

Pre Purchase Building Report

Report Commissioned By:

Mr and Mrs Client

Property Address:

Example Street Somewhere .

Report Reference:

ppexample0117



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Summary

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive.

You must read the entire report and not rely solely on this Summary. The order that the items may appear in this summary is not an indicator of their importance.

MINOR DEFECTS

ROOF SYSTEM EXTERNAL

External Roof:

Roof Covering Condition in Detail:

The overall condition of the skillion roof coverings is fair.

The metal roofing is rusting and requires repairs and rust inhibiting treatment to ensure the roof remains watertight and to limit further deterioration until such time that replacement of the roof sheets is required.

Gutters & Downpipes:

Gutters & Downpipes:

The gutters and downpipes are in good condition. Leaves and debris are present in gutters. These should be cleared to ensure that stormwater is adequately removed from the roof. Note that due to inability to inspect all gutter surfaces due to debris, defects may be present that do not present themselves until gutters are cleaned.

Eaves, Fascias & Barge Boards:

Eaves Condition:

The paint work to the eaves is deteriorating in some areas and maintenance is required.

Fascias & Bargeboards Type & Condition:

Fascia boards are constructed of timber. The paint work is deteriorating and maintenance is required.

BEDROOMS

Bedroom Two

Windows Condition:

The window catch is missing and requires repair / replacement to restore correct function and security.

Bedroom Three

Ceiling Condition:

The condition of the ceilings is generally good. Minor settlement cracks were noted, these are typical of this type of material. Periodic maintenance may be required.

ROOMS

Lounge Room:

Ceiling Condition:

Minor settlement cracks were noted, these are typical of this type of material. Periodic maintenance may be required.

Dining Room:

Floors General Condition:

Cracking is evident to some floor tiles. Cracked or damaged floor tiles should be replaced.

Study:

Door/s Condition:

The door binds and minor adjustments are required to ensure correct operation.

The door binds and minor adjustments are required to ensure correct operation.

BATHROOMS

Bathroom:

Windows Condition:

The condition of the windows is generally good. The window catch is missing and requires repair / replacement to restore correct function and security.

Master Ensuite

Windows Condition:

The condition of the windows is generally good. The window catch is missing and requires repair / replacement to restore correct function and security.

Vanity Unit:

Water staining noted to vanity cabinet. Repairs or maintenance will be required.

Ventilation:

An exhaust fan is installed to this area but was not operational at the time of inspection. A licensed electrician should further investigate and make repairs as required.

Ensuite Bathroom:

Internal Walls Condition:

Moderate cracking is evident to wall linings. Periodic maintenance may be required.

Door/s Condition:

The condition of the door/s is generally good. The door binds and minor adjustments are required to ensure correct operation.

KITCHEN

Kitchen:

Windows Condition:

The condition of the windows is generally good. The window catch is missing requires repair / replacement to restore correct function and security.

LAUNDRY

Laundry:

Internal Walls Condition:

The condition of the walls is generally good. Moderate cracking is evident to wall linings. Periodic maintenance may be required.

TOILETS

Toilet:

Windows Condition:

Rusty and water damaged light well needs repair to improve appearance.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Pergola # 2:

Defects or Maintenance Items:

Moderate wood decay is present to the structure. Some repairs or maintenance will be required.

GARAGING

Garage:

Gutters & Downpipes:

Front right downpipe socket is broken and needs repair to control the stormwater.

SERVICES

Services:

Details:

Water tank over flow pipe needs to be connected to the over flow pipe.

MAJOR DEFECTS

FOOTINGS

Footings:

Cracking to Masonry or Concrete Elements:

Visible cracking has been categorized as a structural defect. Cracking of a building element is a structural defect where in the opinion of the inspector the structural performance of the building element is impaired, or where the cracking is the result of the structural behavior of the building. The expected consequence of this cracking is unknown until further information is obtained.

This must be referred to a Structural Engineer to investigate.

SAFETY ITEMS

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Balcony:

Defects or Maintenance Items:

Moderate to severe wood decay is present to the structure. Some repairs or maintenance will be required.

