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## Pre-Purchase Building Report

Report Commissioned By:

John Smith

Property Address:

xxx Sample Street Samplton

Building Report Reference:

XXX Sample



# **Confidential Inspection Report**

**XX Sample Street Samplton**

**Prepared for: John Smith**

**Prepared by: BUILT RITE INSPECTION  
1300 551 636**

<p><b>This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.</b></p>
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26 June 2008

RE: XX Sample Street Sampton

Dear : John

At your request, a visual inspection of the above referenced property was conducted on June 26, 2012. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection.

#### **REPORT SUMMARY**

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and had average maintenance over the years. Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection carefully to fully assess the findings of the inspection.

Some items noted in the following report should receive eventual attention, but none of them affect the habitability of the house. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

BUILT RITE INSPECTIONS

# VISUAL BUILDING INSPECTION REPORT

## Client & Site Information:

**COMMISSIONED BY:** John Smith.  
**YOUR CONTACT:** First National Real Estate.  
**YOUR REF/FILE NUMBER:** Sample Street.  
**DATE OF INSPECTION:** 26 June 2008.  
**PURCHASER:** John Sample.  
**PROPERTY ADDRESS:** xxx Sample Street Samplton.

### 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: Property maintenance 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. It will help explain what is involved in a Standard Property Maintenance 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 vendor 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. Vendor 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 vendor 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 vendors should request an electrical certificate supplied by the 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:

<b>Building type:</b>	Single storey dwelling.
<b>External walls constructed from:</b>	Brick veneer:
<b>Roof Construction &amp; Covering:</b>	The roof is of pitched construction.
<b>Roof is covered with:</b>	Concrete tiles:
<b>Internal walls covered with:</b>	Plasterboard:
<b>Internal ceilings covered with:</b>	Plasterboard:
<b>Windows are constructed from:</b>	Aluminium.
<b>Footings:</b>	The building is constructed on concrete slab footings.
<b>Estimate Building Age:</b>	Between 10 and 20 years old.

### Overall Condition of Property

<b>Major Defects in this Building:</b>	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:  <b>Low:</b> 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.
<b>Minor Defects in this Building:</b>	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:  <b>Typical:</b> 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 minor 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.

## Summary of Areas Inspected:

**Details:** Roof void: Internal area: External area, Garage: Outbuildings:

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 to enable a more complete report to be submitted.

## 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 of Building Faults and Timber Pest Activity. 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 & wet periods.

**Weather Conditions on the Day and 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.

**Roof Covering  
Condition Detail:**

The overall condition of the roof coverings is fair. A small number of cracked roof tiles were noted and should be replaced.

**Photo 2:**

Some roofing tiles have slipped or moved, repairs are required to help prevent water penetration.

**Flashings:****Roof Flashing - Type  
and Condition:**

Flashing material is of lead. Flashings appear to be in serviceable condition.

**Gutters & Downpipes:****Type & Condition:**

Appear to be in serviceable condition. Water is ponding in the gutters and they require realigning.

**Stormwater Fittings:**

Some stormwater fittings are damaged and require repairs.





**Down Pipes:**

A down pipe rain water diverter has been installed poorly, this type of installation will allow the water to escape the down pipe. Repairs are required by a licensed plumber.

**Photo 2:**

Downpipes are leaking at there bends or joints maintenance is required.

**Photo 3:**

Some downpipes appear to be missing. These should be installed. The missing downpipe is directly above weather proof power points that have been fitted to steel posts, if water was to penetrate this points it could cause electrocution, We strongly recommend that this down pipe be installed at you earliest convenience.



## ROOF SYSTEM INTERNAL

**Restrictions - Roof Interior:**

**Inspection Restrictions:** Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report. Ducting associated with air conditioning or heating restricted inspection. Where areas are restricted, removal of the restriction is required to enable a more complete report be submitted.



**Roof Framing:****Roof Supports - Type and Condition:**

The truss roof system appears to be adequate for the roof covering.

**Insulation & Sarking:****Insulation Status:**

The insulation to the ceiling cavity is ok.



