



BUILDING INSPECTION

Complies with Australian Standard AS 4349.1-2007
Inspection of Buildings Part 1: Pre-Purchase
Inspections of Residential Buildings - Appendix C

David & Elizabeth Fowler

PROPERTY ADDRESS

8 Clarence Street
Batemans bay, NSW
2536, Australia

Inspection Date: 14 Feb 2017, 12:52 PM to 3:25 PM

| Inspected by: Travis Reeves



**East Coast
Building Inspections**

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392 660

1 of 101

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03 Description of Building

Type of Building:

✓ Residential House

Style of Building:

✓ Conventional two storey

Number of Stories:

✓ Two Storey

Age of Building:

✓ 30-50 years old

Roof Covering:

✓ Corrugated Iron

Roof Frame:

✓ Hardwood Pitched Roof, Pine Roof Trusses

External Walls:

✓ Weather Board Walls

Floor Construction:

✓ Timber Floor on Brick Piers

Internal Walls:

✓ Timber Framed Walls

Building Tenancy:

✓ Occupied

Building Furnished:

✓ Yes

Building Frontage Faces:

✓ South West

04 General

Weather Conditions at the time of the inspection:

✓ Dry

Recent weather conditions:

✓ Hot

Date and time of inspection:

✓ 14 Feb 2017

05 Summary of Inspection

Results of Building Inspection - Summary

	Found	Not Found
Safety Hazard	✓	
Major Defect		✓
Minor Defect	✓	

Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is Average.

5.1 OVERVIEW:

The following summary below of **Satisfactory, Average and Poor** apply to the overall condition and to other areas of this Inspected Property if and when stated within this report document:

ROOF EXTERIOR	Satisfactory
THE EXTERIOR:	Satisfactory
THE SITE:	
a/ Retaining Walls:	Not Applicable
b/ Drainage:	Average
c/ Outbuildings:	Average
THE SUB FLOOR SPACE:	Average
THE ROOF VOID SPACE:	Average
THE INTERIOR	Average
OVERALL CONDITION	Average

Note: this summary must be read in conjunction with the full report. Should there be a discrepancy between the summary and the body of the report, the body of the report shall override.



06 Areas Inspected



The areas inspected were

The Building Interior

The Building Exterior

The Roof Void Space

The Roof Exterior

The Subfloor

The Carport

The Deck

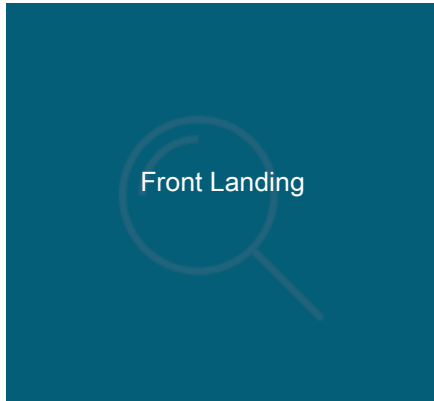
The Outbuildings

The Site

Smoke Detectors

07 Areas Not Inspected

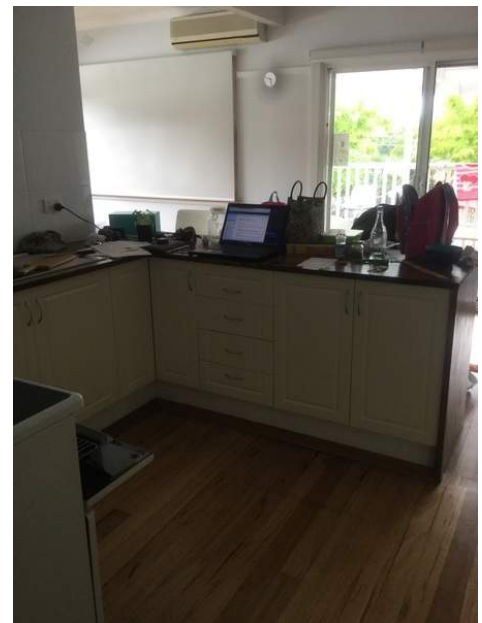
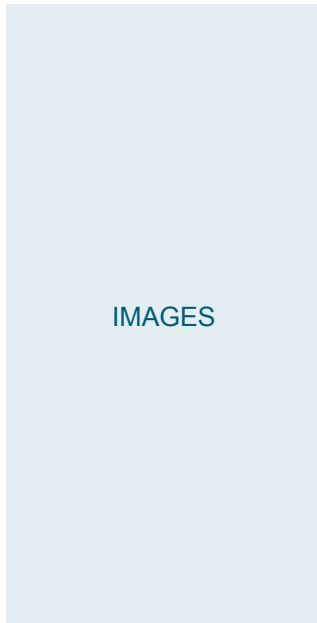
The areas NOT accessible for any inspection were



08 Inspection

Kitchen

General View



Access Limitations

✗ Furniture, Closed Wardrobes/Cupboards, Curtains and blinds

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Floor

✓ No defects evident

Sink

✓ No defects evident

Taps/Mixer

✗ Water hammer evident when operated

EXPLANATIONS

Defect Significance: Minor
Defect Type: E (Operational)

Splashback

✓ No defects evident

Bench top

✓ No defects evident

Top Cupboards

✓ No defects evident

Bottom Cupboards

✗ Damage evident

EXPLANATIONS

Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Food Cupboards

✓ No defects evident

Kick Boards

✓ No defects evident

Skirting

✓ No defects evident

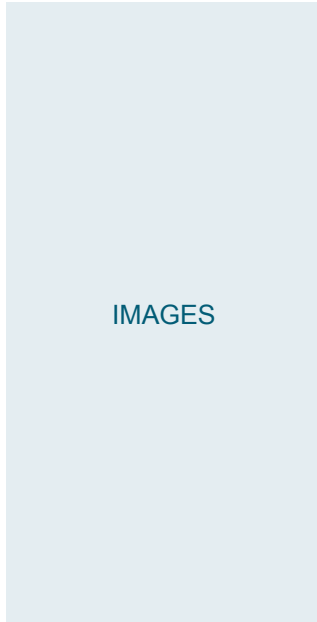


Architraves

✓ No defects evident

Meals Area

General View



Access Limitations

✗ Furniture, Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Floor

✓ No defects evident

Rear Exit Door

✓ No defects evident

Security/screen door

✗ Screen mesh damaged suggest replacing

EXPLANATIONS

Defect Significance: Minor
Defect Type: A (Damage)

Architraves

✓ No defects evident

Skirting

✓ No defects evident

Lounge Room

General View

IMAGES



Access Limitations

✗ Furniture, Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident



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Painting

✓ No defects evident

Floor

✗ Other

EXPLANATIONS

Comments : Patched in areas
Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Window/s

✗ Other

EXPLANATIONS

Comments : Windows painted shut, suggest easing to open.
Sash balances may require replacing
Defect Significance: Minor
Defect Type: E (Operational)

IMAGES



Fly screens

✗ Not located at the time of the inspection

Architraves

✓ No defects evident

Skirting

✓ No defects evident

Dining Room

General View

IMAGES



Access Limitations

✗ Furniture, Clutter, Curtains and blinds



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Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Floor

