



# BUILDING INSPECTION

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

Jack Jackson

## PROPERTY ADDRESS

9 Glenhaven Avenue  
North Nowra, NSW  
2541, Australia

Inspection Date: 26 Jun 2017, 8:39 AM to 12:05 PM

| Inspected by: Travis Reeves

# Contents

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# 03 Description of Building

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## Type of Building:

✓ Residential House

## Style of Building:

✓ Conventional single storey

## Number of Stories:

✓ Single Storey

## Age of Building:

✓ 10-30 years old

## Roof Covering:

✓ Concrete Roof Tiles

## Roof Frame:

✓ Pine Roof Trusses

## External Walls:

✓ Brick Veneer Walls

## Floor Construction:

✓ Timber Floor on Brick Piers

## Internal Walls:

✓ Timber Framed Walls

## Building Tenancy:

✓ Occupied

## Building Furnished:

✓ Yes

## Building Frontage Faces:

✓ East

# 04 General

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Weather Conditions at the time of the inspection:

✓ Dry

Recent weather conditions:

✓ Dry

Date and time of inspection:

✓ 26 Jun 2017

# 05 Summary of Inspection

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## 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:

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

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The areas inspected were

The Building Interior

The Building Exterior

The Roof Void Space

The Roof Exterior

The Subfloor

The Garage

The Patio

The Outbuildings

Front Landing

The Site

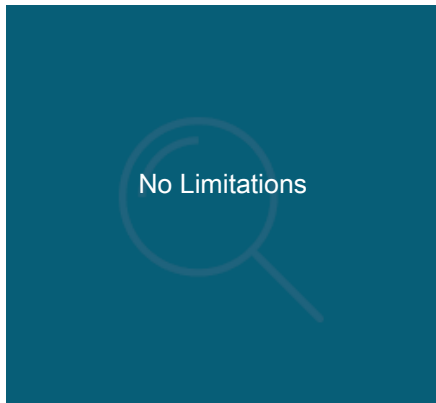
Smoke Detectors

Services

# 07 Areas Not Inspected

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The areas NOT accessible for any inspection were



