



At No Charge to client - Property Maintenance Assessment Program

This at No Charge to Client assessment has several functions. It is primarily designed to establish the visual maintenance condition of your property, and to assist in planning and budgeting for a repair and maintenance program. When each item requiring attention is dealt with by Building Works Australia, the full detail of the work carried out is specified on our Time & Material Invoice and our estimate. These should be attached to this assessment in order to create a well-documented maintenance history. This Property Maintenance Program assessment is at no charge to client.

OWNER'S NAME:

DATE:

OWNER'S ADDRESS:

RESIDENTIAL/COMMERCIAL

CONTACT PHONE No.

OUR REF No.:

EMAIL ADDRESS:

BUILDING ADVISOR: Brian Babbidge

PROPERTY ADDRESS:

DESCRIPTION ASSESSMENT VISUAL ONLY

EXTERNAL

CHECK	ATTENT REQ'D.	DATE WORK COMPLETED
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EXTERNAL

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<u>WHERE ACCESSABLE 1 & 2</u>			
1	DECKS	20	GARAGE, SHEDS, ETC.
2	PERGOLA.	21	CHIMNEYS S/STORY
3	UNDER FLOOR VENTILATION	22	BRICKWORK
4	DAMP COURSES	23	WALL SURFACE, OTHER
5	PAVING	24	PAINTING, GENERALLY
6	RETAINING WALLS	25	WINDOWS: ARCH BARS
7	SITE DRAINAGE	26	SILLS
8	GUTTERS –SINGLE STORY	27	SASHES
9	DOWN PIPES	28	GLASS
10	BARGE BOARDS	29	WEATHER STRIPS
11	EAVE LININGS	30	SASH CORDS
12	ROOF: SURFACE S/STORY	31	DOORS: ARCH BARS
13	FLASHINGS	32	THRESHOLDS
14	CAPPINGS	33	WEATHER STRIPS
15	VALLEYS	34	GLASS
16	VERANDAHS	35	STEPS
17	FRAMING	36	RAILINGS
18	FENCES	37	TANK/S WATER
19	GATES	38	CARPORT
		39	FLY SCREENS

At No Charge to Client Maintenance Program Assessment is intended as an indication only, no guarantee is meant or implied, and no responsibility or liability of any kind relating to the property, or the contents herein, is accepted. This Program assessment is not or is it intended to be a Building Inspection of any kind and would be illegal to issue as such. It is merely an indication for Residential/Commercial maintenance control.



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DATE:

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RESIDENTIAL/COMMERCIAL

CONTACT PHONE NO.:

OUR REF NO.:

EMAIL ADDRESS:

BUILDING ADVISOR:

BRIAN BABBIDGE

PROPERTY ADDRESS:

DESCRIPTION

ASSESSMENT VISUAL ONLY

INTERNAL

CHECK	ATTENT REQ'D.	DATE WORK COMPLETED
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- 40 FLOORS
- 41 FLOOR SURFACE
- 42 CEILINGS
- 43 KITCHEN: WALL TILES
- 44 FLOOR TILES
- 45 CUPBOARDS
- 46 BENCHTOPS
- 47 VENTILATION
- 48 BATHROOM/S: WALL TILES
- 49 FLOOR TILES
- 50 VENTILATION
- 51 PC'S
- 52 PLUMBING: GAS
- 53 COLD PRESSURE
- 54 HW SERVICE
- 55 OTHER:
- 56 OTHER:
- 57 TAP WASHERS
- 58 WC PANS
- 59 CISTERNS

INTERNAL

CHECK	ATTENT REQ'D.	DATE WORK COMPLETED
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- 60 SMOKE ALARMS
- 61 ELECTRICAL: **VISUAL ONLY** SWITCHBOARD
- 62 " SWITCH PLATES
- 63 " FITTINGS
- 64 SURFACE WIRING
- 65 OTHER:
- 66 PLASTER
- 67 PAINTING, GENERALLY
- 68 WALLPAPER
- 69 DOORS
- 70 LOCKS, LATCHES
- 71 FIREPLACES
- 72 CUPBOARDS
- 73 OTHER:
- 74 TIMBER:
- 76 JAMBS
- 77 SKIRTINGS
- 78 ARCHITRAVES
- 79 EXPOSED BEAMS
- 80 OTHER

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