings and recommended next steps within the agreed inspection scope.

INSPECTION ADDRESS

24 Example Avenue, Exampleville VIC (fictional address)

PREPARED FOR

Sample Customer

INSPECTION DATE

26/10/2026 10:00 (Australia/Sydney)

INSPECTION PERFORMED BY

Example example actor not a credentialled endorsement

RESPONSIBLE ENTITY

Example Inspection Business

REPORT REFERENCE

Report SAMPLE-DEMO-001 | Version SAMPLE 1

ISSUE DATE

26/10/2026 12:00 (Australia/Sydney)

About this report

Read the summary alongside the detailed findings, photographs, access limitations and recommendations. This visual condition assessment is limited by the agreed scope and access available at inspection. It is not a statutory compliance certificate or a warranty against future defects.

BUILDING CONDITION REPORT

The responsible inspector's declaration, report conditions and any recommendations form part of this report.

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

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INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

1. Cover and report identification

Report number	SAMPLE-DEMO-001
V	1.13
Generated at	26/10/2026 17:10:01 AEDT (UTC+11:00; Australia/Sydney)
Inspection date	26/10/2026 10:00 (Australia/Sydney)
Report template / statutory setting	AS residential
Version	SAMPLE 1
Issued at	26/10/2026 12:00 (Australia/Sydney)
Purpose	Example report layout example only. No real inspection or professional opinion.
Scope summary	Example visual inspection example; all identities, conditions and decisions are fictional. Not an Assisted Property Assessment record.
Name	Sample Customer
Postal address	8 Example Street, Exampleville VIC (fictional address)
Email	client@example.invalid
Phone	Not recorded
Responsible entity name	Example Inspection Business
Responsible entity address	Fictional demonstration address
Inspection performed by	Example example actor not a credentialled endorsement
Phone	Not recorded
Email	Not recorded
Licence applicable	No
Licence registration number	Not recorded
Licence jurisdiction	Not recorded
Qualifications	Not recorded

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

2. Summary and immediate attention

Priority findings

Priority	Location	Finding	Context	Recommended action
F001 Major	Example Exterior example panel	A example wall illustration shows a drawn crack.	Example classification demonstrates a major finding row; it does not diagnose an actual crack.	Seek a qualified assessment of any actual concern. | Before relying on an actual report.

Decision summary

Purpose	Example report layout example only. No real inspection or professional opinion.
Scope	Example visual inspection example; all identities, conditions and decisions are fictional. Not an Assisted Property Assessment record.
Serious safety hazards	0
Major defects (including safety hazards)	1
Overall minor-defect extent	One localised example finish observation.
Major-defect comparison	Unable to assess
Minor-defect comparison	Unable to assess
Overall condition	Illustrative findings only. No real property was inspected or assessed.
Conclusion	The example demonstrates how evidence, limitations and recommended next steps appear together. It provides no opinion about a real property.
Effect of limitations	Example demonstration information only
Major defect F001	Example Exterior example panel | A example wall illustration shows a drawn crack. | Seek a qualified assessment of any actual concern. | Before relying on an actual report.
Access: Interior	inspected | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented.
Access: Exterior	inspected | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented.

Access: Roof exterior	inspected | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented.
Access: Roof space	inspected | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented.
Access: Subfloor	inspected | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented.
Access: Site / grounds	inspected | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented. | Example example only; no actual access or restriction represented.
Further inspection F001	Example Exterior example panel | Qualified building professional for actual concerns | A real concern requires an appropriately qualified professional. | Before relying on an actual report.
Further inspection F002	Example Interior example panel | Qualified building professional for actual concerns | A real concern requires an appropriately qualified professional. | At the next agreed review.

Read the summary with the complete report. Recorded counts are provisional until all findings, area assessments and inspector approvals are complete. An empty or unfinished assessment does not establish that defects or safety hazards are absent.

This example example contains two findings with two linked illustrative images. One is classified Major and one Minor solely to demonstrate the reporting structure. No serious safety hazard is asserted. It is not a professional assessment, certification, or report for a transaction.