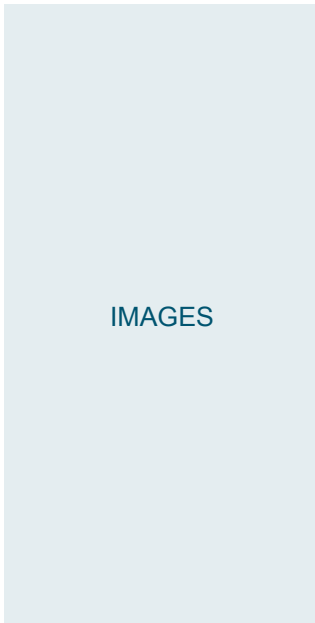


# 08 Inspection

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## Kitchen

### General View



### Access Limitations

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

### Ceiling

✓ No defects evident

### Ventilation

✓ No defects evident

### Cornice /Scotia /Quad

✓ No defects evident

### Walls

✓ No defects evident

### Paint Condition

✗ Satisfactory condition

### Floor

✓ No defects evident

### Sink

✓ No defects evident

### Taps/Mixer

✓ No defects evident

### Splashback

✓ No defects evident

### Benchtop

✓ No defects evident

### Top Cupboards

✓ No defects evident

### Bottom Cupboards

✓ No defects evident

### Food Cupboards

✓ No defects evident

### Kickboards

✓ No defects evident

### Blinds /Curtains/Shutters

✓ No defects evident

### Window/s

✓ No defects evident

### Fly Screens

✓ No defects evident

### Skirting

✓ No defects evident

### Architraves

✓ No defects evident

## Meals Area

### General View



IMAGES



Access Limitations

✗ Furniture, Closed Wardrobes/Cupboards, Curtains and blinds

Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice /Scotia /Quad

✓ No defects evident

Walls

✓ No defects evident

Paint Condition

✗ Satisfactory condition

Wall Paper

✓ No defects evident

Floor

✓ No defects evident

Architraves

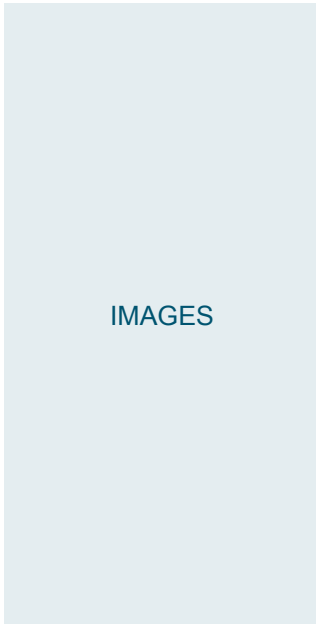
✓ No defects evident

Skirting

✓ No defects evident

# Lounge Room

## General View



### Access Limitations

✗ Curtains and blinds, Furniture, Clutter

### Ceiling

✓ No defects evident

### Ventilation

✓ No defects evident

### Cornice /Scotia /Quad

✓ No defects evident

### Walls

✓ No defects evident

### Paint Condition

✗ Satisfactory condition

### Floor

✓ No defects evident

### External Exit Door/ Door Jamb / Door Furniture

✓ No defects evident

### Blinds/Curtains/Shutters

✓ No defects evident

### Window/s

✓ No defects evident

### Fly Screens

✓ No defects evident

### Architraves

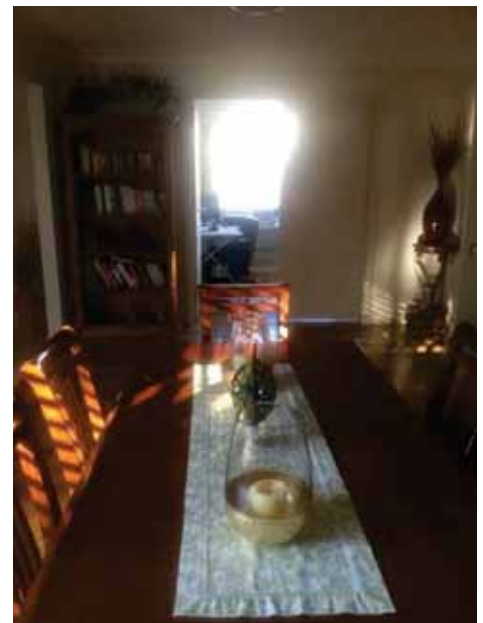
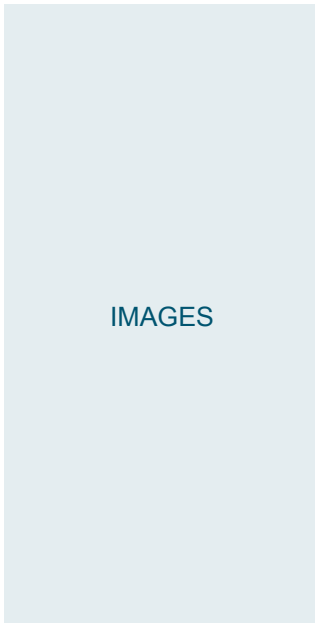
✓ No defects evident

