

Australian Standard[®]

Inspection of buildings

Part 0: General requirements



This Australian Standard® was prepared by Committee BD-085, Inspection of Buildings. It was approved on behalf of the Council of Standards Australia on 17 September 2007. This Standard was published on 20 December 2007.

The following are represented on Committee BD-085:

- Association of Consulting Engineers Australia
 - Australian Consumers Association
 - Australian Environmental Pest Managers Association
 - Australian Institute of Building
 - Australian Institute of Building Surveyors
 - Building Services Authority of Queensland
 - Concrete Masonry Association of Australia
 - Engineers Australia
 - Forest and Wood Products Research & Development Corporation
 - Housing Industry Association
 - Institute of Building Inspectors
 - Insurance Council of Australia
 - Master Builders Australia
 - Royal Australian Institute of Architects
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PREFACE

This Standard was prepared by the Standards Australia Committee BD-085, Inspection of Buildings.

The objective of this Standard is to provide persons and organizations concerned with pre-purchase inspections of residential dwellings with the basic criteria necessary in order to facilitate inspections and reports that satisfy the requirements of both the client and inspector.

This Standard is Part 0 in the AS 4349 series of Standards, which covers minimum requirements for inspection of building, as follows:

AS

- 4349 Inspection of buildings
- 4349.0 Part 0: General requirements (this Standard)
- 4349.1 Part 1: Pre-purchase inspections—Residential buildings
- 4349.3 Part 3: Timber pest inspections

Notes to the text contain information and guidance. They are not an integral part of the Standard.

The terms ‘normative’ and ‘informative’ have been used in this Standard to define the application of the appendix to which they apply. A ‘normative’ appendix is an integral part of a Standard, whereas an ‘informative’ appendix is only for information and guidance.

This Standard incorporates a commentary on some of the clauses. The commentary directly follows the relevant clause, is designated by ‘C’ preceding the clause number and is printed in italics in a panel. The commentary is for information only and does not need to be followed for compliance with this Standard.

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FOREWORD

It is implicit in this Standard that an inspection in accordance with the Standard includes subjective appraisal by an inspector expert in a relevant technical field. It is not expected that this Standard will be relevant where an inspection involves wholly objective application of a prescribed technique of appraisal. In any application involving different inspectors or the same inspector being assigned to different applications will lead to variation in conclusions. The Standard seeks to apply consistent processes during the performing of the inspection and reporting to minimize such possible variations when considering a range of factors including reliability of outcomes, the economic context and flexibility to address numerous different types of inspection.

STANDARDS AUSTRALIA

Australian Standard Inspection of buildings

Part 0: General requirements

SECTION 1 SCOPE AND GENERAL

1.1 SCOPE

This Standard sets out the minimum requirements for inspection of and preparation of inspection reports on buildings and associated works by a suitably qualified inspector in order to provide advice regarding particular technical aspects of the property.

NOTES:

- 1 Pre-purchase inspection of residential buildings is covered by AS 4349.1.
- 2 Timber pest inspection is covered by AS 4349.3.
- 3 This Standard may not incorporate the requirements of State and Territory legislation. It remains the obligation of the inspector to comply with any statutory requirements.
- 4 This Standard may be applicable for inspections of residential buildings carried out for purposes other than pre-purchase inspection. This Standard does not include compliance with building regulations or assessment of a building under construction.

1.2 APPLICATION

Where particular requirements of other parts of the AS 4349 suite of Standards conflict with this Standard, the requirements of the individual part shall apply in the application of that part.

A report prepared in accordance with this Standard is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

Unless stated otherwise, this Standard assumes that the existing use of the building will continue.

1.3 DEFINITIONS

For the purpose of this Standard, the definitions below apply.

1.3.1 Access hole (cover)

An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.

1.3.2 Accessible area

An area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.

1.3.3 Associated works

Any area or item, other than the building proper, that is specified in the inspection agreement



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