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

3. Inspection agreement and scope

Inspection agreement - full terms	Example demonstration agreement only. No actual agreement, service engagement or legal reliance is created. Real terms require approval.
Fee, cancellation and delivery arrangements	Example example only; no fee, booking, cancellation or delivery promise.
Reference	SAMPLE-AGREEMENT
Version	Demo 1
Agreed at	25/10/2026 12:00 (Australia/Sydney)
Purpose	Example demonstration information only

Scope	Example demonstration information only
Acceptance criteria	Example demonstration information only
Variations	Not recorded
Special instructions	Not recorded
Expected limitations	Example demonstration information only
Acceptance record	Example illustration of recorded acceptance; no person accepted an agreement.

This building report is a condition assessment under its agreed scope, not a certificate that the property complies with building codes.

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

4. Property description and prevailing conditions

Residential property confirmed	Yes
Property State / Territory	VIC
Address	24 Example Avenue, Exampleville VIC (fictional address)
Building type	Detached house
Storeys	1
Approximate age	Fictional 20 years
Age basis	Example owner-supplied information; not independently verified
Current use	Residential dwelling
Title type	Freehold
Nominated residence	Not recorded
Site boundary scope	Dwelling and accessible grounds within the example lot
Floor construction	Concrete slab
Wall construction	Brick veneer
Roof construction	Timber framing with concrete tiles
Orientation	Not recorded
Occupancy	Not recorded
Furnishing	Not recorded
Services	Not recorded

Ancillary structures	Not recorded
Accommodation	Not recorded
Parking	Not recorded
Other title type	Not recorded
Satellite image capture reference (not imagery acquisition date)	Not recorded
Services in use	Not recorded
Information sources	Not recorded
Common property exclusions	Not recorded

Weather and inspection conditions

Inspection time zone	Australia/Sydney
Inspection period	26/10/2026 10:00 (Australia/Sydney) to 26/10/2026 11:00 (Australia/Sydney)
Inspector-observed weather	Dry at the example inspection; no live weather lookup.
Recent weather / rainfall (inspector record)	Not recorded
Ground and exposed surface conditions	Dry soil and paving in accessible areas (example conditions only).
Effect of weather on the assessment	Not recorded
Other assessment constraints	Example demonstration information only
Weather-service snapshot	No linked property weather snapshot is available. Use the inspector-observed conditions above.
Inspection interpretation	Dry conditions can limit detection of intermittent leaks and drainage performance. Rain can reveal water entry but restrict safe roof or subfloor access. Wind may affect access and driven-rain observations. Humidity alone does not establish a building moisture defect. Refer to the inspector's recorded effects, area limitations and recommendations.

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

5. Area coverage and access limitations

Interior

Status	inspected
Inspection method	Example visual example
Inspected extent	Fictional accessible areas for layout demonstration
Limitation reason	Example example only; no actual access or restriction represented.
Inaccessible items	Example example only; no actual access or restriction represented.
Excluded items	Example example only; no actual access or restriction represented.
Effect on assessment	Example example only; no actual access or restriction represented.
Access recommendation	Example example only; no actual access or restriction represented.
Reinspection required	No
Ceilings and walls	inspected | Example coverage entry for layout only; no real element was inspected.
Floors	inspected | Example coverage entry for layout only; no real element was inspected.
Doors and windows - condition and operation	inspected | Example coverage entry for layout only; no real element was inspected.
Kitchen and laundry fixtures - condition and limited tap operation	inspected | Example coverage entry for layout only; no real element was inspected.
Bathrooms and WC - condition, taps, shower operation and cistern flush	inspected | Example coverage entry for layout only; no real element was inspected.
Stairs, handrails and balustrades	inspected | Example coverage entry for layout only; no real element was inspected.