FURTHER INVESTIGATION ITEMS

VISUAL BUILDING INSPECTION REPORT

Summary of areas where access should be gained:

Externally:

The subfloor framing of the deck.

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:

Mr and Mrs Client.

YOUR CONTACT:

Michael White
DB-U-5149 Dip Bldg. Surv.
0411487300.

YOUR REF/FILE NUMBER:

PPEXAMPLE0117.

DATE OF INSPECTION:

1.1.17.

PROPERTY ADDRESS:

Example Street Somewhere.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.

Part 1: Pre Purchase Inspections - Residential Buildings

If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.

If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses both below and at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Special Requirements: It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Inspection Agreement: It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

Limitations: This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. **The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.** Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

Property Description:

Building type:

Two storey dwelling.

External walls constructed from:

Brick Veneer, Timber frame with weatherboard cladding.

Roof Construction:

The roof is of pitched and skillion construction.

Roof Covering:

Corrugated steel: Metal decking:

Internal walls covered with:

Plasterboard and timber panelling:

Internal ceilings covered with:

Plasterboard:

Windows are constructed from:

Aluminium:

Footings:

The building is constructed on concrete slab footings.

Overall Condition of Property

Major Defects in this Building:

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Low: The frequency and/or magnitude of major defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Minor Defects in this Building:

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Typical: The frequency and/or magnitude of minor defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **average**. There may be areas/elements requiring repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

Important Note: This is only a general overview of the property and must not be relied upon on its own. You MUST read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the overall condition of the property at the time of the inspection. The inspection is a visual assessment only of the property to identify major defects and to form an opinion regarding the condition of the property at the time of inspection.

Any Summary within this Report regardless of its placement in the Report is supplied to allow a quick overview of the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. Any Summary MUST be read in conjunction with the entire Report and not in isolation from the Report. If there should be any discrepancy between anything in the Report and anything in a Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, you should contact the Inspector BEFORE relying on this Report.

Summary of Areas Inspected:

Details:

Roof void: Internal area: Garage: External area:

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained prior to purchase to enable a more complete report to be submitted.

Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision to purchase being made.

Summary of Areas Not Inspected:

Externally:



The subfloor framing of the deck was not inspected due to restricted access.

Summary of Areas where Inspection was Impaired:

Roof void:

Various areas could not be inspected due to insufficient crawl space being provided.

Summary of areas where access should be gained:

Externally:

The subfloor framing of the deck.

Roof void:

Various areas of the roof void were not fully inspected due to restricted access.

Furnished Properties:

Was the property furnished at the time of inspection?

Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

Weather Conditions:

Recent Weather Conditions:

Dry.

Weather Conditions on the Day and at the Time of Inspection:

Dry.

ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

External Roof:

Roof Style:



The roof is of pitched construction.



The roof is of skillion construction.

Roof Covering Condition in Detail:



The overall condition of the pitched roof coverings is good.



The overall condition of the skillion roof coverings is fair.



Water is ponding on the flat roof section. This situation must be rectified to prevent water entry.



The metal roofing is rusting and requires repairs and rust inhibiting treatment to ensure the roof remains watertight and to limit further deterioration until such time that replacement of the roof sheets is required.



Flashings:

Roof Flashing - Type and Condition:

The overall condition of the flashings is good.

Gutters & Downpipes:

Gutters & Downpipes:



The gutters and downpipes are in good condition. Leaves and debris are present in gutters. These should be cleared to ensure that stormwater is adequately removed from the roof. Note that due to inability to inspect all gutter surfaces due to debris, defects may be present that do not present themselves until gutters are cleaned.



Eaves, Fascias & Barge Boards:

Eaves Condition:



The paint work to the eaves is deteriorating in some areas and maintenance is required.

**Fascias & Bargeboards
Type & Condition:**



Fascia boards are constructed of timber. The paint work is deteriorating and maintenance is required.

ROOF SYSTEM INTERNAL

Restrictions / General Condition - Roof Interior:

Access Restrictions:

Limited crawl space in areas did not allow a complete inspection to be conducted.

**Roof interior - General
Condition / defects.**

The general condition of the internal roof space is good.