✓ No defects evident

Window/s

✗ Other

EXPLANATIONS

Comments :

Sashes missing handles, suggest easing tight to open. Sash balances may require replacing

Defect Significance:

Minor

Defect Type:

E (Operational)

IMAGES



IMAGES



Fly screens

✗ Not located at the time of the inspection

Architraves

✓ No defects evident

Skirting

✓ No defects evident

Rumpus Room

General View

IMAGES



Access Limitations

✗ Furniture, Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Floor

✓ No defects evident

Door/s and door furniture

✓ No defects evident

Window/s

✗ Cracked glass evident

EXPLANATIONS

Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Fly screens

✓ No defects evident

Architraves

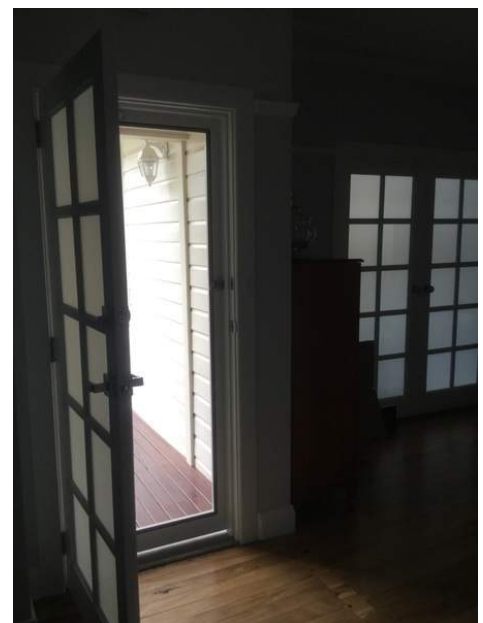
✓ No defects evident

Skirting

✓ No defects evident

Front Entrance Area

General View



Access Limitations

✗ Furniture, Clutter

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Floor

✗ Other

EXPLANATIONS

Comments : Patched in areas
Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Front Door and door furniture

✓ No defects evident

Security/screen door

✓ No defects evident

Cloak Cupboard

✓ No defects evident

Architraves

✓ No defects evident

Skirting

✓ No defects evident

Passageway to Bedrooms

General View



IMAGES



Access Limitations

✓ No limitations

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Door/s and door furniture

✓ No defects evident

Architraves

✓ No defects evident

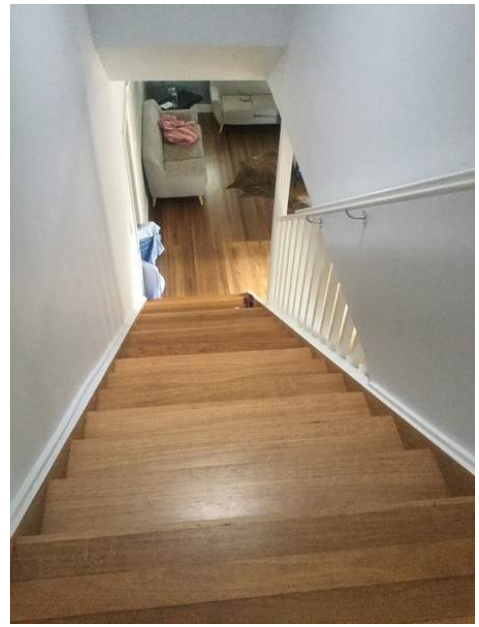
Skirting

✓ No defects evident

Stairs

General View

IMAGES



Access Limitations

✓ No limitations

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Treads & Risers

✓ No defects evident

Hand Rail

✓ No defects evident

Architraves

✓ No defects evident

Skirting

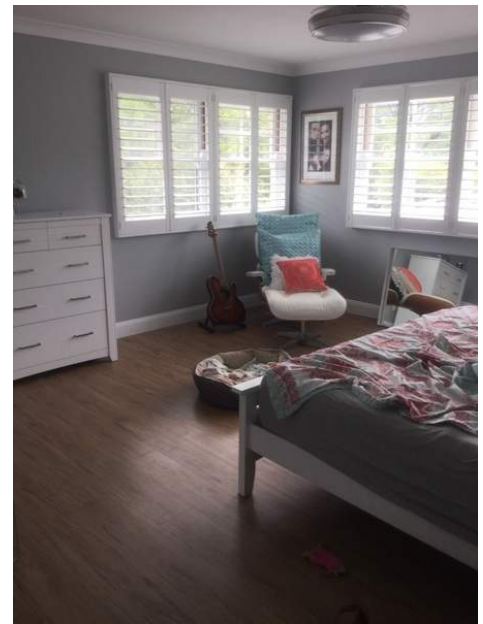
✓ No defects evident



Bedroom 1

General View

IMAGES



Access Limitations

✗ Furniture, Closed Wardrobes/Cupboards, Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Floor

✓ No defects evident

Window/s

✗ From Jan 2013 all second story windows must not open up more than .125mm.

Fly screens

✗ Not located at the time of the inspection

Robe

✓ No defects evident

Architraves

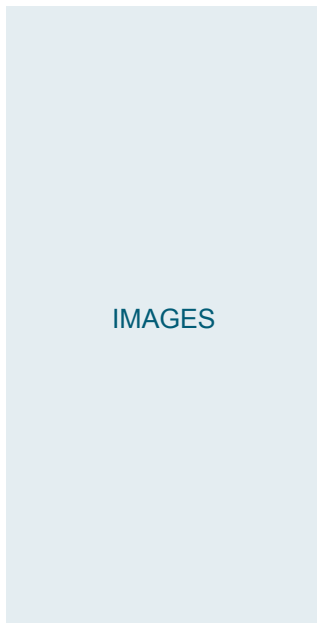
✓ No defects evident

Skirting

✓ No defects evident

Ensuite

General View



Access Limitations

✗ Closed Wardrobes/Cupboards, Clutter

Ceiling

✓ No defects evident

Exhaust Fan visually inspected not tested

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Wall Tiles

✓ No defects evident

Shower Wall Tiles

✗ Re-seal at wall and floor junction

EXPLANATIONS

Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Shower floor

✗ Re-seal at wall and floor junction

EXPLANATIONS

Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

Shower Screen

✓ No defects evident

Shower Recess Under Water Test

✓ No defects evident

Taps/Mixers Shower

✓ No defects evident



Ensuite floor

✓ No defects evident

Basins

✓ No defects evident

Vanity Cupboard

✓ No defects evident

Splashback Tiles

✓ No defects evident

Taps/Mixers Vanity

✓ No defects evident

Fixtures

✓ No defects evident

Door and door furniture

✓ No defects evident

Window/s

✓ No defects evident

Fly screens

✓ No defects evident

Skirting tiles

✓ No defects evident

Architraves

✓ No defects evident

Ensuite Bedroom 2

General View



IMAGES



Access Limitations

✗ Closed Wardrobes/Cupboards, Clutter

Ceiling

✓ No defects evident

Exhaust Fan visually inspected not tested

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Shower Wall Tiles

✓ No defects evident

Shower floor

✓ No defects evident

Shower Screen

✓ No defects evident



Shower Recess Under Water Test

✓ No defects evident

Taps/Mixers Shower

✓ No defects evident

Ensuite floor

✓ No defects evident

Basins

✓ No defects evident

Vanity Cupboard

✓ No defects evident

Splashback Tiles

✓ No defects evident

Taps/Mixers Vanity

✓ No defects evident

Fixtures

✓ No defects evident

Pan and cistern

✓ No defects evident

Door and door furniture

✓ No defects evident

Window/s

✓ No defects evident

Skirting tiles

✓ No defects evident

Architraves

✓ No defects evident

Bedroom 2

General View

IMAGES



Access Limitations

✗ Furniture, Clutter, Closed Wardrobes/Cupboards, Curtains and blinds

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Floor

✓ No defects evident

Window/s

✗ From Jan 2013 all second story windows must not open up more than .125mm.