5. Area coverage and access limitations (continued)

Exterior

Status	inspected
Inspection method	Example visual example
Inspected extent	Fictional accessible areas for layout demonstration
Limitation reason	Example example only; no actual access or restriction represented.
Inaccessible items	Example example only; no actual access or restriction represented.
Excluded items	Example example only; no actual access or restriction represented.
Effect on assessment	Example example only; no actual access or restriction represented.
Access recommendation	Example example only; no actual access or restriction represented.
Reinspection required	No
External walls, cladding and openings	inspected | Example coverage entry for layout only; no real element was inspected.
Doors, windows and flashings	inspected | Example coverage entry for layout only; no real element was inspected.
Stairs, balconies, decks and balustrades	inspected | Example coverage entry for layout only; no real element was inspected.
Chimneys and attached structures	inspected | Example coverage entry for layout only; no real element was inspected.

5. Area coverage and access limitations (continued)

Roof exterior

Status	inspected
Inspection method	Example visual example
Inspected extent	Fictional accessible areas for layout demonstration
Limitation reason	Example example only; no actual access or restriction represented.
Inaccessible items	Example example only; no actual access or restriction represented.
Excluded items	Example example only; no actual access or restriction represented.
Effect on assessment	Example example only; no actual access or restriction represented.
Access recommendation	Example example only; no actual access or restriction represented.
Reinspection required	No
Roof covering and flashings	inspected | Example coverage entry for layout only; no real element was inspected.
Valleys, gutters and downpipes	inspected | Example coverage entry for layout only; no real element was inspected.
Skylights, vents and flues	inspected | Example coverage entry for layout only; no real element was inspected.
Eaves, fascias and barges	inspected | Example coverage entry for layout only; no real element was inspected.

Roof space

Status	inspected
Inspection method	Example visual example
Inspected extent	Fictional accessible areas for layout demonstration
Limitation reason	Example example only; no actual access or restriction represented.
Inaccessible items	Example example only; no actual access or restriction represented.
Excluded items	Example example only; no actual access or restriction represented.
Effect on assessment	Example example only; no actual access or restriction represented.
Access recommendation	Example example only; no actual access or restriction represented.
Reinspection required	No
Roof framing and visible covering	inspected | Example coverage entry for layout only; no real element was inspected.
Sarking and insulation	inspected | Example coverage entry for layout only; no real element was inspected.
Party walls and visible penetrations	inspected | Example coverage entry for layout only; no real element was inspected.

Subfloor

Status	inspected
Inspection method	Example visual example
Inspected extent	Fictional accessible areas for layout demonstration
Limitation reason	Example example only; no actual access or restriction represented.
Inaccessible items	Example example only; no actual access or restriction represented.
Excluded items	Example example only; no actual access or restriction represented.
Effect on assessment	Example example only; no actual access or restriction represented.
Access recommendation	Example example only; no actual access or restriction represented.
Reinspection required	No
Supports, bearers, joists and visible floor underside	inspected | Example coverage entry for layout only; no real element was inspected.
Ventilation, drainage and dampness	inspected | Example coverage entry for layout only; no real element was inspected.
Visible deterioration and alterations	inspected | Example coverage entry for layout only; no real element was inspected.

Site / grounds

Status	inspected
Inspection method	Example visual example
Inspected extent	Fictional accessible areas for layout demonstration
Limitation reason	Example example only; no actual access or restriction represented.
Inaccessible items	Example example only; no actual access or restriction represented.
Excluded items	Example example only; no actual access or restriction represented.
Effect on assessment	Example example only; no actual access or restriction represented.
Access recommendation	Example example only; no actual access or restriction represented.
Reinspection required	No
Site features within 30 m and property boundaries, or agreed variation	inspected | Example coverage entry for layout only; no real element was inspected.
Car accommodation and ancillary structures	inspected | Example coverage entry for layout only; no real element was inspected.
Retaining walls, embankments, paths, driveways and steps	inspected | Example coverage entry for layout only; no real element was inspected.
Fencing, surface drainage and stormwater run-off	inspected | Example coverage entry for layout only; no real element was inspected.