Roof Framing:

**Roof Supports - Type and
Condition:**



The timber truss roof system is adequate for the roof covering.

Insulation & Sarking:

Insulation Status:



There is no insulation provided to the pitched roof ceiling cavity.

Sarking Status:



A good cover of sarking is present.

BEDROOMS

Bedroom One

Room Location:

Upstairs.

Restrictions:

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:

The condition of the windows is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Built in robes: Condition

The condition of the built-in wardrobes is generally good.

Bedroom Two

Room Location:

Front, Downstairs.

Restrictions:

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:



The window catch is missing and requires repair / replacement to restore correct function and security.

Door/s Condition:

The condition of the door/s is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Built in robes: Condition

The condition of the built-in wardrobes is generally good.

Bedroom Three

Room Location:

Rear, Downstairs.

Restrictions:

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition:

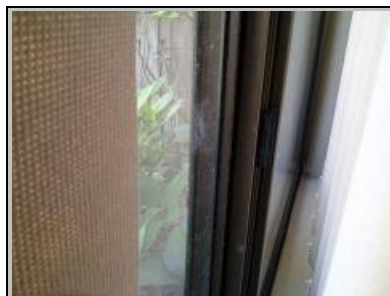


The condition of the ceilings is generally good. Minor settlement cracks were noted, these are typical of this type of material. Periodic maintenance may be required.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:



The window catch is broken/ damaged and requires repair / replacement to restore correct function and security.

Door/s Condition:

The condition of the door/s is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Built in robes: Condition

The condition of the built-in wardrobes is generally good.

ROOMS

Entry/Foyer:

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:

The condition of the windows is generally good.

Door/s Condition:

The condition of the door/s is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Lounge Room:

Room Location:

Front, Downstairs.

Restrictions:

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition:

	<p>Minor settlement cracks were noted, these are typical of this type of material. Periodic maintenance may be required.</p>
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Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:

The condition of the windows is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Dining Room:

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:

The condition of the windows is generally good.

Floors General Condition:



Cracking is evident to some floor tiles. Cracked or damaged floor tiles should be replaced.

Woodwork

The condition of the woodwork is generally good.

Meals

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:

The condition of the windows is generally good.

Woodwork

The condition of the woodwork is generally good.

Study:

Ceiling Condition:

The condition of the ceilings is generally good.

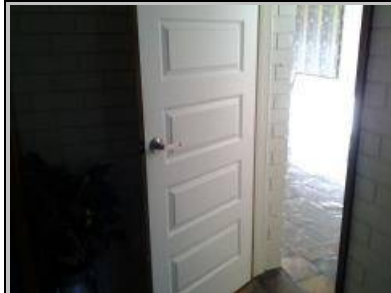
Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:

The condition of the windows is generally good.

Door/s Condition:



The door binds and minor adjustments are required to ensure correct operation.



The door binds and minor adjustments are required to ensure correct operation.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Rear Sun Room

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:

The condition of the windows is generally good.

Door/s Condition:

The condition of the door/s is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Built in robes: Condition

The condition of the built-in wardrobes is generally good.

BATHROOMS

Important Notes: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Bathroom:

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:

The condition of the windows is generally good. The window catch is missing and requires repair / replacement to restore correct function and security.

Door/s Condition:

The condition of the door/s is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Shower Condition:

The general condition of the shower area is good.

Bath Condition:

The general condition of the bath is good.

Splashbacks:

The condition of the splashback tiles is generally good.

Basin & Taps:

The basin & taps appear to be in good condition.

Ventilation:

The window and fan are providing adequate ventilation.

Master Ensuite

Room Location:

Master Ensuite.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:



The condition of the windows is generally good. The window catch is missing and requires repair / replacement to restore correct function and security.

Door/s Condition:

The condition of the door/s is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork



The condition of the woodwork is generally good. Wet rot decay damage was noted to skirting board. Any damage will require maintenance, repair or replacement.

Shower Condition:

The general condition of the shower area is good.

Splashbacks:

The condition of the splashback tiles is generally good.

Basin & Taps:

The basin & taps appear to be in good condition.