Fly screens

✓ No defects evident

Robe

✓ No defects evident

Architraves

✓ No defects evident

Skirting

✓ No defects evident

Bedroom 3

General View



Access Limitations

✗ Furniture, Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Floor

✓ No defects evident

Window/s

✗ Other

EXPLANATIONS

Comments :

Windows painted shut suggest easing to open. Sash balances may require replacing

Defect Significance:

Minor

Defect Type:

E (Operational)

IMAGES



Window/s

✗ Cracked glass evident

EXPLANATIONS

Defect Significance:

Minor

Defect Type:

A (Damage)

IMAGES



Fly screens

✗ Not located at the time of the inspection

Door/s and door furniture

✓ No defects evident

Architraves

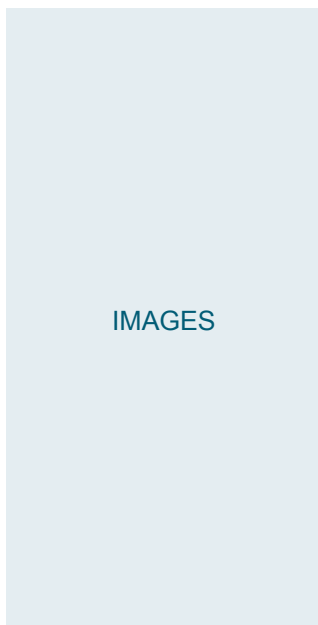
✓ No defects evident

Skirting

✓ No defects evident

Bedroom 4

General View



Access Limitations

✗ Furniture, Closed Wardrobes/Cupboards, Curtains and blinds, Clutter

Ceiling

✗ Sagging of ceiling lining evident in some areas

EXPLANATIONS

Defect Significance: Minor
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Ventilation

✓ No defects evident

Cornice

✗ Other

EXPLANATIONS

Comments : Sagging evident in areas
Defect Significance: Minor
Defect Type: B (Distortion, Warping, Twisting)

Walls

✗ Moderate cracks were located

EXPLANATIONS

Defect Significance: Minor
Defect Type: B (Distortion, Warping, Twisting)



IMAGES



Painting

✓ No defects evident

Floor

✓ No defects evident

Window/s

✗ Other

EXPLANATIONS

Comments : Windows painted shut suggest easing to open. Sash balances may require replacing

Defect Significance: Minor

Defect Type: E (Operational)

Window/s

✗ Cracked glass evident

EXPLANATIONS

Defect Significance: Minor

Defect Type: A (Damage)



IMAGES



Fly screens

✗ Not located at the time of the inspection

Door/s and door furniture

✓ No defects evident

Robe

✓ No defects evident

Architraves

✓ No defects evident

Skirting

✓ No defects evident

Main Bathroom

General View



IMAGES



Access Limitations

✗ Furniture, Closed Wardrobes/Cupboards, Clutter

Ceiling

✓ No defects evident

Exhaust fan / heat light visually inspected not tested

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

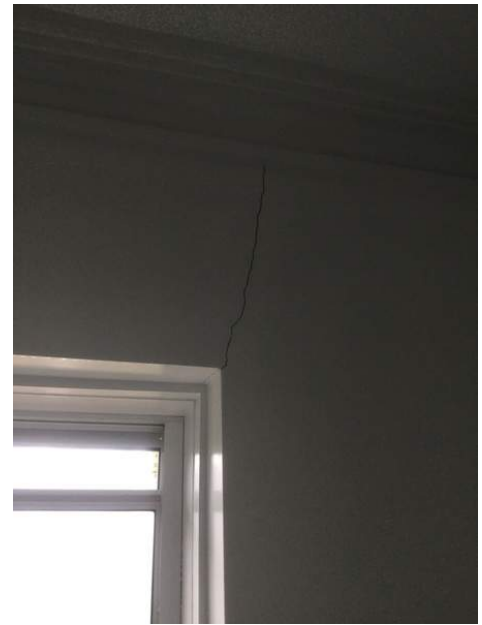
Walls

✗ Moderate cracks were located

EXPLANATIONS

Defect Significance: Minor
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Painting

✓ No defects evident

Wall Tiles

✓ No defects evident

Shower Wall Tiles

✓ No defects evident

Shower floor

✓ No defects evident

Shower Screen

✓ No defects evident

Shower Recess Under Water Test

✓ No defects evident

Taps/Mixer Shower

✓ No defects evident

Bathroom floor

✓ No defects evident

Basins

✓ No defects evident

Vanity Cupboard

✓ No defects evident

Splashback Tiles

✓ No defects evident

Taps/Mixer Vanity

✓ No defects evident

Fixtures

✓ No defects evident

Bath

✓ No defects evident

Bath Splashback

✓ No defects evident

Bath Side Tiles

✓ No defects evident

Taps/Mixer Bath

✓ No defects evident

Pan and cistern

✓ No defects evident

Door/s and door furniture

✓ No defects evident

Window/s

✓ No defects evident

Fly screens

✓ No defects evident

Skirting tiles

✓ No defects evident

Architraves

✓ No defects evident

Laundry

General View

IMAGES



IMAGES



Access Limitations

✗ Clutter, Curtains and blinds, Furniture

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Floor

✗ Cracked tiles evident in some areas

EXPLANATIONS

Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Floor

✗ Drummy tiles evident in some areas

EXPLANATIONS

Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

Tub

✓ No defects evident

Splashback

✓ No defects evident

Taps/Mixer Tub

✓ No defects evident

Taps Washing Machine

✓ No defects evident



Fixtures

✓ No defects evident

Pan and cistern

✓ No defects evident

Window/s

✗ Other

EXPLANATIONS

Comments : Suggest easing tight to open. Sash balances may require replacing
Defect Significance: Minor
Defect Type: E (Operational)

IMAGES



Fly screens

✗ Not located at the time of the inspection

Door/s and door furniture

✓ No defects evident

Linen press

✓ No defects evident

Architraves

✓ No defects evident

Skirting

✓ No defects evident



Services

General View



Access Limitations

✗ Clutter

Water meter visually inspected not tested. A licensed plumber should be consulted for further advice, if required.

✓ No defects evident

Gas bottles & connections visually inspected not tested. A licensed plumber should be consulted for further advice, if required.

✓ No defects evident

Electricity meter box visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✓ No defects evident

Electricity main to house visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✓ No defects evident

Hot Water system visually inspected not tested. A licensed plumber should be consulted for further advice, if required.

