

Building Report

**Purchaser:
Mr & Mrs A. Sample**

**Property Address:
Sample Street
Sample NSW 0000**

**Reference No:
000**



Buildwise Certification
Enquiries regarding this report should be directed to our office on 02 6760 3420
Insurance Accreditation Number: BPB1792
ABN: 15 365 625 274

Notable Items - 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. Please note, if any prices have been given, these are opinions only and are not quotes or even firm estimates. Independent quotations for any item should be obtained from suitable trades people prior to purchase.

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.

VISUAL BUILDING INSPECTION REPORT

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:

Typical: The frequency and/or magnitude of major defects are consistent with 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 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.

ROOF SYSTEM EXTERNAL

External Roof:

Roof Covering Condition in Detail:

The overall condition of the roof coverings is fair.
Generally acceptable for age of construction.
Monitoring is recommended.

The mortar bed to the ridge capping is starting to deteriorate and may require re bedding and re pointing in the future.

Gutters & Downpipes:

Gutters & Downpipes:

Appear to be in serviceable condition.

Some downpipes do not appear to be connected to a stormwater dispersal system.

This should be rectified.

Leaves and debris are present in gutters.

These should be cleared.

Guttering joints are leaking and should be repaired.



Valleys:

Condition:

Leaves obstructed full inspection.

These must be removed to enable a more complete inspection to be carried out and prevent water penetration into the eaves and ceiling areas.

Eaves, Fascias & Barge Boards:

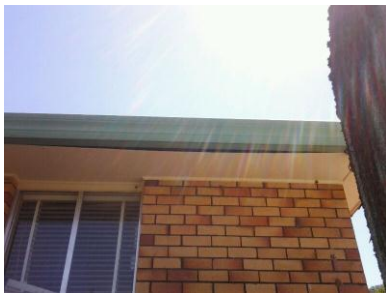
Eaves Type & Condition:

The eaves are lined with fibre cement sheeting.

The overall condition of the eaves lining is fair.

Eaves linings are not fitting into the fascia leaving gaps.

Repairs are required and eaves should be correctly fitted.



INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:

The condition of the ceilings is generally fair.

Minor imperfections were noted to the ceiling lining.

This is expected in a house of this age.

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.



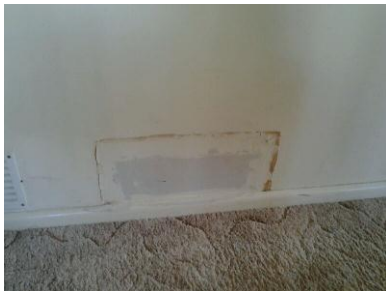
Walls:

Internal Walls Condition:

The condition of the walls is generally fair.
Minor imperfections are noted to some wall surfaces.
This is to be expected in a house of this age.

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

Evidence of past repairs adjacent to the shower recess.



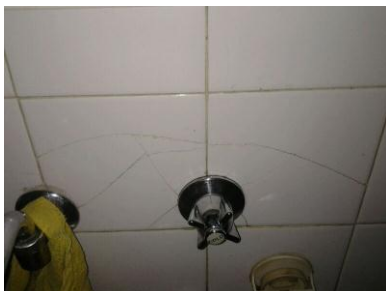
KITCHEN

Kitchen:

Tiles:

The condition of the tiles is generally fair.
A flexible sealant should be provided to the gaps between tiled corners
or areas to provide an acceptable finish and prevent water penetration.

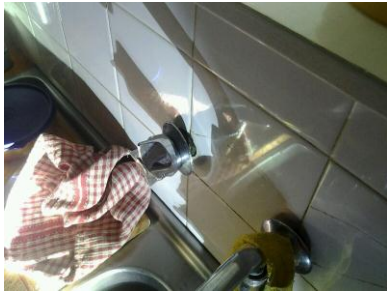
Some cracked tiles were noted in this area.
This is considered a cosmetic issue.
Rectification may be desired and if necessary, contact a floor and
wall tiler for rectification.



Sink & Taps:

Drain appears serviceable.
Taps require servicing or replacement.