Vanity Unit:



Water staining noted to vanity cabinet. Repairs or maintenance will be required.

Toilet Condition:

The toilet appears to be in working order.

Ventilation:

An exhaust fan is installed to this area but was not operational at the time of inspection. A licensed electrician should further investigate and make repairs as required.

Ensuite Bathroom:


Room Location:

Downstairs.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

	Moderate cracking is evident to wall linings. Periodic maintenance may be required.
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Windows Condition:

The condition of the windows is generally good. The window catch is missing and requires repair / replacement to restore correct function and security.

Door/s Condition:

The condition of the door/s is generally good. The door binds and minor adjustments are required to ensure correct operation.

Floors General Condition:

The condition of the floors is generally good.


Woodwork

The condition of the woodwork is generally good.

Shower Condition:

The general condition of the shower area is good.

Splashbacks:

	The condition of the splashback tiles is generally good. Some cracked tiles were noted in this area. Rectification may be necessary, contact a floor and wall tiler for rectification.
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Basin & Taps:

The basin & taps appear to be in good condition.

Toilet Condition:

The toilet appears to be in working order.

Ventilation:

The window and fan are providing adequate ventilation.

KITCHEN

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Kitchen:

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:

The condition of the windows is generally good. The window catch is missing requires repair / replacement to restore correct function and security.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Kitchen Cabinets:

The condition of the cabinets is generally good.

Splashbacks:

The condition of the splashback tiles is generally good.

Sink & Taps:

The sink and taps appear to be in good condition.

LAUNDRY

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Laundry:

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good. Moderate cracking is evident to wall linings. Periodic maintenance may be required.



Windows Condition:

The condition of the windows is generally good.

Door/s Condition:

The condition of the door/s is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Trough & Taps:

The trough, taps and cabinet all appear to be in good condition.

Splashbacks:

The condition of the splashback tiles is generally good.

TOILETS

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Toilet:


Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Windows Condition:



Rusty and water damaged light well needs repair to improve appearance.

Door/s Condition:

The condition of the door/s is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork

The condition of the woodwork is generally good.

Toilet Condition:

The toilet appears to be in working order.

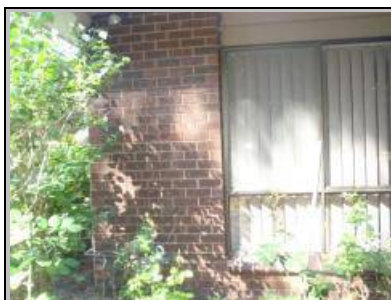
EXTERIOR

External Walls:

General Condition:

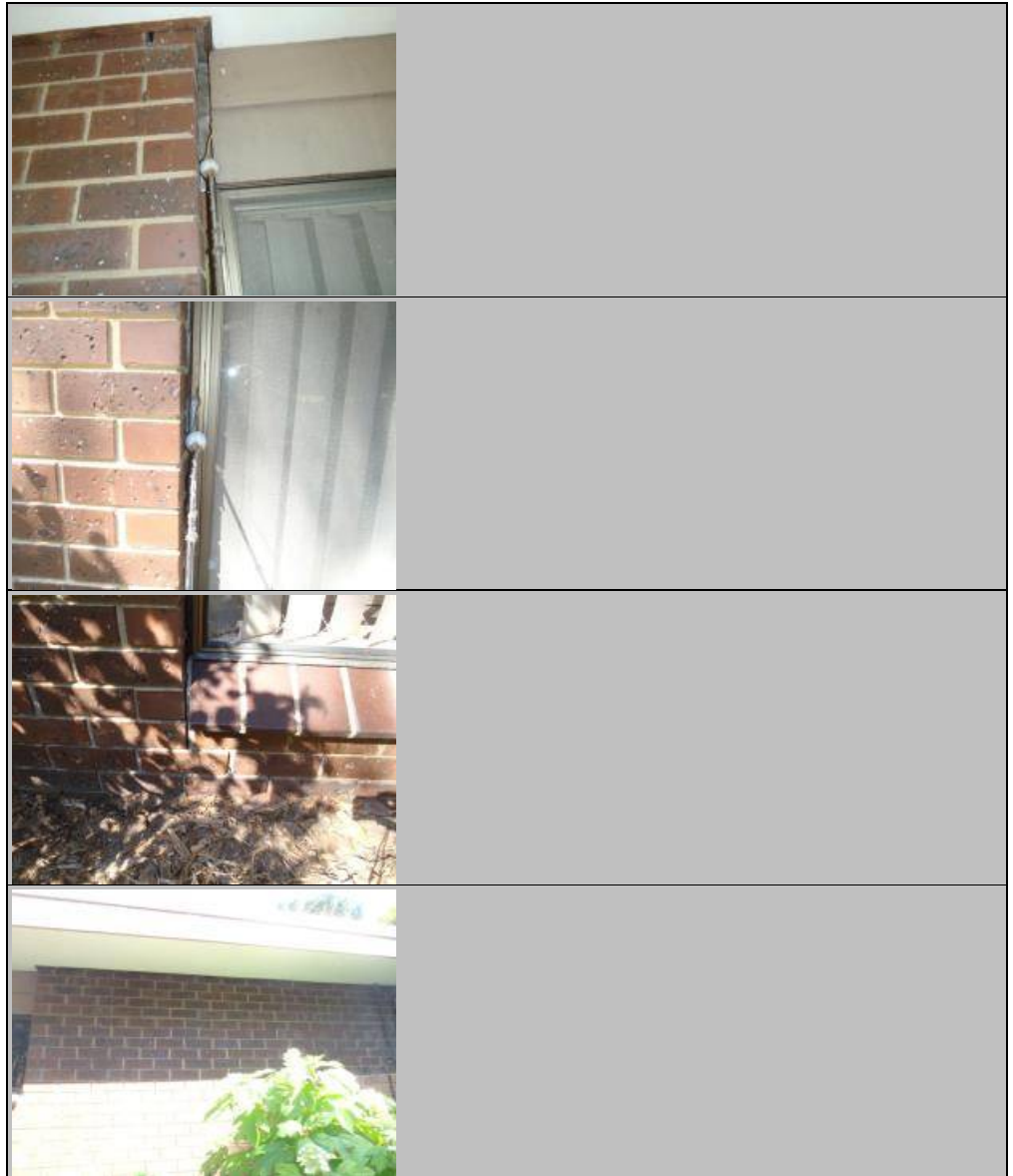
The condition of the walls is generally good.

Cracking to Masonry or Concrete Elements:



Cracks are evident. Visible cracking has been categorized as a structural defect. Cracking of a building element is a structural defect where in the opinion of the inspector the structural performance of the building element is impaired, or where the cracking is the result of the structural behavior of the building. The expected consequence of this cracking is unknown until further information is obtained.

This must be referred to a Structural Engineer to investigate.



Position/Location:

To the front left corner of the building,

The following action is recommended:

We recommend an engineer be engaged to comment upon and offer further advise regarding the above issue.

Weep Holes and Vents:

Weep Holes:

Weepholes appear to be performing as intended.

Lintels:

Type & Condition:

The condition of the lintels is generally good.

Windows / Doors:

Windows / Doors
Condition:

The condition of the exterior of the windows / doors is generally good.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Verandah:

Position/Location:



To the rear of the building.

Construction & Condition:

Constructed primarily from timber.

Roof Construction:

The roof is of skillion construction.

Roof is covered with:

Polycarbonate sheets.

Roof Covering Condition

Detail:

The overall condition of the roof coverings is good.

Defects or Maintenance

Items:

No defective works were noted during the inspection.

Balcony:

Position/Location:

To the front of the building.