### Skirting

✓ No defects evident

## Dining Room

### General View



### Access Limitations

✗ Furniture, Clutter, Curtains and blinds

### Ceiling

✓ No defects evident

### Ventilation

✓ No defects evident

### Cornice /Scotia /Quad

✓ No defects evident

### Walls

✓ No defects evident

## Paint Condition

✗ Satisfactory condition

## Floor

✓ No defects evident

## Blinds/Curtains/Shutters

✓ No defects evident

## Window/s

✓ No defects evident

## Door/ Door Jamb / Door Furniture

✓ No defects evident

## Architraves

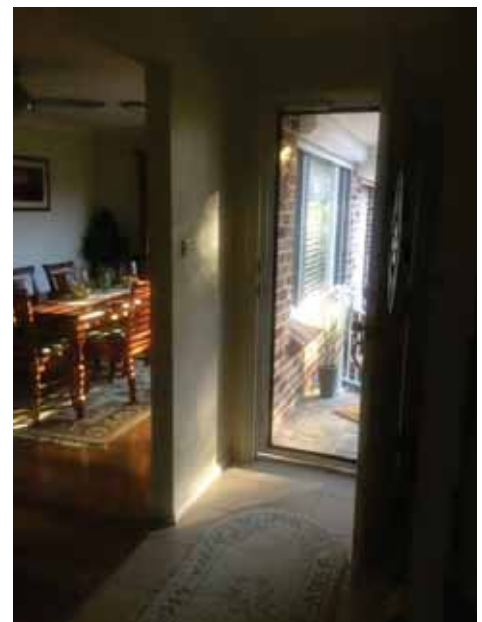
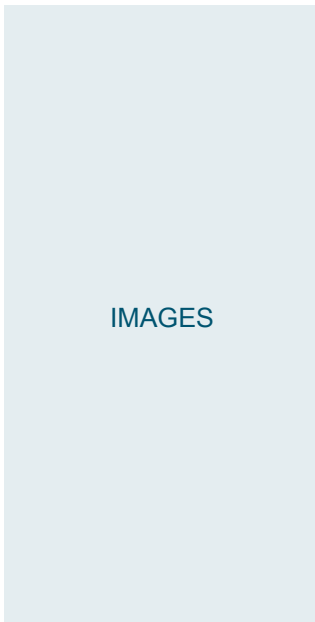
✓ No defects evident

## Skirting

✓ No defects evident

## Front Entrance Area

### General View



### Access Limitations

✗ Clutter

### Ceiling

✓ No defects evident

Ventilation

✓ No defects evident

Cornice /Scotia /Quad

✓ No defects evident

Walls

✓ No defects evident

Paint Condition

✗ Satisfactory condition

Floor

✓ No defects evident

Front External Exit Door/ Door Jamb / Door Furniture

✗ Damage evident in areas

EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



Security/Screen door

✓ No defects evident

Architraves

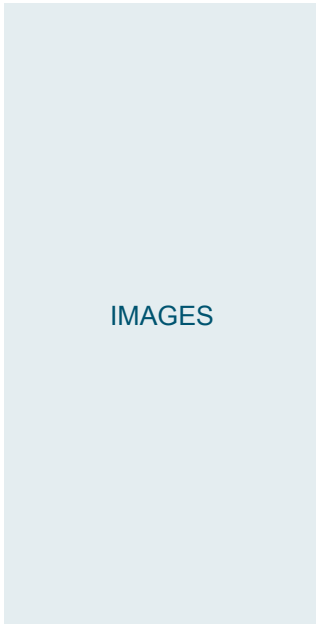
✓ No defects evident

Skirting

✓ No defects evident

# Bedroom 1

## General View



## Access Limitations

✗ Furniture, Closed Wardrobes/Cupboards, Clutter

## Ceiling

✓ No defects evident

## Ventilation

✓ No defects evident

## Cornice /Scotia /Quad

✓ No defects evident

## Walls

✓ No defects evident

## Paint Condition

✗ Satisfactory condition

## Floor

✗ Floor movement evident, movement can be rectified the next time of re carpeting