## BEDROOMS

**Bedroom One****Room Location:**

Front.

**Restrictions:**


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 Inspection within these cupboards was restricted by stored goods. Inspection to the upside of slab was restricted by carpets.
 

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**Ceiling Condition:**


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 The condition of the ceilings is generally fair. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.
 

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**Internal Walls Condition:**


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 The condition of the walls is generally good.
 

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**Windows Condition:**


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 The condition of the windows is generally good.
 

---

**Doors Condition:**


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 The condition of the doors is generally good.
 

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**Floors Condition:**


---

 Floors are concealed by floor coverings.
 

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**Woodwork**


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 The condition of the woodwork is generally good.
 

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**Bedroom Two****Room Location:**

Adjacent to the laundry.

**Restrictions:**


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 Inspection within these cupboards was restricted by stored goods. Inspection to the upside of slab was restricted by carpets.
 

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**Ceiling Condition:**


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 The condition of the ceilings is generally fair. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.
 

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**Internal Walls Condition:**


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 The condition of the walls is generally good.
 

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**Windows Condition:**


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 The condition of the windows is generally fair. Mould is present to the window frames, mould is very dangerous to your health and may cause respiratory problems. We strongly suggest that the mould is removed and monitored. The cause of mould in this circumstance is generally caused from lack of air movement due to a number of reasons, the obvious one is the heavy window drapes. We suggest that during colder days when heating is used you should check to see how much condensation build up is on the windows then you can plan the appropriate step to take.
 

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**Doors Condition:**


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 The condition of the doors is generally fair. The sliding door is out of level and requires adjustment.
 

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**Floors Condition:**


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 Floors are concealed by floor coverings.
 

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<b>Woodwork</b>	The condition of the woodwork is generally good.
<b>Bedroom Three</b>	
<b>Room Location:</b>	Adjacent to hall.
<b>Restrictions:</b>	Inspection within these cupboards was restricted by stored goods. Inspection to the underside of slab was restricted by carpets.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally fair. Minor cracking is present to cornices. This will require maintenance. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.
<b>Internal Walls Condition:</b>	The condition of the walls is generally good.
<b>Windows Condition:</b>	The condition of the windows is generally fair. The window sills show water staining where the water has penetrated the framing or through condensation off the glass, these windows should be monitored during rain fall and on cold days, further investigation is required. Mould is present to the window frames, mould is very dangerous to your health and may cause respiratory problems. We strongly suggest that the mould is removed and monitored. The cause of mould in this circumstance is generally caused from lack of air movement due to a number of reasons, the obvious one is the heavy window drapes. We suggest that during colder days when heating is used you should check to see how much condensation build up is on the windows then you can plan the appropriate step to take.
<b>Doors Condition:</b>	The condition of the doors is generally good.
<b>Floors Condition:</b>	Floors are concealed by floor coverings.
<b>Woodwork</b>	The condition of the woodwork is generally good.
<b>Bedroom Four</b>	
<b>Room Location:</b>	Adjacent to the bathroom.
<b>Restrictions:</b>	Inspection within these cupboards was restricted by stored goods. Inspection to the underside of slab was restricted by carpets.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally good.
<b>Internal Walls Condition:</b>	The condition of the walls is generally good.
<b>Windows Condition:</b>	The condition of the windows is generally fair. Mould is present to the window frames, mould is very dangerous to your health and may cause respiratory problems. We strongly suggest that the mould is removed and monitored. The cause of mould in this circumstance is generally caused from lack of air movement due to a number of reasons, the obvious one is the heavy window drapes. We suggest that during colder days when heating is used you should check to see how much condensation build up is on the windows then you can plan the appropriate step to take.
<b>Doors Condition:</b>	The condition of the doors is generally good.
<b>Floors Condition:</b>	Floors are concealed by floor coverings.
<b>Woodwork</b>	The condition of the woodwork is generally good.