The cabinet appears to be in fair condition for age.

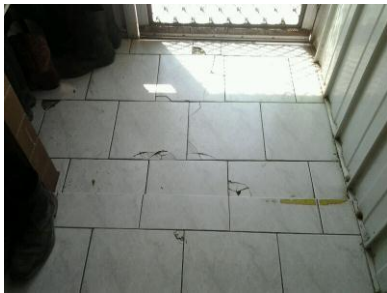


DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Verandah:

Defects or Maintenance Items:

Cracked floor tiles are present and require replacement.



Insulated ceiling panel is loose and requires rectification.



Verandah # 2:

Defects or Maintenance Items:

Cracked floor tiles are present and require replacement.



SUBFLOOR

Sub Floor - Other Defects or Issues:

Details:

Forming timbers are present below suspended concrete areas and are in contact with the ground.

Timbers such as these should be removed as they are highly conducive to timber pest attack.

Loose timbers are visible to subfloor area.
Removal recommended.

Visible signs of stained timber members to bathroom subfloor area.
These stains have been caused by past leaks to shower recess.

OUTBUILDINGS

Outbuilding A:

General Condition:

The structure is generally in poor condition.



SITE

Trees

Issue and Location

Trees are located close to the building with tree limbs over the roof area.

Consideration should be given to the cutting back of tree limbs over roof areas by a professional contractor.

Swimming Pool:

Pool Fencing:

Pool gate is in poor operational condition at time of inspection with rectification highly recommended.

SERVICES

Water Lines & Pressure:

Details:

The visible water lines are in copper and galvanised steel.

The galvanised pipe will eventually corrode internally and should be replaced with copper or polybutylene.

The visible water lines are in 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:

Mains electric hot water system.

Solar collector located on roof.

Hot water tank located externally.

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.

Overflow needs an extension to a gully or away from the building footings.

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VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:

Purchaser.

YOUR REF/FILE NUMBER:

0000.

DATE OF INSPECTION:

00/00/00.

PURCHASER:

Mr & Mrs A. Sample.

PROPERTY ADDRESS:

Sample Street. Sample. NSW. 0000.

PERSONS IN ATTENDANCE:

Pest Inspector.
Vendor.

INSPECTED BY:

Peter Ward.

IMPORTANT NOTE:

This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of the initial inspection. A re-inspection after this time is essential.

PURPOSE OF THIS REPORT:

Visual Pre Purchase Building Inspection in accordance with AS4349.1.

INSPECTION AGREEMENT:

This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

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 identify the major defects and safety hazards associated with the property 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 overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The Scope of the Inspection: The purpose of the inspection is to identify the major defects and safety hazards

associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007. The scope of the inspection will cover the main building and the property within 30 metres of the main building subject to this inspection report.

If the property inspected is part of a Strata or Company Title (Appendix B), 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:

Single storey dwelling.

External walls constructed

from:

Brick veneer.

Roof Construction:

The roof is of pitched and skillion construction.

Roof Covering:

Terracotta tiles.
Metal decking.
Colourbond sheeting.

Internal walls covered with:

Plasterboard.
Fibre cement sheeting.

Internal ceilings covered with:

Plasterboard.
Fibre cement sheeting.

Windows are constructed from:

Aluminium.

Footings:

The building is constructed on a combination of strip footings and concrete slab footings.

Estimate Building Age:

Between 30 and 40 years old.

This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building.
Should an accurate age of the building be required, further independent investigations should be made.

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:

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

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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 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.

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.
Subfloor area.
Carport.
External area.
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 prior to purchase to enable a more complete report to be submitted. The inspection generally includes the main building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

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 or commitment to purchase is made.

Summary of Areas Not Inspected:

Roof void:

Skillion areas.

Interior:

Granny Flat.

If any other inspections and reports are noted below, it is Strongly Recommended that they be obtained PRIOR to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

Other Inspections and Reports Required

Other inspection reports
that should be obtained

Plumbing Inspection.
Electrical Inspection.
Drainage Inspection.
Appliances Inspection.