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

## Blinds/Curtains/Shutters

✓ No defects evident



### Window/s

✓ No defects evident

### Fly Screens

✓ No defects evident

### Door/ Door Jamb / Door Furniture

✓ No defects evident

### Robe

✓ No defects evident

### Architraves

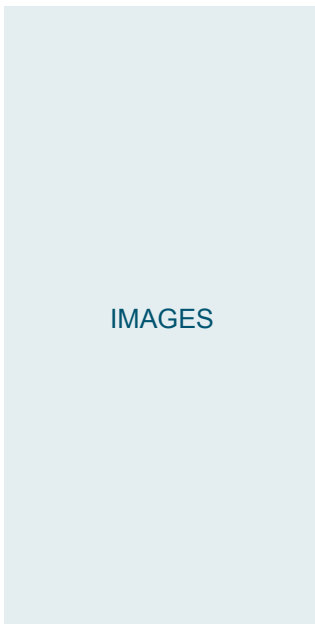
✓ No defects evident

### Skirting

✓ No defects evident

## Ensuite

### General View



IMAGES



Access Limitations

✗ Closed Wardrobes/Cupboards, Curtains and blinds, Clutter

Ceiling

✓ No defects evident

Exhaust Fan visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✓ No defects evident

Ventilation

✓ No defects evident

Cornice /Scotia /Quad

✓ No defects evident

Walls

✓ No defects evident

Paint Condition

✗ Satisfactory condition

Skirting Tiles

✗ Cracked tiles

EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

### Ensuite Floor Tiles

✗ Other

#### EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

#### IMAGES



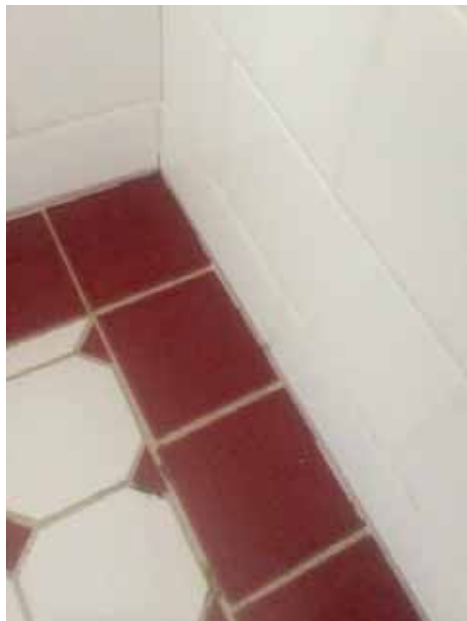
### Shower Wall Tiles

✗ Re-seal at wall and floor junction

#### EXPLANATIONS

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

#### IMAGES



## Shower Wall Tiles

✗ Minor re-grouting required

### EXPLANATIONS

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

### IMAGES



## Shower Floor

✓ No defects evident

## Shower Screen

✓ No defects evident

## Shower Recess Under Water Test

✗ Evident of shower recess leak in subfloor

### EXPLANATIONS

**Defect Significance:** Major  
**Defect Type:** C (Water Penetration Damp Related)

IMAGES



Taps/Mixers Shower

✓ No defects evident

Shower Head

✓ No defects evident

Basins

✓ No defects evident

Vanity Cupboard

✓ No defects evident

Taps/Mixers Vanity

✓ No defects evident

Splashback Tiles

✓ No defects evident

Fixtures

✓ No defects evident

Pan and Cistern

✓ No defects evident

Door/ Door Jamb / Door Furniture

✓ No defects evident

Blinds/Curtains/Shutters

✓ No defects evident

### Window/s

✓ No defects evident

### Fly Screens

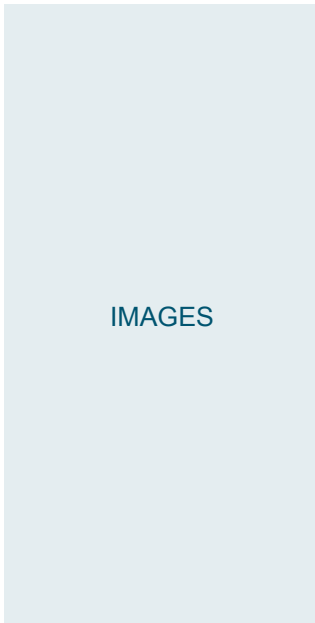
✓ No defects evident

### Architraves

✓ No defects evident

## Bedroom 2

### General View



### Access Limitations

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

### Ceiling

✓ No defects evident

### Ventilation

✓ No defects evident

### Cornice /Scotia /Quad

✓ No defects evident

### Walls

✓ No defects evident

### Paint Condition

✗ Satisfactory condition

## Floor

✗ Floor movement evident, movement can be rectified the next time of re carpeting