# ROOMS

## Entry/Foyer:

<b>Room Location:</b>	Front.
<b>Restrictions:</b>	Inspection to the upperside of the slab was restricted by tiles.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally fair. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.
<b>Internal Walls Condition:</b>	The condition of the walls is generally fair. Minor settlement cracks in walls. Periodic maintenance may be required.
<b>Doors Condition:</b>	The condition of the doors is generally good. The door binds and minor adjustments are required to ensure correct operation.
<b>Floors Condition:</b>	Cracking is evident to some floor tiles. Cracked or damaged floor tiles should be replaced.
<b>Woodwork</b>	The condition of the woodwork is generally good.

## Hall:

<b>Restrictions:</b>	Inspection to the upperside of the slab was restricted by tiles.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally fair. Minor cracking is present to cornices. This will require maintenance.
<b>Internal Walls Condition:</b>	The condition of the walls is generally good.
<b>Doors Condition:</b>	The condition of the doors is generally good.
<b>Floors Condition:</b>	Cracking is evident to some floor tiles. Cracked or damaged floor tiles should be replaced.
<b>Woodwork</b>	The condition of the woodwork is generally good.
<b>Linen Cupboard:</b>	Linen cupboard is generally in an acceptable condition. Holes in ceiling lining require repairs.

## Family Room:

<b>Room Location:</b>	Adjacent to the kitchen.
<b>Restrictions:</b>	Inspection to the upperside of tiles was restricted by rugs. Inspection to the upperside of the slab was restricted by tiles.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally fair. Minor cracking is present to cornices. This will require maintenance. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.
<b>Windows Condition:</b>	The condition of the windows is generally good.
<b>Floors Condition:</b>	Floors are concealed by floor coverings.
<b>Woodwork</b>	The condition of the woodwork is generally good.

## Family/Rumpus Room:

<b>Restrictions:</b>	Inspection to the upperside of slab was restricted by carpets. Inspection to the upperside of the slab was restricted by tiles.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally fair. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.
<b>Internal Walls Condition:</b>	The condition of the walls is generally good.
<b>Windows Condition:</b>	The condition of the windows is generally good. Some windows were locked and the operation was not checked at the time of inspection.

**Doors Condition:** The condition of the doors is generally good.  
**Floors Condition:** Floors are concealed by floor coverings.  
**Woodwork** The condition of the woodwork is generally good.

## Study:

**Room Location:** Front.  
**Restrictions:** Inspection to the upperside of slab was restricted by carpets.  
**Ceiling Condition:** The condition of the ceilings is generally fair. Repairs are required.  
**Internal Walls** The condition of the walls is generally fair. Minor settlement cracks in walls.  
**Condition:** Periodic maintenance may be required.  
**Windows Condition:** The condition of the windows is generally fair. The

window sills framing show water staining and swelling where the water has penetrated the framing or through condensation off the glass, these windows should be monitored during rain fall and on cold days, further investigation is required. Mould is present to the window frames, mould is very dangerous to your health and may cause respiratory problems. We strongly suggest that the mould is removed and monitored. The cause of mould in this circumstance is generally caused from lack of air movement due to a number of reasons, the obvious one is the heavy window drapes. We suggest that during colder days when heating is used you should check to see how much condensation build up is on the windows then you can plan the appropriate step to take.



**Floors Condition:** Floors are concealed by floor coverings.  
**Woodwork** The condition of the woodwork is generally good.

## Theatre room

**Room Location:**  
**Restrictions:** Inspection to the upperside of slab was restricted by carpets.  
**Ceiling Condition:** The condition of the ceilings is generally good.  
**Internal Walls** The condition of the walls is generally good.  
**Condition:**  
**Windows Condition:** The condition of the windows is generally fair. Mould is present to the window frames, mould is very dangerous to your health and may cause respiratory problems. We strongly suggest that the mould is removed and monitored. The cause of mould in this circumstance is generally caused from lack of air movement due to a number of reasons, the obvious one is the heavy window. We suggest that during colder days when heating is used you should check to see how much condensation build up is on the windows then you can plan the appropriate step to take.