Furnished Properties:

Was the property
furnished at the time of
inspection?

The property was furnished.

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. In all cases, roofing material is viewed from a distance only.

External Roof:

Roof Style:

The roof is of pitched and skillion construction.

Roof Access Limitations:

Access gained.

Roof Covering Condition
in Detail:

The overall condition of the roof coverings is fair.
Generally acceptable for age of construction.
Monitoring is recommended.

The mortar bed to the ridge capping is starting to deteriorate and may require re bedding and re pointing in the future.

Flashings:

Roof Flashing - Type and Condition:

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

It should be noted that flashings are only viewed from a distance in some areas and sometimes defects are very small and not clearly visible.

Position/Location:

All elevations:

Gutters & Downpipes:

Gutters & Downpipes:

Appear to be in serviceable condition.
Some downpipes do not appear to be connected to a stormwater dispersal system.
This should be rectified.

Leaves and debris are present in gutters.
These should be cleared.
Guttering joints are leaking and should be repaired.



Position/Location:

All elevations:

Valleys:

Condition:

Leaves obstructed full inspection.

These must be removed to enable a more complete inspection to be carried out and prevent water penetration into the eaves and ceiling areas.

Eaves, Fascias & Barge Boards:

Eaves Type & Condition:

The eaves are lined with fibre cement sheeting.
The overall condition of the eaves lining is fair.
Eaves linings are not fitting into the fascia leaving gaps.
Repairs are required and eaves should be correctly fitted.



Position/Location:

Rear right.
All elevations:

Fascias & Bargeboards Type & Condition:

Timber fascia/bargeboards are generally in fair condition.

Position/Location:

All elevations:

Chimneys:

Condition:

The flashing around the chimney is in good condition.

ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Cavity Present/Not
Accessible:

Access gained to the roof interior.
Species Type: Hardwood.

Access Restrictions:

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out.

Location/area

Throughout.

Inspection Restrictions:

Sarking membrane and 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 building inspection report.

Random top plate inspection has been carried out.

In roof hot water tank is present but is not in service.

Roof Framing:

Roof Supports - Type and
Condition:

The cut and pitched roof timbers appear to provide adequate support.
Species Types: Hardwood.

Insulation & Sarking:

Insulation Status:

Insulation has been installed to ceiling void.
Pumped insulation has been installed to ceiling void.

Sarking Status:

Sarking is visible to roof cavity.

INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:

The condition of the ceilings is generally fair. Minor imperfections were noted to the ceiling lining. This is expected in a house of this age. 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.



Location/area

Throughout.

Walls:

Internal Walls Condition:

The condition of the walls is generally fair. Minor imperfections are noted to some wall surfaces. This is to be expected in a house of this age.

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

Evidence of past repairs adjacent to the shower recess.



Location/area

Throughout.

Windows:

Windows Condition:

The condition of the windows is generally fair. The condition of the window hardware is generally fair.

Location/area

Throughout.

Doors:

Doors Condition:

The condition of the doors is generally fair. The condition of the door hardware is generally fair.

A floor guide should be provided to the bottom of the sliding door to enable correct operation.

Location/area

Throughout.

Floors:

Floors General Condition:

The condition of the floors is generally good.
Floors are concealed by floor coverings.

Location/area

Throughout.

Woodwork:

Woodwork

The condition of the woodwork is generally fair.
Minor imperfections are noted to timberwork.

Location/area

Throughout.

Built-In Wardrobes

Type and Condition

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

Location/area

Various areas.

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:

Kitchen Fixtures:

The condition of the fixtures is generally fair.
The condition of the bench top is generally fair for its age.

Tiles:

The condition of the tiles is generally fair.
A flexible sealant should be provided to the gaps between tiled corners or areas to provide an acceptable finish and prevent water penetration.

Some cracked tiles were noted in this area.
This is considered a cosmetic issue.
Rectification may be desired and if necessary, contact a floor and wall tiler for rectification.



Sink & Taps:

Drain appears serviceable.
Taps require servicing or replacement.
The cabinet appears to be in fair condition for age.