### EXPLANATIONS

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

### IMAGES



## Blinds/Curtains/Shutters

✓ No defects evident

## Window/s

✓ No defects evident

## Fly Screens

✓ No defects evident

## Door/ Door Jamb / Door Furniture

✗ Door binding suggest shaving or cutting

### EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



#### Robe

✓ No defects evident

#### Architraves

✓ No defects evident

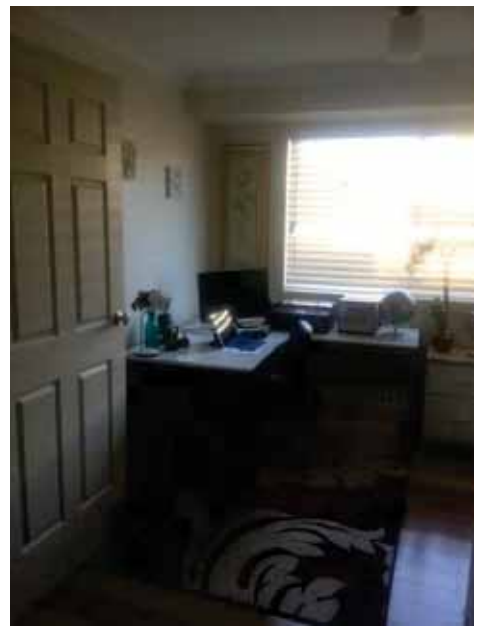
#### Skirting

✓ No defects evident

### Bedroom 3

#### General View

IMAGES



#### Access Limitations

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



### Ceiling

✓ No defects evident

### Ventilation

✓ No defects evident

### Cornice /Scotia /Quad

✓ No defects evident

### Walls

✓ No defects evident

### Paint Condition

✗ Satisfactory condition

### Floor

✓ No defects evident

### Blinds/Curtains/Shutters

✓ No defects evident

### Window/s

✓ No defects evident

### Fly Screens

✓ No defects evident

### Door/ Door Jamb / Door Furniture

✗ Door binding suggest shaving or cutting

#### EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



Door/ Door Jamb / Door Furniture

✗ Damage evident in areas

EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



Robe

✓ No defects evident

Architraves

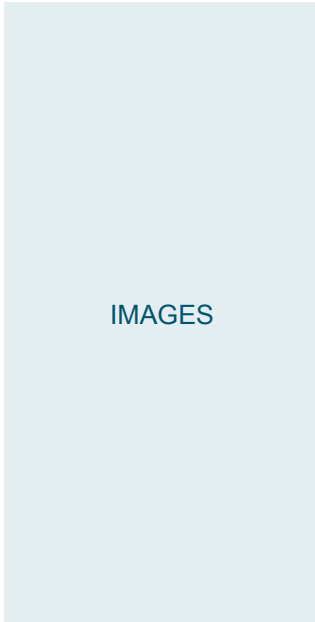
✓ No defects evident

## Skirting

✓ No defects evident

## Bedroom 4

### General View



### Access Limitations

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

### Ceiling

✓ No defects evident

### Ventilation

✓ No defects evident

### Cornice /Scotia /Quad

✓ No defects evident

### Walls

✓ No defects evident

### Paint Condition

✗ Satisfactory condition

### Floor

✓ No defects evident

### Blinds/Curtains/Shutters

✓ No defects evident

Window/s

✓ No defects evident

Fly Screens

✓ No defects evident

Door/ Door Jamb / Door Furniture

✗ Door binding suggest shaving or cutting

EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



Robe

✗ Door binding suggest shaving or cutting

EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



#### Architraves

✓ No defects evident

#### Skirting

✓ No defects evident

## Main Bathroom

#### General View

IMAGES



## IMAGES



### Access Limitations

✗ Furniture, Clutter, Curtains and blinds

### Ceiling

✓ No defects evident

Exhaust fan / Heat light visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✓ No defects evident