**Floors Condition:** Floors are concealed by floor coverings.  
**Woodwork** The condition of the woodwork 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:

<b>Room Location:</b>	Adjacent to hall.
<b>Restrictions:</b>	Inspection within these cupboards was restricted by stored goods. Inspection to the upperside of the slab was restricted by tiles.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally fair. Minor cracking is present to cornices. This will require maintenance. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.
<b>Internal Walls Condition:</b>	The condition of the walls is generally fair. Minor settlement cracks in walls. Periodic maintenance may be required.
<b>Windows Condition:</b>	The condition of the windows is generally good.
<b>Doors Condition:</b>	The condition of the doors is generally good.
<b>Floors Condition:</b>	Floors are concealed by floor coverings.
<b>Woodwork</b>	The condition of the woodwork is generally good.
<b>Shower/Bath Condition:</b>	A shower test was carried out to find out if the water would penetrate the shower cubical, during this test it was noted that once the water was applied against the shower screen the water penetrated to the out side of the cubical, further investigation is required and repairs will be needed to stop the penetration of water.
<b>Tiles:</b>	The condition of the tiles is generally good.
<b>Basin &amp; Taps:</b>	The basin & taps appear serviceable. Drain appears serviceable.
<b>Vanity Unit:</b>	The condition of the vanity unit is generally good.
<b>Floor/Floor Waste:</b>	There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.
<b>Ventilation:</b>	An exhaust fan in present but has not been tested.

## Ensuite Bathroom:

<b>Room Location:</b>	Main bedroom en suite.
<b>Restrictions:</b>	Inspection within these cupboards was restricted by stored goods. Inspection to the upperside of the slab was restricted by tiles.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally good.
<b>Internal Walls Condition:</b>	The condition of the walls is generally good.
<b>Windows Condition:</b>	The condition of the windows is generally good.
<b>Doors Condition:</b>	The condition of the doors is generally good.
<b>Floors Condition:</b>	Floors are concealed by floor coverings.
<b>Woodwork</b>	The condition of the woodwork is generally good.
<b>Shower/Bath Condition:</b>	The shower recess was tested and there was no visible water penetration to surrounding areas. <b>IMPORTANT NOTE:</b> This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

**Tiles:**

Some cracked tiles were noted in this area. These will require replacement.

**Basin & Taps:**

The basin & taps appear serviceable. Drain appears serviceable.

**Vanity Unit:**

The condition of the vanity unit is generally good.

**Toilet Condition:**

The toilet appears to be in working order.

**Floor/Floor Waste:**

There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.

**Ventilation:**

An exhaust fan is present but has not been tested.

**Bath****Bathroom:**

The bath tub is in good condition.

## 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:****Restrictions:**

Inspection within these cupboards was restricted by stored goods. Inspection to the underside of the slab was restricted by tiles.

**Ceiling Condition:**

The condition of the ceilings is generally fair. Minor cracking is present to cornices. This will require maintenance. The blemishes or holes in the plaster have been filled poorly and are very noticeable and need attention.

**Internal Walls**

The condition of the walls is generally good.

**Condition:****Windows Condition:**

The condition of the windows is generally good.

**Doors Condition:**

The condition of the doors is generally good.

**Floors Condition:**

Chipped floor tiles are present.

**Woodwork**

The condition of the woodwork is generally good.

**Kitchen Fixtures:**

The condition of the fixtures is generally good.

**Tiles:**

The condition of the tiles is generally good.

**Sink & Taps:**

The sink and taps appear to be in a serviceable condition. The drain appears serviceable.



## 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:

<b>General condition of area:</b>	This area is generally in good condition.
<b>Room Location:</b>	Adjacent to hall.
<b>Restrictions:</b>	Inspection to the upperside of the slab was restricted by tiles.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally fair. Minor cracking is present to cornices. This will require maintenance. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.
<b>Internal Walls Condition:</b>	The condition of the walls is generally good.
<b>Windows Condition:</b>	The condition of the windows is generally good.
<b>Doors Condition:</b>	The condition of the doors is generally good.
<b>Floors Condition:</b>	Cracking is evident to some floor tiles. Cracked or damaged floor tiles should be replaced.
<b>Woodwork</b>	The condition of the woodwork is generally good.
<b>Tub &amp; Taps:</b>	The tub and taps appear serviceable. Drain appears serviceable.
<b>Floor/Floor Waste:</b>	There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.
<b>Tiles:</b>	The condition of the 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:

<b>General condition of area:</b>	This area is generally in good condition.
<b>Room Location:</b>	Adjacent to hall.
<b>Restrictions:</b>	Inspection to the upperside of the slab was restricted by tiles.
<b>Ceiling Condition:</b>	The condition of the ceilings is generally fair. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.
<b>Internal Walls Condition:</b>	The condition of the walls is generally good.
<b>Windows Condition:</b>	The condition of the windows is generally good.
<b>Doors Condition:</b>	The condition of the doors is generally fair. The door binds and minor adjustments are required to ensure correct operation.
<b>Floors Condition:</b>	Floors are concealed by floor coverings. Loose grout noted against the door arcitraves.
<b>Woodwork</b>	The condition of the woodwork is generally good.
<b>Toilet Condition:</b>	The toilet appears to be in working order.

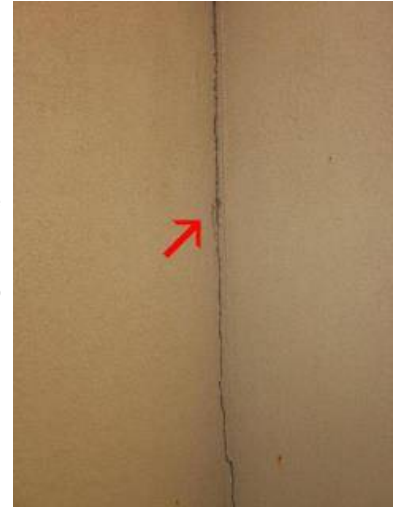


## EXTERIOR

### External Walls:

**Condition:**

The condition of the walls is generally fair. Cracks are evident to brickwork or render. Visible cracking appears minor. Periodic maintenance may be required and any additional movement should be referred to a Structural Engineer to investigate. The area where cracked brickwork or render was noted is listed below. The Cracks have been classed as a category 2 as listed under structural defects clause 8 Item 4. Cracking to the north west facing internal garage corner appears to be caused by a poorly finished control joint, repairs will be required but does not appear to be of a structural concern. Damaged render was also note at the front door step, repairs will be required.

**Photo 2**

The condition of the walls is generally fair. Cracks are evident to brickwork or render. Visible cracking appears minor. Periodic maintenance may be required and any additional movement should be referred to a Structural Engineer to investigate. The area where cracked brickwork or render was noted is listed below. The Cracks have been classed as a category 2 as listed under structural defects clause 8 Item 4. Cracking to the north west corner of the property appears to be caused by a number of reasons, firstly poorly finished control joint was noted along with poorly finish concrete that did not appear to have a separation control strip of foam between the bricks and concrete paving, during ground movement the paving and house will move at different times due to load, this will place pressure against the bricks causing movement and cracking. We recommend that if movement continues you contact a licensed builder/engineer for further comment.

**Position/Location:**

Northwestern elevation, Northeastern elevation.

**Brick Expansion Joints:**


Some expansion joints have been finished poorly and do not continued to the full extent of the joint, if cracking is noted repairs to these expansions will require repairs.



Weepholes:	Weep holes appear to be fine but it is not possible to inspect there performance .
DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS	



Porch

Position/Location:	Front.
Construction & Condition:	Under existing house framing and stands in Fair condition.
Defects or Maintenance Items:	The architectural columns have moved and require repairs.



Pergola:


Position/Location:	Left hand side elevation.
Construction & Condition:	Constructed from metal. The general condition of this structure is good. <b>Please check with the local council building department that a building permit is in place for the construction of the pergola.</b>
Defects or Maintenance Items:	The pergola roofing has been partly directed into the existing house guttering. We strongly suggest that you contact a plumber to calculate the amount of rainwater that one 100 x 50 downpipe can service as you maybe required to up size the down pipe or add an extra one to cope with extra rainwater.