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.

Main Bathroom:

Shower/Bath Condition:

Drain appears serviceable.
The shower recess was tested and there was no visible water penetration to surrounding areas.

IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Bath was tested and there was no visible water penetration to surrounding area. Bath drain appears serviceable.

Tiles:

The condition of the tiles is generally fair.
A flexible sealant should be provided to the gaps between tiled corners or areas to provide an acceptable finish and prevent water penetration.

Basin & Taps:

Drain appears serviceable.
The basin & taps appear serviceable.

Vanity Unit:

The condition of the vanity unit is generally fair.

Toilet Condition:

The toilet appears to be in working order.
Replacement of rubber coupling is recommended.

Ventilation:

Mechanical exhaust fan fitted.

Bathroom Two:

Room Location:

Adjacent to the studio.

Tiles:

Tiles are not present to wet areas.
Recommend tiles be installed to prevent water penetration.

Basin & Taps:

Drain appears serviceable.
The basin & taps appear serviceable.

Vanity Unit:

The condition of the vanity unit is generally fair.

Toilet Condition:

The toilet appears to be in working order.

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:

General condition of area:

This area is generally in fair condition.

Tub & Taps:

Drain appears serviceable.
The tub, taps and cabinet appear serviceable.

Tiles:

The condition of the tiles is generally fair.
A flexible sealant should be provided to the gaps between tiled corners or areas to provide an acceptable finish and prevent water penetration.

Toilet Condition:

The toilet appears to be in working order.

EXTERIOR

External Walls:

General Condition:

The condition of the walls is generally good.

Position/Location:

All elevations:

Weep Holes and Vents:

Vents:

Ventilation to the subfloor is adequate.

Windows:

Windows Condition:

Screens installed.
The condition of the exterior of the windows is generally good.

Position/Location:

All elevations:

External Stairs:

Type & Condition:

The stairs are constructed primarily from bricks and concrete.
The overall condition of the stairs is good.

Damp Course:

Type & Condition:

A polythene damp proof coursing material is visible in the external walls and it should continue to be effective unless damaged or bridged.

Position/Location:

All elevations:

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

IMPORTANT NOTE: Where any elevated structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you **MUST** have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandahs, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a Structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

Verandah:

Position/Location:

Rear elevation.

Construction & Condition:

Constructed from metal.
The general condition of this structure is fair.

Roof Construction:

The roof is of skillion construction.

Roof is covered with:

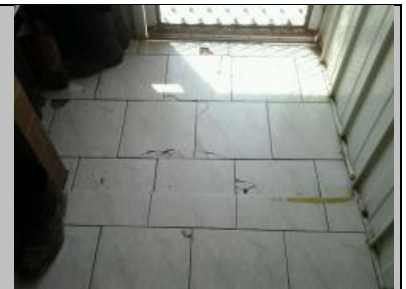
Metal decking.

Roof Covering Condition Detail:

The overall condition of the roof coverings is fair.

Defects or Maintenance Items:

Cracked floor tiles are present and require replacement.



Insulated ceiling panel is loose and requires rectification.



Verandah # 2:

Position/Location:

Front elevation.

Construction & Condition:

Constructed from metal.
The general condition of this structure is good.

Roof Construction:

The roof is of skillion construction.

Roof is covered with:

Corrugated steel.

Roof Covering Condition

Detail:

The overall condition of the roof coverings is fair.

Defects or Maintenance Items:

Cracked floor tiles are present and require replacement.



SUBFLOOR

Restrictions:

Restrictions/description:

Access has been gained to subfloor.
Species Type: Hardwood.
Subfloor construction is in sound structural condition for its age.

Below the following location or area:

The entire subfloor.

Ventilation:

Description:

Subfloor ventilation appeared to be adequate at the time of inspection.

Sub Floor - Other Defects or Issues:

Details:

Forming timbers are present below suspended concrete areas and are in contact with the ground.
Timbers such as these should be removed as they are highly conducive to timber pest attack.

Loose timbers are visible to subfloor area.
Removal recommended.