### Ventilation

✓ No defects evident

### Cornice /Scotia /Quad

✓ No defects evident

### Walls

✓ No defects evident

### Paint Condition

✗ Satisfactory condition

### Wall Tiles

✓ No defects evident

### Skirting Tiles

✓ No defects evident

### Bathroom Floor 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

✗ Leaking around shower screen evident

#### EXPLANATIONS

Comments : Recommend silicone seal  
Defect Significance: Minor  
Defect Type: C (Water Penetration Damp Related)

#### IMAGES



### Shower Recess Under Water Test

✗ Evident of shower recess leak in subfloor

#### EXPLANATIONS

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

IMAGES



IMAGES



#### Taps/Mixer Shower

✓ No defects evident

#### Shower Head

✓ No defects evident

#### Bath

✓ No defects evident

#### Bath Splashback

✓ No defects evident

#### Bath Side Tiles

✓ No defects evident



Taps/Mixer Bath

✓ No defects evident

Basins

✓ No defects evident

Vanity Cupboard

✓ No defects evident

Taps/Mixer Vanity

✓ No defects evident

Splashback Tiles

✓ No defects evident

Fixtures

✓ No defects evident

Pan and Cistern

✓ No defects evident

Door/ Door Jamb / Door Furniture

✗ Other

EXPLANATIONS

Comments : Door handle loose suggest maintenance  
 Defect Significance: Minor  
 Defect Type: A (Damage)

IMAGES



Blinds/Curtains/Shutters

✓ No defects evident

### Window/s

✓ No defects evident

### Fly Screens

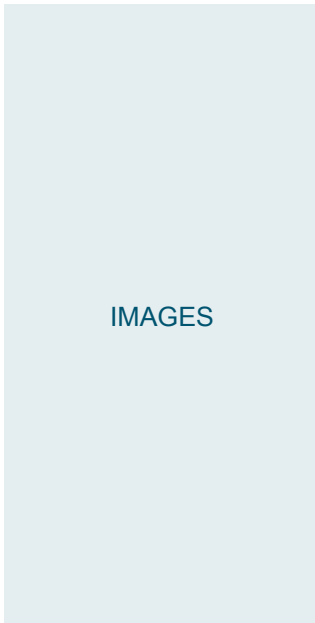
✓ No defects evident

### Architraves

✓ No defects evident

## Laundry

### General View



### Access Limitations

✗ Furniture, Clutter, Curtains and blinds

### Ceiling

✓ No defects evident

### Ventilation

✓ No defects evident

### Cornice /Scotia /Quad

✓ No defects evident

### Walls

✓ No defects evident

### Paint Condition

✗ Satisfactory condition

Floor

✓ No defects evident

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

Blinds/Curtains/Shutters

✓ No defects evident

Window/s

✓ No defects evident

Fly Screens

✓ No defects evident

Door/ Door Jamb / Door Furnitur

✗ Damage evident in areas

EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



#### External Exit Door/ Door Jamb / Door Furniture

✓ No defects evident

#### Security/Screen door

✓ No defects evident

#### Architraves

✓ No defects evident

#### Skirting

✓ No defects evident

## Services

#### General View

IMAGES



### Access Limitations

✗ Vegetation, Clutter

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

✓ No defects evident

External plumbing tap fitting visually inspected not tested. A licensed plumber should be consulted for further advice, if required.