✓ No defects evident

Tv Antenna visually inspected not tested. A licensed technician should be consulted for further advice, if required.

✓ No defects evident

A/C indoor unit visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✓ No defects evident

A/C outdoor unit visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

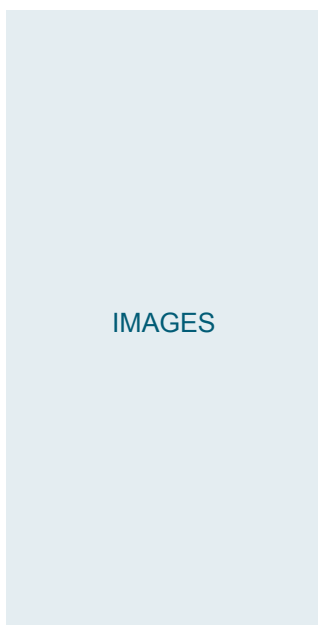
✓ No defects evident

Oven/stove visually inspected not tested. A licensed electrician or plumber should be consulted for further advice, if required.

✓ No defects evident

Smoke Detectors

General View



Smoke Detectors

✗ Visually Inspected Not Tested

Roof Void Space

General View



IMAGES



IMAGES



IMAGES



Access Limitations

- ✗ Valley series timber truss sections, The low pitch in areas, The low pitch is eave areas, Visual inspection hindered

IMAGES



The roof void cleanliness

- ✗ Timber formwork, Stored goods, Household waste

Roof Structure

- ✓ No defects evident

Ridge Beam

- ✓ No defects evident

Hip Rafters

✓ No defects evident

Common Rafters

✓ No defects evident

Jack Rafters

✓ No defects evident

Purlins

✓ No defects evident

Purlin Struts

✓ No defects evident

Hanging Beams

✓ No defects evident

Ceiling Joists

✓ No defects evident

Common Roof Truss

✓ No defects evident

Top Chord Roof Truss

✓ No defects evident

King Post Roof Truss

✓ No defects evident

Truss Web

✓ No defects evident

Cantilever Web Roof Truss

✓ No defects evident

Bottom Chord Roof Truss

✓ No defects evident

Insulation

✓ No defects evident

Exhausts Fan / Heat Lights visually inspected not tested

✓ No defects evident

Reflective foil

✓ No defects evident

Skylights

✗ Tube requires re-fixing

EXPLANATIONS

Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Water pipes visually inspected not tested

✓ No defects evident

Electrical cables visually inspected not tested

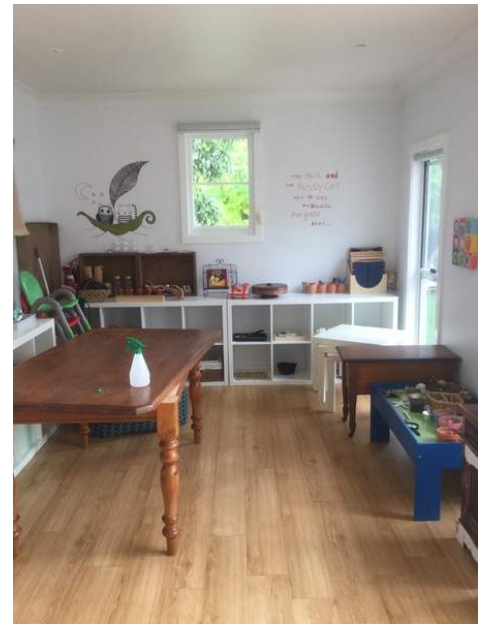
✓ No defects evident

Studio

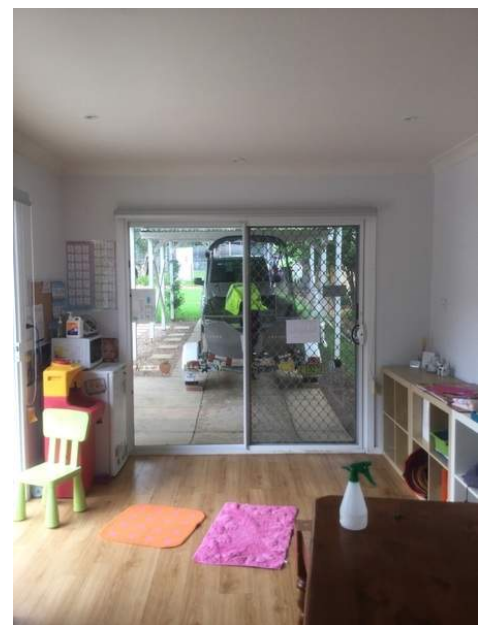
General View



IMAGES



IMAGES



Access Limitations

✗ Clutter

Roof Covering

✓ No defects evident

Roof Screws / Nails

✓ No defects evident

Ridges

✓ No defects evident

Gutters

✗ Gutters require a clean out

EXPLANATIONS

Defect Significance: Minor
Defect Type: E (Operational)

Downpipes

✓ No defects evident

Eaves

✓ No defects evident

Fascia

✗ Wood decay located at fascia junctions

EXPLANATIONS

Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Scotia/Quad/Storm Molding

✓ No defects evident



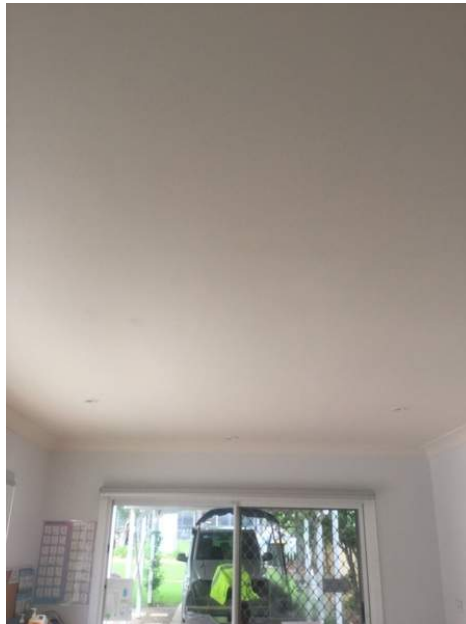
Ceiling

✗ Other

EXPLANATIONS

Comments : No manhole suggest manhole for access to inspect roof void space
Defect Significance: Further Investigation
Defect Type: E (Operational)

IMAGES



Cornice

✓ No defects evident

Walls

✓ No defects evident

Painting

✓ No defects evident

Window/s

✓ No defects evident

Side entrance door

✓ No defects evident

Rear Exit Door/s

✓ No defects evident

Security/screen door

✓ No defects evident



Carport

General View

IMAGES



Access Limitations

✗ Vegetation, Clutter

Roofing

✓ No defects evident

Timber/metal structural components

✓ No defects evident

Driveway

✗ Concrete driveway has cracked in areas

EXPLANATIONS

Comments : Driveway cracked in many areas
Defect Significance: Minor
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