Visible signs of stained timber members to bathroom subfloor area.
These stains have been caused by past leaks to shower recess.

FOOTINGS

Footings:

Type & General Condition:

The building is constructed on a combination of strip footings and concrete slab footings.
The footings appear to be generally sound.

GARAGING

Carport:

Carport Location:

To the front of the main house.

General Overall Condition:

The overall condition of the garage is good.

Roof Construction:

Shade cloth only.

OUTBUILDINGS

Outbuilding A:

Type of Outbuilding:

Tank stand.

Position/Location:

To the rear of the property.
To the left hand side of the property.

General Condition:

The structure is generally in poor condition.



Outbuilding B:

Type of Outbuilding:

Metal garden shed. X 4.

Position/Location:

To the rear of the property.

General Condition:

The structure is generally in fair condition.

SITE

Driveway:

Type & Condition:

The paved driveway stands in fair condition.

Fences & Gates:

Fences Type & Condition:

The fences are mainly constructed from metal and netting.
The fences are mainly constructed from brick.
The fences are generally in good condition.

Paths/Paved Areas:

Type & Condition:

The concrete paths/paved areas are in good condition.

Trees

Issue and Location

Trees are located close to the building with tree limbs over the roof area.

Consideration should be given to the cutting back of tree limbs over roof areas by a professional contractor.

Position/Location:

Front right.

Swimming Pool:

Swimming Pool:

A swimming pool is present.

This inspection specifically excludes any inspection of the pool, associated pool equipment and pool surrounds.

An inspection should be made by a specialist pool inspector to determine the condition of the pool, pool equipment and surrounds.

Pool should be registered with Council.

Pool Fencing:

Pool gate is in poor operational condition at time of inspection with rectification highly recommended.

Drainage - Surface Water:

Description:

Site drainage appears to be acceptable.

However, the site should be monitored during heavy rain to determine whether the existing drains can cope.

If they cannot cope, then additional drains 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:

The cold water was operational but the adequacy was not tested and is not commented on.

Heating is installed in the premises but heating appliances and fireplaces have not been inspected.

Smoke detectors are fitted however, the positioning, operation or adequacy was not tested and is not commented on.

Air-conditioning is installed in the premises but has not been inspected.

Water Lines & Pressure:

Details:

The visible water lines are in copper and galvanised steel.

The galvanised pipe will eventually corrode internally and should be replaced with copper or polybutylene.

The visible water lines are in 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:

Mains electric hot water system.
Solar collector located on roof.

Hot water tank located externally.
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.

Overflow needs an extension to a gully or away from the building footings.

Age of Unit:

We were unable to determine the age of the unit however it appears to be in a serviceable condition.

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:

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion: Warping: Twisting: The item has moved out of shape or moved from its position.

Water Penetration: Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operation: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

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.

Other Definitions

Major Defect - Is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect - Any defect other than what is described as 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 (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/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 any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving written submissions.

The Arbitrator will make a decision determining the dispute or claim with in twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision by the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

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) Magnesite Flooring Disclaimer: No Inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8) 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.

9) 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.

Regardless of the type of crack(s) a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks. You therefore **MUST** obtain information regarding the following;

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Have any cracking referred to an engineer to determine the consequences of the cracking noted in this report.

All of the above fall outside of the scope of this Pre Purchase Inspection. However, the information obtained from the 5 items above are valuable in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of inspection MAY have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work being carried out.

If any cracks have been identified regardless of the location or size, a Structural Engineer is required to determine the significance of the cracking prior to the decision to purchase is made.

10) 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.

11) 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.

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

13) 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

14) 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.

15) 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.

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: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of fourteen (14) days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three (3) months prior to listing and is not more than six (6) months old.

Prohibition on the Provision or Sale of the Report: - 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.

Release:- 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 of sale of the Report by You to a Person without Our express written permission.

Indemnity:- You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgements, 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.



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

Inspected By:

Name of Inspector:

 Peter Ward - INSPECTOR.	
 Merv Prendergast - PRINCIPAL.	