✓ No defects evident

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

✗ Other

#### EXPLANATIONS

Comments : We recommend alternate water diversion excessive moisture can be conducive for termites  
Defect Significance: Minor

#### IMAGES



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

✗ Suggest re-connection of safety chain to prevent gas bottles from falling over

#### EXPLANATIONS

Defect Significance: Safety Hazard

IMAGES



Electricity main to building visually inspected not tested. A licensed electrician 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

External light fittings. A licensed electrician should be consulted for further advice, if required.

✓ No defects evident

Nbn box to house visually inspected not tested. A licensed telstra technician should be consulted for further advice, if required.

✗ Not located

EXPLANATIONS

Defect Significance: Further Investigation

Hot water system visually inspected not tested. Hot water units with storage tanks must have the temperature set above 60 degrees to prevent bacteria forming within the tank and unit itself. A licensed plumber/electrician should be consulted for further advice, if required.

✗ We recommended alternate water diversion (Excessive leaking can cause "Conductive" conditions to possible termite attack.) inadequate drainage

EXPLANATIONS

Defect Significance: Minor

IMAGES



Water heater. A licensed plumber/ electrician should be consulted for further advice, if required.

✗ Electric hot water

EXPLANATIONS

Comments : 160ltr water capacity

IMAGES



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 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. 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.

✗ We recommended alternate water diversion (Excessive leaking can cause “Conductive” conditions to possible termite attack.) inadequate drainage

EXPLANATIONS

Defect Significance: Minor

IMAGES



IMAGES



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

✓ No defects evident

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

✓ No defects evident



Rangehood /Exhaust Fan visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✓ No defects evident

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

✓ No defects evident

Internal electrical power points / switches / light fittings visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✗ A licensed electrician should be consulted for inspection before use

#### EXPLANATIONS

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

#### IMAGES



## Smoke Detectors

General View

IMAGES



### Smoke Detectors

✘ Visually Inspected Not Tested. Smoke detectors are not tested at the time of this inspection. Therefore if unsure call a Licensed Electrician for further advice.

## Roof Void Space

### General View

IMAGES



IMAGES



Access Limitations

✗ Insulation, Valley series timber truss sections, The low pitch is eave areas, The low pitch in areas

The roof void cleanliness

✓ No defects evident

Roof Structure

✓ No defects evident

Common Roof Truss

✓ No defects evident

Top Chord Roof Truss

✓ No defects evident

Cantilever Web Roof Truss

✓ No defects evident

Bottom Chord Roof Truss

✓ No defects evident

Valley

✓ No defects evident

Insulation

✓ No defects evident

## Gyprock Ceiling

✗ Other

### EXPLANATIONS

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

### IMAGES



Exhausts Fan / Heat Lights visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✓ No defects evident

### Reflective Foil

✓ No defects evident

### Whirlybird

✓ No defects evident

### Lead Flashings

✗ Other

### EXPLANATIONS

Comments : Requires re-fixing to stop further water penetration  
Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



IMAGES



Electrical cables visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✓ No defects evident

Phone and data cables. A licensed technician should be consulted for further advice, if required.