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

6. Detailed observations

Interior

F002: Minor

Precise location	Example Interior example panel
Element	Illustrated wall finish
Observation	A example wall illustration shows a drawn finish mark.
Defect type	Damage
Report classification	Minor
Serious safety hazard	No
Classification reason	Example classification demonstrates a minor finding row.
Observed extent	Drawn example region only
Consequence	Example example of recorded consequence; no real risk assessment
Associated minor defects	Not recorded
Measurement value	Not recorded
Measurement unit	Not recorded
Measurement location	Not recorded
Measurement method	Not recorded
Recommended action	Discuss actual finish concerns with the responsible person.
Urgency	At the next agreed review.
Further inspection required	Yes
Further inspection reason	A real concern requires an appropriately qualified professional.
Specialist required	Qualified building professional for actual concerns
Evidence ids	photo:2
Inspector determination and assessment basis	Simulated decision in a example fixture only
Reason no specialist inspection is required	Not recorded

Exterior

F001: Major

Precise location	Example Exterior example panel
Element	Illustrated wall finish
Observation	A example wall illustration shows a drawn crack.
Defect type	Damage
Report classification	Major
Serious safety hazard	No
Classification reason	Example classification demonstrates a major finding row; it does not diagnose an actual crack.
Observed extent	Drawn example region only
Consequence	Example example of recorded consequence; no real risk assessment
Associated minor defects	No associated minor defects in this example illustration.
Measurement value	Not recorded
Measurement unit	Not recorded
Measurement location	Not recorded
Measurement method	Not recorded
Recommended action	Seek a qualified assessment of any actual concern.
Urgency	Before relying on an actual report.
Further inspection required	Yes
Further inspection reason	A real concern requires an appropriately qualified professional.
Specialist required	Qualified building professional for actual concerns
Evidence ids	photo:1
Inspector determination and assessment basis	Simulated decision in a example fixture only
Reason no specialist inspection is required	Not recorded

6. Detailed observations (continued)

Roof exterior

Assessment status	No completed findings recorded for this area. Refer to its coverage, assessment and limitations in section 5.

Roof space

Assessment status	No completed findings recorded for this area. Refer to its coverage, assessment and limitations in section 5.

Subfloor

Assessment status	No completed findings recorded for this area. Refer to its coverage, assessment and limitations in section 5.

Site / grounds

Assessment status	No completed findings recorded for this area. Refer to its coverage, assessment and limitations in section 5.