IMAGES



Front Deck

General View

IMAGES



Access Limitations

✗ Vegetation

Rafters/Beams

✓ No defects evident

Columns / Posts

✓ No defects evident

Balustrade

✓ No defects evident

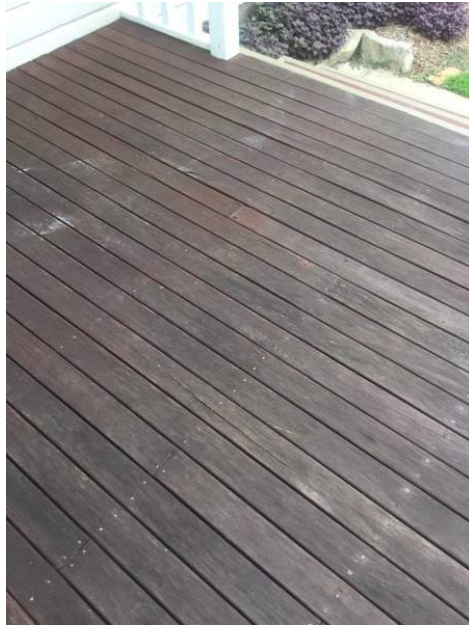
Decking

✗ Suggest oiling / staining for further weather protection

EXPLANATIONS

Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Bearers & Joists

✓ No defects evident

Drainage

✓ No defects evident

Rear Deck

General View

IMAGES



Access Limitations

✗ Clutter

Roof Covering

✓ No defects evident

Gutters

✗ Gutters require a clean out

EXPLANATIONS

Defect Significance: Minor
Defect Type: E (Operational)

Downpipes

✓ No defects evident

Batons

✓ No defects evident

Rafters/Beams

✓ No defects evident

Columns / Posts

✓ No defects evident

Balustrade

✓ No defects evident

Balustrade balusters

✓ No defects evident

Decking

✓ No defects evident

Bearers & Joists

✓ No defects evident

Drainage

✓ No defects evident

Outbuilding 1

General View



IMAGES



Access Limitations

✗ Vegetation, Clutter

Roof Covering

✓ No defects evident

Timber/metal structural components

✓ No defects evident

Doors

✗ Door does not operate as intended

EXPLANATIONS

Comments : Suggest re-hanging
Defect Significance: Minor
Defect Type: E (Operational)

IMAGES



Concrete Floor

✓ No defects evident

Outbuilding 2

General View

IMAGES



Access Limitations

✗ Vegetation, Clutter

Roof Covering

✓ No defects evident

Timber/metal structural components

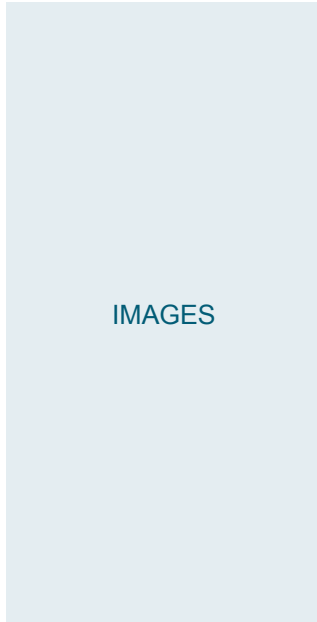
✓ No defects evident

Doors

✓ No defects evident

Exterior

General View



Access Limitations

✗ Vegetation, Clutter

Exterior cladding/cement sheeting finish

✓ No defects evident

External light fittings

✓ No defects evident

Windows

✓ No defects evident

Windows

✓ No defects evident

Windows Trims

✓ No defects evident

Window sills

✓ No defects evident

Doors

✓ No defects evident

Doors

✓ No defects evident

Door sills

✓ No defects evident

Site

General View



Access Limitations

✗ Vegetation, Clutter

The site cleanliness

✓ No defects evident

Driveway

✗ Cracks evident in areas

EXPLANATIONS

Defect Significance: Minor
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



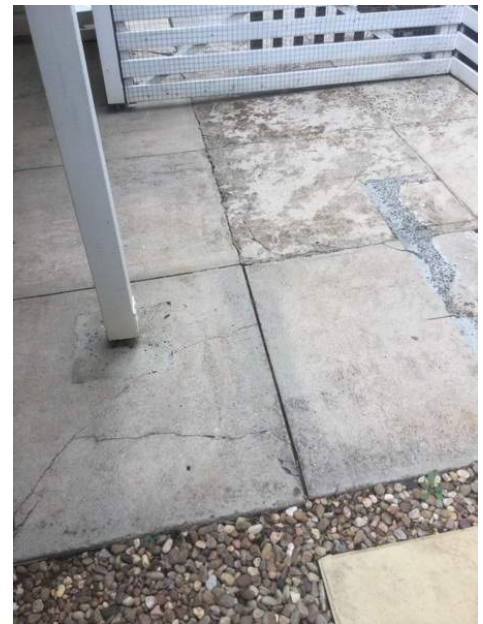
Paths

✗ Concrete paths cracked in areas

EXPLANATIONS

Defect Significance: Minor
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Paths

✗ Uneven and undulating paving and tiled pavers is a trip hazard

EXPLANATIONS

Defect Significance: Safety Hazard
Defect Type: E (Operational)

IMAGES



Mail Box

✓ No defects evident

Timber Pailing Fencing

✗ Timber posts show timber decay & posts are leaning

EXPLANATIONS

Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Clothes Line

✗ Does not operate as intended

EXPLANATIONS

Comments : Suggest replacing
Defect Significance: Minor

IMAGES



Stored Timbers/Fire Wood

✗ Stored Timbers/fire wood should be removed or raised as there are conducive for termites

EXPLANATIONS

Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES

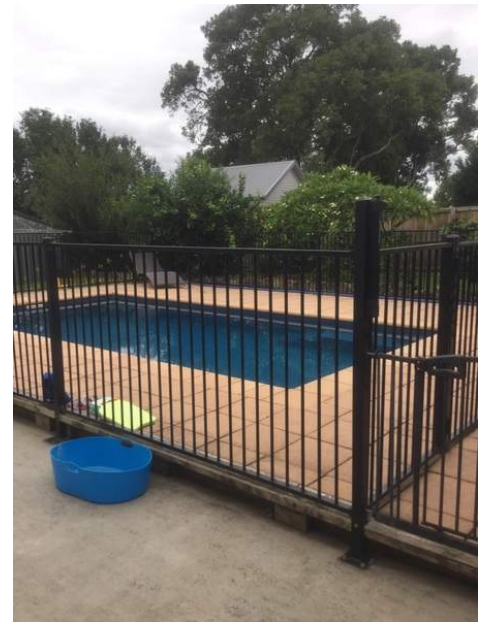


Drainage

✓ No defects evident

Pool

General View



Access Limitations

✗ Vegetation, Clutter

Pool

✓ No defects evident

Surround

✗ From 29/4/2016 a certificate of compliance must be attached to the sales contract

Fencing / Gates

✗ From 29/4/2016 a certificate of compliance must be attached to the sales contract

CPR Chats

✗ From 29/4/2016 a certificate of compliance must be attached to the sales contract