FOOTINGS

Footings:

Type & Condition:	The building is constructed on a concrete slab. The footings appear to be generally sound. Concrete paving has been placed from neighboring foundations to your foundation, this may limit the amount of movement and cause unwanted cracking. We recommend that this area is monitored.
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## GARAGING

### Garage:

**Second resident**

Under the main roof.

**Location:**

**Roof Construction:**

The roof is of pitched style construction.

**Roof Covering:**

Concrete tiles:

**Roof Covering**

The overall condition of the roof coverings is fair, A small number of cracked roof tiles were noted and should be replaced.

**Condition in Detail:**

**Wall Construction:**

Brick veneer:

**Wall Condition:**

The condition of the walls is generally fair. Cracks are evident to brickwork or render. Visible evidence appears minor.

**Front Doors - Type & Condition**

The main garage door is a panel lift style door and is in fair condition.

**Rear Doors - Type & Condition**

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

**Floor - Type &**

The concrete floor shows signs of minor cracking.

**Condition**

**Ceiling Condition:**

The condition of the ceilings is generally fair. Minor settlement cracks were noted and these are typical of this type of material. Periodic maintenance may be required. Minor cracking is present to cornices. This will require maintenance. The blemishes or holes in the plaster have been filled Poorly and are very noticeable and need attention.

**Internal Walls**

**Condition:**

The condition of the walls is generally fair. Minor settlement cracks in walls. Periodic maintenance may be required.

**Doors Condition:**

The condition of the doors is generally fair.

**Woodwork**

The condition of the woodwork is generally fair.

**Gutters & Downpipes:**

Appear to be in serviceable condition.

**Eaves Type &**

**Condition:**

The infill above the rear door is lined with fiber cement sheeting. The overall condition of the eaves lining is fair. Some linings are cracked and require replacing or maintenance.



**Fascias & Bargeboards**

**Type & Condition:**

The overall condition of the fascias/bargeboards is good.

## SITE

### Driveway:

**Type & Condition:**

The concrete driveway stands in fair condition.

**Fences & Gates:****Fences Type & Condition:**

The fences are mainly constructed from timber. The fences are generally in fair condition but some repairs or maintenance is required.

**Paths/Paved Areas:****Type & Condition:**

There is no control joint between brickwork and paving, in unstable weather conditions this can cause damage to structure as it limits the amount of movement. The concrete paths/paved areas have some visible cracking consistent with lack of wire reinforcement, that should be monitored for further movement.

**Photo 2**

The paving at the rear of the house has moved leaving a big gap between the paving and house foundation, this gap will allow rainwater to run down the brick wall and pond against the foundation. The paving will not allow the ground to dry beneath causing ground movement. We suggest that this gap is sealed with a silicon based product to still allow movement.

**Drainage - Surface Water:****Description:**

The drainage at the right & Left hand side of the property is inadequate. Drains should be installed at the right side to divert seepage and surface runoff water away from the house. The drains should be connected to the existing stormwater drainage system.



## 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:

Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on. Earth leakage and circuit breaker are fitted and serviceable.



## Water Lines & Pressure:

### Details:

The visible water lines are in copper and polybutylene. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

## Hot Water Service:

### Hot water is provided by the following:

Gas hot water system: Mains pressure: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

### Age of Unit:

The unit was manufactured in 2002.

### 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.

### **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 (built before 1978) 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/drainage.

### **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.

Damage Category: Where cracking in masonry or concrete is categorised, the following damage category can be applied.

- **Damage Category 0:** Width less than 0.1mm - Hairline cracks - No need to repair.
- **Damage Category 1:** Width less than 1.0mm - Fine cracks - No need to repair.
- **Damage Category 2:** Width less than 5.00mm - Cracks noticeable but easily filled - Windows or doors may stick slightly.
- **Damage Category 3:** Width between 5.00mm and 15.00mm (or a number of cracks 3.00mm or more in one group) - Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows may stick and service pipes may fracture.
- **Damage Category 4:** Width between 15.00mm and 25.00mm - Extensive repair work may be required involving breaking out and replacing sections of walls, especially over doors and windows. Doorframes may distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes may be disrupted.

**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 release Us from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.
- 16) 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 .....