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

7. Photographs and supporting evidence

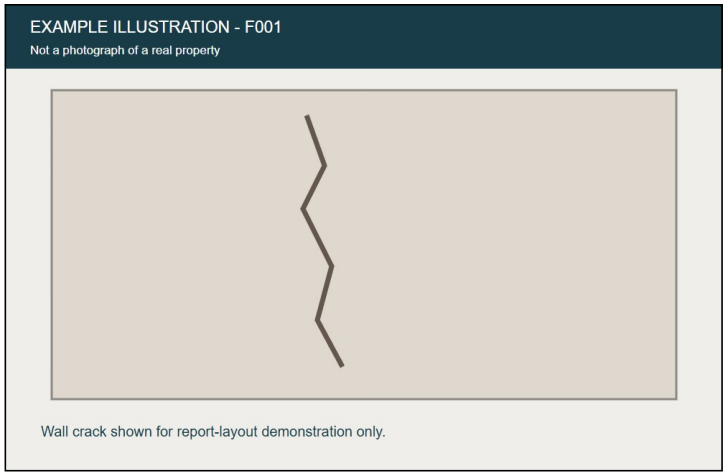


Photo ID
PHOTO-1

Finding reference
F001

Capture time
Not recorded - upload time is not capture time

Uploaded
Not recorded

Photo location
Location not recorded

Location status
No per-photo location record

Photo comment
EXAMPLE ILLUSTRATION F001 not a photograph of a real property



Photo ID
PHOTO-2

Finding reference
F002

Capture time
Not recorded - upload time is not capture time

Uploaded
Not recorded

Photo location
Location not recorded

Location status
No per-photo location record

Photo comment
EXAMPLE ILLUSTRATION F002 not a photograph of a real property

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

8. Further inspections and recommended actions

F001	Qualified building professional for actual concerns | A real concern requires an appropriately qualified professional. | Seek a qualified assessment of any actual concern. | Before relying on an actual report.
F002	Qualified building professional for actual concerns | A real concern requires an appropriately qualified professional. | Discuss actual finish concerns with the responsible person. | At the next agreed review.
Access: Interior	Example example only; no actual access or restriction represented.
Access: Exterior	Example example only; no actual access or restriction represented.
Access: Roof exterior	Example example only; no actual access or restriction represented.
Access: Roof space	Example example only; no actual access or restriction represented.
Access: Subfloor	Example example only; no actual access or restriction represented.
Access: Site / grounds	Example example only; no actual access or restriction represented.

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

9. Conclusion

Major defect incidence	One example Major finding is shown. This is not a real property conclusion.
Minor defect incidence	One example Minor finding is shown. This is not a real property conclusion.
Comparison basis	Example demonstration information only
Overall condition	Illustrative findings only. No real property was inspected or assessed.
Reasoning	The example demonstrates how evidence, limitations and recommended next steps appear together. It provides no opinion about a real property.
Limitations effect	Example demonstration information only
Major defect comparison	Unable to assess
Minor defect comparison	Unable to assess

INSPECTION RECORD / EVIDENCE / RECOMMENDATIONS

10. Conditions, definitions and inspector declaration

Information relied on	Not recorded
Suspected concealment	Not recorded
Qualifications	Not recorded
Exclusions	Example demonstration information only
Agreed terms	Example demonstration information only
Inspector declaration	I have reviewed the observations, classifications, conclusions and limitations recorded in this report.
Inspector signature / acknowledgement	SAMPLE EXAMPLE NO ACTUAL SIGNATURE
Declaration date	26/10/2026 11:55 (Australia/Sydney)

Major defects require rectification to address safety, loss of utility or further deterioration. Minor defects are other defects. Serious safety hazards are highlighted within major defects. The report describes conditions observed at inspection; limitations affect what could be assessed. This is a building condition assessment, not a statutory compliance certificate or a warranty against future defects. Rectification cost estimates and confirmation of timber pest activity require separately agreed specialist services.

Inspection method and concealed work: this is a visual, non-invasive assessment of readily accessible residential building elements within the recorded agreement. Concealed components and areas requiring dismantling, moving belongings or destructive investigation cannot be assessed by this method.

Access and restrictions: the actual inspected areas, inaccessible items, reasons, effects and recommended further access are recorded in section 5. Uninspected areas are not represented as satisfactory. Arrange the recommended further inspections before relying on a conclusion affected by restricted access.

Weather and use of services: intermittent water entry, drainage problems and defects in unused facilities may not be evident during the inspection. Read the recorded weather, recent rainfall, services in use and assessment effects in section 4 together with the findings.

Specialist assessments: timber pests, electrical, plumbing and gas operational testing, structural engineering calculations, asbestos or environmental testing and repair-cost estimates require separately agreed assessments by suitably qualified specialists. These scope limits do not exclude reporting serious safety hazards observed during the building inspection.

Information relied on: drawings, statements and other supplied information are identified in section 4. They are not verified as-built records unless expressly assessed under the agreement. Inspector review of information and any limitations on its reliability must be recorded.

Purpose and reliance: this report assesses observed building condition within its agreed residential pre-purchase scope. It does not certify statutory compliance, establish approval of alterations or guarantee that future defects will not occur. The property type and suitability of this scope must be confirmed by the inspector.

Reading and subsequent changes: read every section, evidence item and recommendation together. Conditions can change after inspection; the inspection and issue dates identify the assessment period. Specific recorded agreement terms and limitations govern the scope; these explanatory conditions do not establish client acceptance of missing terms.