Construction & Condition:

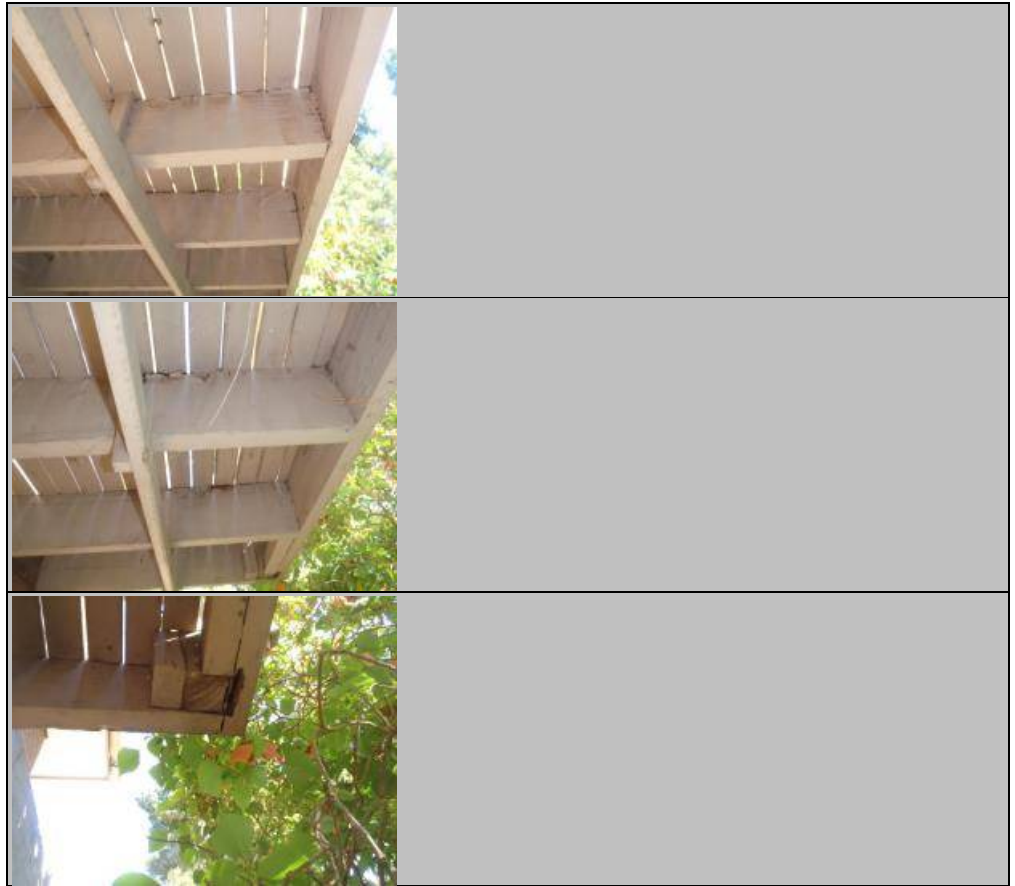
Constructed primarily from timber.

Defects or Maintenance

Items:



Moderate to severe wood decay is present to the structure. Some repairs or maintenance will be required.



Deck:

Position/Location:



To the rear of the building.

Construction & Condition:

Constructed primarily from timber.

**Defects or Maintenance
Items:**

No defective works were noted during the inspection.

Pergola:

Position/Location:



To the front of the building.

Construction & Condition:

Constructed primarily from timber.

Defects or Maintenance Items:

No defective works were noted during the inspection.

Pergola # 2:

Position/Location:

Right side of the balcony.

Construction & Condition:

Constructed primarily from timber.

Defects or Maintenance Items:

Moderate wood decay is present to the structure. Some repairs or maintenance will be required.



FOOTINGS

Footings:

Type & General Condition:

The building is constructed on a concrete slab.

Cracking to Masonry or Concrete Elements:

Visible cracking has been categorized as a structural defect. Cracking of a building element is a structural defect where in the opinion of the inspector the structural performance of the building element is impaired, or where the cracking is the result of the structural behavior of the building. The expected consequence of this cracking is unknown until further information is obtained.

This must be referred to a Structural Engineer to investigate.

GARAGING

Garage:

Garage Location:

Adjacent to the main building.

Restrictions to inspection



Stored items restricted inspection to the interior. Stored items should be removed to enable a more complete report to be submitted.

General Overall Condition:

The overall condition of the garage is good.

Roof Construction:

The roof is of pitched style construction.