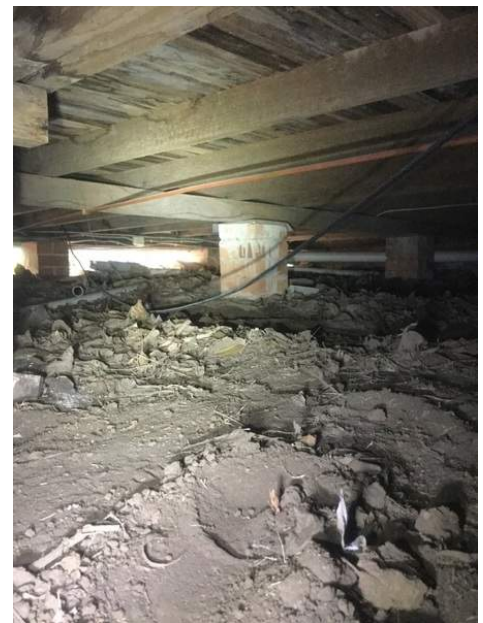
Sub Floor

General View

IMAGES



IMAGES



Access Limitations

✗ Clutter, Vegetation

The sub floor cleanliness

✗ Timber formwork, Building waste, Household waste, Other

EXPLANATIONS

Comments : Builders waste suggest removal
Defect Significance: Minor
Defect Type: E (Operational)

IMAGES



IMAGES



Flooring

✗ Water damage evident in areas

EXPLANATIONS

Comments : Previous water damage evident next to main bathroom

Defect Significance: Minor

Defect Type: C (Water Penetration Damp Related)

IMAGES



Suspended Concrete Slab

✗ Other

EXPLANATIONS

Comments :

Timber form work in contact with ground suggest removing

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Bearers & Joists

✗ Other

EXPLANATIONS

Comments : Previous water damage evident under main bathroom
Defect Significance: Minor
Defect Type: C (Water Penetration Damp Related)

IMAGES



Bearers & Joists

✗ Other

EXPLANATIONS

Comments : Water damage evident under dining area
Defect Significance: Minor
Defect Type: C (Water Penetration Damp Related)



IMAGES



Ant capping

✗ Ant capping inadequate

EXPLANATIONS

Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



IMAGES



Piers

✓ No defects evident

Brick wall

✗ Other

EXPLANATIONS

Comments : Cracking evident on front wall under lounge room
Defect Significance: Minor
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



IMAGES



Brick wall

✗ Other

EXPLANATIONS

Comments :	Rising damp evident in areas
Defect Significance:	Minor
Defect Type:	C (Water Penetration Damp Related)

IMAGES



IMAGES



Brick wall

✗ Other

EXPLANATIONS

Comments : Cracking evident to foundation wall supporting bathroom
Defect Significance: Minor
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Ventilation

- ✗ Ventilation to the subfloor space was observed to be generally inadequate. To help protect against the degradation of timber caused by fungal decay and/or insect attack subfloor ventilation should be upgraded. A further detailed investigation (by a competent person e.g. a licensed building contractor) is recommended to determine the method and extent of any remedial work required, and associated costs. The above recommendation should be implemented as soon as possible.

EXPLANATIONS

Defect Significance: Minor
Defect Type: E (Operational)

Drainage

- ✗ Inadequate drainage

EXPLANATIONS

Defect Significance: Minor
Defect Type: C (Water Penetration Damp Related)

IMAGES



Foundation covering

- ✓ No defects evident

Sewer drainage connections visually inspected not tested

- ✓ No defects evident

Water pipes visually inspected not tested

- ✓ No defects evident

Electrical cables visually inspected not tested

- ✓ No defects evident

Roof Exterior

General View

IMAGES



IMAGES



Access Limitations

✓ No limitations

Roof Covering

✓ No defects evident

Roof Screws / Nails

✓ No defects evident

Ridges

✓ No defects evident

Valleys

✓ No defects evident

Flashings

✓ No defects evident

Chimney/Flue

✓ No defects evident

Drain waste vent

✓ No defects evident

Skylights

✗ Other

EXPLANATIONS

Comments :
Defect Significance:
Defect Type:

Suggest sealing
Minor
D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Gutters

✗ Suggest cleaning

EXPLANATIONS

Defect Significance:
Defect Type:

Minor
E (Operational)

IMAGES



Downpipes

✓ No defects evident

Fascia

✓ No defects evident

Bargeboard

✓ No defects evident

Eaves

✓ No defects evident

Scotia/Quad/Storm Molding

✓ No defects evident

Asbestos and Mould

Asbestos

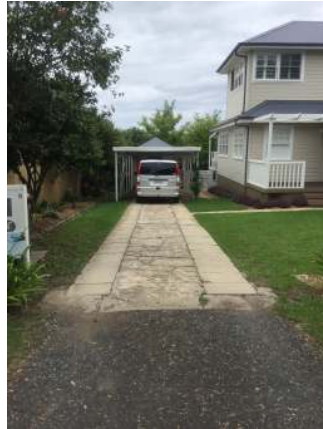
✓ None observed at site

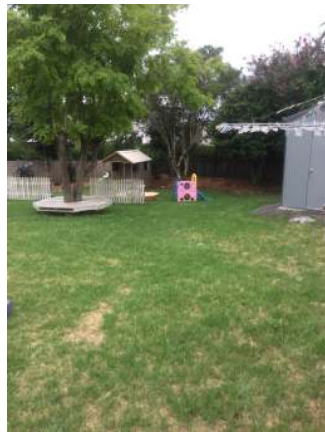
Mould

✓ None observed at site



09 General Photographs





10 Defects and Safety Issues

Safety Hazards in this Building:

Site (Optional)

Paths

✗ Uneven and undulating paving and tiled pavers is a trip hazard

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Safety Hazard

E (Operational)

Major Defects in this Building:

No Major Defects Identified

Minor and Other Defects in this Building:

Kitchen (Optional)

Taps/Mixer

✗ Water hammer evident when operated

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

E (Operational)

Bottom Cupboards

✗ Damage evident

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)



Meals Area (Optional)

Security/screen door

✗ Screen mesh damaged suggest replacing

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

Lounge Room (Optional)

Floor

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Patched in areas

Minor

A (Damage)

Window/s

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Windows painted shut, suggest easing to open.
Sash balances may require replacing

Minor

E (Operational)

Dining Room (Optional)

Window/s

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Sashes missing handles, suggest easing tight to open. Sash balances may require replacing

Minor

E (Operational)



Rumpus Room (Optional)

Window/s

✗ Cracked glass evident

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

Front Entrance Area (Optional)

Floor

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Patched in areas

Minor

A (Damage)

Ensuite (Optional)

Shower Wall Tiles

✗ Re-seal at wall and floor junction

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)

Shower floor

✗ Re-seal at wall and floor junction

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)



Bedroom 3 (Optional)

Window/s

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Windows painted shut suggest easing to open. Sash balances may require replacing

Minor

E (Operational)

Window/s

✗ Cracked glass evident

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

Bedroom 4 (Optional)

Ceiling

✗ Sagging of ceiling lining evident in some areas

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)

Cornice

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Sagging evident in areas

Minor

B (Distortion, Warping, Twisting)



Walls

✗ Moderate cracks were located

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)

Window/s

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Windows painted shut suggest easing to open. Sash balances may require replacing

Minor

E (Operational)

Window/s

✗ Cracked glass evident

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

Main Bathroom (Optional)

Walls

✗ Moderate cracks were located

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)



Laundry (Optional)

Floor

✗ Cracked tiles evident in some areas

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

Floor

✗ Drummy tiles evident in some areas

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)

Window/s

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Suggest easing tight to open. Sash balances may require replacing

Minor

E (Operational)

Roof Void Space (Optional)

Skylights

✗ Tube requires re-fixing

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

Studio

Gutters

✗ Gutters require a clean out

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

E (Operational)

Fascia

✗ Wood decay located at fascia junctions

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)

Carport (Optional)

Driveway

✗ Concrete driveway has cracked in areas

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Driveway cracked in many areas

Minor

B (Distortion, Warping, Twisting)

Front Deck

Decking

✗ Suggest oiling / staining for further weather protection

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)



Rear Deck

Gutters

✗ Gutters require a clean out

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

E (Operational)

Outbuilding 1 (Optional)

Doors

✗ Door does not operate as intended

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Suggest re-hanging

Minor

E (Operational)

Site (Optional)

Driveway

✗ Cracks evident in areas

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)

Paths

✗ Concrete paths cracked in areas

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)



Timber Pailing Fencing

✗ Timber posts show timber decay & posts are leaning

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)

Clothes Line

✗ Does not operate as intended

Explanation

Comments (Optional):

Defect Significance:

Suggest replacing

Minor

Stored Timbers/Fire Wood

✗ Stored Timbers/fire wood should be removed or raised as there are conducive for termites

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)

Sub Floor (Optional)

The sub floor cleanliness

✗ Timber formwork, Building waste, Household waste, Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Builders waste suggest removal

Minor

E (Operational)

Flooring

✗ Water damage evident in areas

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Previous water damage evident next to main bathroom

Minor

C (Water Penetration Damp Related)

Suspended Concrete Slab

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Timber form work in contact with ground suggest removing

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)

Bearers & Joists

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Previous water damage evident under main bathroom

Minor

C (Water Penetration Damp Related)

Bearers & Joists

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Water damage evident under dining area

Minor

C (Water Penetration Damp Related)

Ant capping

✗ Ant capping inadequate

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)

Brick wall

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Cracking evident on front wall under lounge room

Minor

B (Distortion, Warping, Twisting)



Brick wall

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Rising damp evident in areas

Minor

C (Water Penetration Damp Related)

Brick wall

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Cracking evident to foundation wall supporting bathroom

Minor

B (Distortion, Warping, Twisting)

Ventilation

✗ Ventilation to the subfloor space was observed to be generally inadequate. To help protect against the degradation of timber caused by fungal decay and/or insect attack subfloor ventilation should be upgraded. A further detailed investigation (by a competent person e.g. a licensed building contractor) is recommended to determine the method and extent of any remedial work required, and associated costs. The above recommendation should be implemented as soon as possible.

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

E (Operational)

Drainage

✗ Inadequate drainage

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

C (Water Penetration Damp Related)



Roof Exterior (Optional)

Skylights

✗ Other

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Suggest sealing

Minor

D (Material Deterioration: rusting, rotting, corrosion, decay)

Gutters

✗ Suggest cleaning

Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

E (Operational)



11 Other Inspections and Reports Required



Further Inspections/Searches Recommended

Timber PPI Pest (termite)
inspection

Smoke Alarm
Certification

Electrical Inspection

Plumbing inspection

Property Valuation

Sewer Diagram

Disclosure of owner
builder works

Final survey

Council approvals to be
sought for the additions
& alterations visible
within this property

Home Owners Warranty



12 Conclusion & Summary

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 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 incidence of Major Defects in this Residential Building as compared with similar Buildings is considered:

Typical

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered:

Typical

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

Average

Overall Condition Comments:

Cornice joint cracking and cornice separation may be visible in some of the room areas. This is only minor and is normally common settlement only, unless otherwise stated in the body of this report.

Any other associated marks, indents, holes, scratches, cracks and/or poorly patched areas to some of the wall and ceiling areas internally can be rectified prior to the next time of repainting.

Any timbers that are in direct ground contact being in garden areas or the pergola, the awning, the carport or related item should be removed or relocated or treated unless evidence is provided that these timbers are of a treated or specific type suitable for its as applied application.

(Stored timbers within a sub floor area will form a "Conducive" condition to pending and possible termite attack.)

Balconies, decks and suspended verandas that have timber or metal railings and or enclosures must be maintained in a way to prevent wood decay, wood rot, metal corrosion and rusting from occurring that may allow a person to fall over or through the structure.

A dwellings A/C units are not tested at the time of this visual pre-purchase inspection. We recommend the unit if evident to this property be serviced annually and its return air filters be cleaned on a regular basis as per the manufacturer's specifications.

Rooms to two story properties must not have furnishings within 1.0meter of an external window unless the window has penetration proof screening materials and are fixed in place and not easily removed. From Jan 2013 all second story bedroom windows must not open up more than .125mm.

Window and door venetians, blinds and or curtain cords can be a choke hazard if left dangling in view of toddlers.

Swimming Pools: Swimming Pools and Spas are not part of the Standard Visual Building Report under AS4349.1-2007 and are not covered by this Report unless we show in our opinion some assumed items of concern. It is essential a pool inspection expert and report be consulted to examine the pool and the pools equipment and its 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 current legislation. CPR charts can be obtained from your local Council. The Swimming Pool Fencing codes can also be obtained from your local Council. Swimming Pool fencing safety inspection should be carried out annually.

Any pool fencing and associated pool areas that are part of a dwellings exterior must be compliant with the Local Council's legal requirements. All windows and doors that directly face a pool area must be self-closing/self-latching or a non-removable security mesh screen must be fitted to those window and fixed door units.

Latch: A self-latching mechanism that prevents the opening of a closed gate or door without activation of its release device.

Non-climbable: A part of a barrier in which there are no handholds or footholds or other aids for climbing.

Non-climbable zone (NCZ): A zone on a barrier and in the space adjacent to a barrier, running the full length of a barrier including a gate that is intended to restrict climbing of the barrier by young children.

Gates shall be hung so that they only swing outwards, i.e. away from the pool area.

Gates shall be located so that the arc of operation is clear of any building or doorway.

Gates shall have sufficient clearance to swing freely through the arc of operation.

The opening under a closed gate shall not exceed 100 mm at any point.

CPR charts must be clearly displayed in swimming pool & spa pool areas

All pool barrier gate/s must be self-closing & self-latching

Foundation materials under the fence gate and posts must be of a permanent nature.

Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in this Report and anything in this summary, the information in the report shall override that in this summary.



13 Contact

We take this opportunity to thank you for your instructions.

If you have any queries, please do not hesitate to contact our inspector.

Yours faithfully,



Travis Reeves

East Coast Building Inspections

Sarah: 0422 081 023

Travis: 0457 649 622

ecbuildinspect@bigpond.com

eastcoastbuildinginspections.com.au



14 Terms & Conditions

Part 1: Purpose and Scope of Inspection

This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings.