Roof Covering:

Corrugated steel:

Roof Covering Condition in Detail:

The overall condition of the roof coverings is good.

External walls constructed from:



A combination of double and single brick:

External Wall General Condition:

The condition of the walls is generally good.

Front Doors - Type & Condition

The main garage door is a roller shutter style door and is in good condition.

Rear Doors - Type & Condition

The rear garage door is a roller shutter style door and is in good condition.

Floor - Type & General Condition



The concrete floor is generally in good condition.

Gutters & Downpipes:



Front right downpipe socket is broken and needs repair to control the stormwater.

Eaves Type & Condition:

The overall condition of the eaves lining is good.

Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is good.

Lintels - Type & Condition:

The condition of the lintels is generally good.

OUTBUILDINGS

Outbuilding A:

Type of Outbuilding:



Shed:

Position/Location:

To the rear of the property.

Restrictions:



Inspection within some areas was restricted by stored items.

General Condition:

The structure is generally in good condition.

Roof Construction:

The roof is of pitched construction.

Roof Covering:

Corrugated steel and fibreglass sheeting:

Roof Covering Condition in Detail:



The overall condition of the roof coverings is good. The gutter need to be realigned to control the flow f stormwater.

External walls constructed from:

Timber frame with weatherboard cladding.

External Wall General Condition:

The condition of the walls is generally good.

SITE

Driveway:

Type & Condition:



The gravel driveway is generally in good condition.

Fences & Gates:

Fences Type & Condition:

The fences are in typical condition for their age. Minor typical maintenance is required to some elements but generally the fences are in goor order.

Paths/Paved Areas:

Type & Condition:



The concrete paths/paved areas are in good condition.

Drainage - Surface Water:

Description:

Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drainage can cope. If it cannot cope, then additional drainage works may be required.

The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

SERVICES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Services:

Details:



Water tank over flow pipe needs to be connected to the over flow pipe.

Water Lines & Pressure:

Details:

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

Important Information

Important Information:

The following forms an integral part of the report and MUST be read in conjunction with the entire report.

General Definitions used in this report:

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to defects associated with individual items or specific areas:

Good - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

Fair - The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

Poor - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The Definitions (Above Average), (Average), (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

Above Average - The overall condition is above that consistent with dwellings of approximately the same age and

construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.

Average - The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average - The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Appearance Defect - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Serviceability Defect - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Accessible Area - An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

The Definitions (Major Defect) and (Minor Defect) are the definitions outlined in AS4349.1-2007

Major Defect- A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor defect- A defect other than a major defect.

General and Important Information:

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

1) This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection **DID NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB Such matters may upon request be covered under the terms of a Special-Purpose Property Report.)**

4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

5) **ASBESTOS DISCLAIMER:** "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

6) **Mould (Mildew and Non-Wood Decay Fungi) Disclaimer:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, mould happened to be noticed it may be noted in the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7) **Estimating Disclaimer:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

8) **Cracking of Building Elements:** The use of cracking of building elements as an indicator of structural performance can be problematic. Where any cracking is present in a building element, that cracking may be the result of one or more of a range of factors and that the significance of cracking may vary.

Cracking can be generally categorized into:

Appearance Defect: Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Serviceability Defect: Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Structural Defect: Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

The criteria for determining whether cracking is a structural defect are not solely related to crack width. Cracks 0.1mm wide may be a structural defect while cracks 5.00mm wide may not be structural defects. Cracking in a structural element does not necessarily indicate a structural defect.

9) **CONDITIONS :-** This standard property report is conditional upon or conditional in relation to -

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

10) If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or

removed. Where the Report says the property is occupied You agree to:

- a) Obtain a statement from the owner as to
 - i. any Timber Pest activity or damage;
 - ii. timber repairs or other repairs
 - iii. alterations or other problems to the property known to them
 - iv. any other work carried out to the property including Timber Pest treatments
 - v. obtain copies of any paperwork issued and the details of all work carried out
- b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

11) The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007

12) You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects

13) Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

14) The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

However, We may sell the Report to any other Person although there is no obligation for Us to do so.

15) You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

..... End Of Report