Inspection Agreement - Individual title property

Requirement for Inspection agreement AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

Purpose of Inspection

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

Important Information and Disclaimer

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 Residential Pre-Purchase Building Inspection Report, 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 extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, 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.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

What is reported on:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions
- The inspection comprises 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.
- The following areas shall be inspected where applicable:
 - The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
 - The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
 - The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
 - The roof space: roof covering; roof framing; sarking; party walls; insulation
 - The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
 - The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (excluding swimming pool fences) ; surface water (drainage effectiveness)

What is not reported on:

- general exclusions detailed in the standard AS 4349.1 - 2007
- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

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.

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.

Dimensions for Reasonable Access

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.



15 Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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

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

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 reasonable standard of workmanship when compared with buildings 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 poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

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.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Satisfactory: The areas inspected appear to be in serviceable and sound condition without any significant visible defects.

Average: The inspected areas evident require repairs and or maintenance which are consistent with the age of the property.

Poor: The areas inspected require major repairs and or replacement due to its age, poor maintenance, deterioration or not being completed to an acceptable standard of workmanship.

16.1 CLASSIFICATION OF DEFECTS AT THE TIME OF THIS INSPECTION:

Defects are categorized into 6 areas as described below.

These descriptions are clearly defined in AS4349.1-2007 Table 3.3 "Type of Defects."

A - Damage (visual disruption or breakage resulting in loss of value or the impairment of usefulness,)

B - Distortion, warping and twisting (a change in the shape of an image resulting from imperfections from its intended location,)

C - Water penetration, damp related (the presence of moisture and/or egress or entry of forms of water and dampness into unintended locations,)

D - Material deterioration (rusting, rotting, corrosion, decay) (alteration of the products or elements original intended finish,)

E - Operational (not being fit for proper functioning and /or ready for use,)

F - Installations & Appearance (inappropriate fitting and finish of a products intended use)



16 Terminology & Their Definitions

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

ACCESS HOLE - Access hole An opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

AGG LINE - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.

APPEARANCE DEFECT - Fault or deviation from the intended appearance of a building element.

ARCHITRAVE - moulding surrounding a door or window opening to cover the join between the frame and the wall finish. **BALUSTRADE** - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

BEARER - A sub-floor structural timber member which supports the floor joists.

BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function. **CEMENT** - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

CLIENT - The person or other entity for whom the inspection is being carried out.

CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

CORNICE - A moulding placed at the junction between a wall and ceiling.

DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

DEFECT - Fault or deviation from the intended condition of a material, assembly or component.

DEFLECTION - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

EAVES - The lower part of a roof that overhangs the walls.

FASCIA - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported. **FOUNDATION DOOR ENTRY** - The door or cover access point into a dwellings sub floor area.

GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

GAUGE - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

GOING - In a stair the horizontal distance from the face of one riser to that of the next.

HANGING BEAM - A beam above the ceiling used to support ceiling joists.

HEAD - The upper horizontal member at the top of an opening or frame.

HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

HEARTH - The floor of a fireplace and immediately adjacent area.

HINDERED ACCESS - The inability to access this area stated in this report.

HIP ROOF - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

INSPECTION - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

INSPECTOR - Person of organisation responsible for carrying out the inspection.

JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.

LIMITATION - Any factor that prevents full or proper inspection of the building.

LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.

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

MINOR DEFECT - A defect other than a major defect.

MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.

PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

PERP - A vertical joint in masonry construction.

PITCH ROOF - The ratio of the height to span, usually measured in degrees.

POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

QUAD MOULDING - A moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.

RAFTER (COMMON) - A rafter spanning the full distance from the eaves to the ridge.

RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it. **RAFTER (JACK)** - A rafter between a ridge and a valley or a hip rafter and the eave.

RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.

RISER - The vertical face of a step in a stair flight.

SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element. **SEPARATION** - Gapping formed between the two surfaces stated.

SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.

SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.

SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

SOFFIT/EAVES - The underside of a slab or an eave.

SOLDIER COURSE - A course of brickwork laid on its end.

SPROCKET - A framing timber used in eaves construction.

STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.

TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.

TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety. It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

VALLEY - The meeting line of two inclined roof surfaces at a re-entrant angle.

VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.

WEEP HOLES - Vertical joints or perpend in brickwork left open above the flashing line to allow water from behind the wall to escape.

PLUMBING AND DRAINAGE TERMS (hjr007)

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. **GULLY TRAP (GT)** - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called **GULLY**.

JUNCTION (PIPE) - A pipe fitting incorporating one or more branched.

MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.

SULLAGE - Domestic waste water other than from soil fixtures.

SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means if a **SUMP PUMP**. Also called **DRAIN PIT**.

TRAP - a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage if gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.

BOUNDARY TRAP - A trap in the property service drain, usually near the boundary if a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called **INTERCEPTOR TRAP**.

GREASE TRAP - A device in the shape if a box with baffle plates to slow the flow of liquid waste and prevent the passage if greasy substance into the drainage system. Also called **GREASE INTERCEPTOR TRAP**.

P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.

S-TRAP - A trap in which the outer leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection if silt, sand or grit.

VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball r the flexing if a diaphragm.

FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as **FLOATING BALL VALVE**.

FLUSH VALVE - A control devise for water flow at mains pressure to a WC pan; used instead of a cistern.

MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum. **PRESSURE REDUCING VALVE** - A valve designed to reduce or limit the pressure of a fluid to a predetermined valve in the downstream side. Also called **PRESSURE LIMITING VALVE**.

PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as **ISOLATING VALVE**.

TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.

VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

17 General Site Notes

Site Notes and Other Australian Standard AS2870 Requirements to Apply:

Stormwater Drainage & Surface Drainage: All of this properties existing stormwater drainage and connection points and any if applicable surface drainage and or grated inlet drainage points around this dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building. (I refer to AS2870 for compliant instructions if required.)

Pitched Roofs: Any pitched roofs with valley gutters and any Dutch gables we recommend that Compraband Press-tite flashings or similar be fitted between the valley gutters and the underside of the roof tiles to prevent future leaking at these points. Valley gutters must be sealed to their top ends to prevent bird or vermin entry into the roof loft area at these points. This flashing can also be required when excessive leaf and or bird entry is clearly visible and is evident within a dwellings roof loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard. (If leaves are found in a roof loft they must be removed.)

Concrete Paths & Driveways: Any concrete paths, concrete slabs or concrete driveways that have been placed directly against any of the dwellings downpipes and or their stormwater drainage points may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations. Therefore it is essential these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. (In normal building practise there must be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete areas are poured.)

Stored Goods: Any stored goods including building materials like bricks, fire wood stacks etc, around the perimeter of a dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. (In the event no Pest Report is being carried out then you must remove these stored goods immediately.) Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make an informed decision whether they purchase this property.

Retaining Walls: Referring to retaining walls that are supporting other structures within their vicinity and landscaped retaining walls, more than 700mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. (This report is NOT a structural report and should not be deemed as such under any circumstances.)

Weep Holes: Relating to concrete slab properties and also multi-level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the building's interior and within the wall cavity areas. This also includes wall areas above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over .900mm in width and be no more than at 1.2metre centres.