✓ No defects evident

## Garage

General View

IMAGES



Access Limitations

✗ Clutter

Roof Structure

✓ No defects evident

Wall Structure

✓ No defects evident

Ceiling

✓ No defects evident

Cornice /Scotia /Quad

✓ No defects evident

Wall Coverings Internal

✓ No defects evident

Paint Condition

✗ Average condition

Concrete Floor

✓ No defects evident

Blinds/Curtains/Shutters

✓ No defects evident

Window/s

✓ No defects evident

### Fly Screens

✗ Not located at the time of the inspection

### Front Roller Doors

✓ No defects evident

### Internal Access Door/ Door Jamb / Door Furniture

✓ No defects evident

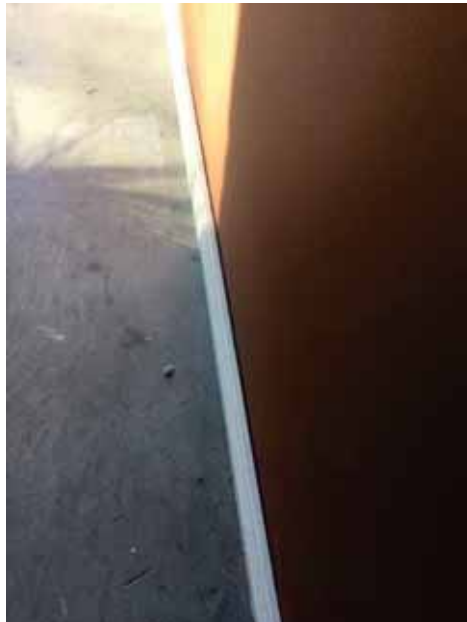
### Architraves

✗ Separating from wall is evident

#### EXPLANATIONS

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

#### IMAGES



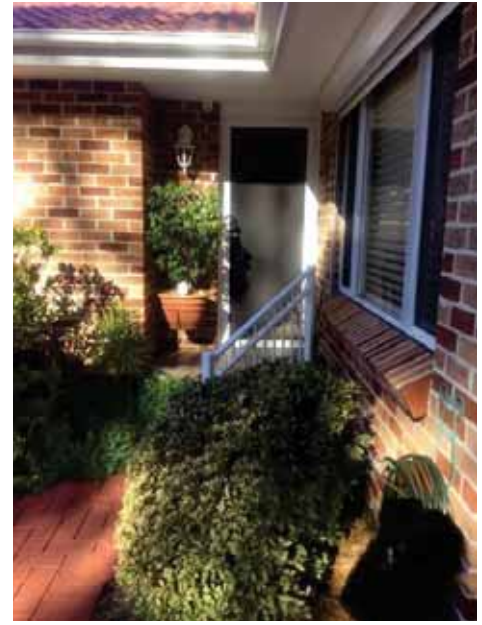
### Skirting

✓ No defects evident

## Front Landing

### General View

IMAGES



Access Limitations

✗ Vegetation, Clutter

Ceiling

✓ No defects evident

Balustrade

✓ No defects evident

Paint Condition

✓ No defects evident

Tiled floor

✗ There appears to be drill holes in the concrete against this dwelling indicating a termite treatment may be in place, therefore the documentation like warranties and company of application must be sought.

EXPLANATIONS

Comments : Refer to pest report  
Defect Significance: Further Investigation  
Defect Type: E (Operational)



IMAGES



### Stairs

✓ No defects evident

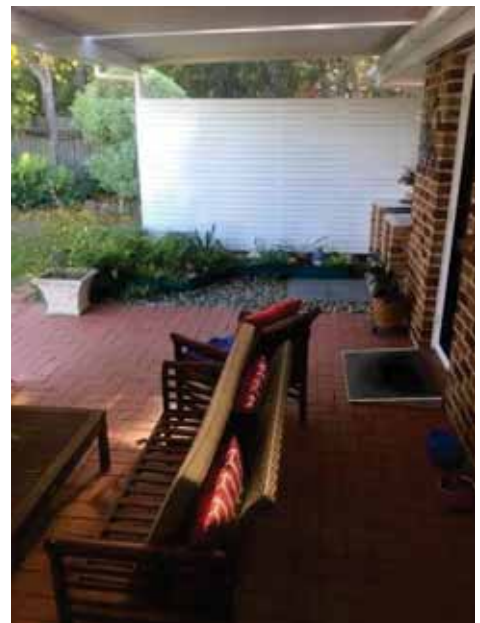
### Drainage

✓ No defects evident

## Rear Patio

### General View

IMAGES



### Access Limitations

✗ Vegetation, Clutter

### Roof Covering

✓ No defects evident

### Roof Screws / Nails

✓ No defects evident

### Gutters

✗ Gutters & downpipes are leaking at their joints in areas & need rectification. (Excessive leaking can cause "Conducive" conditions to possible termite attack.) inadequate drainage

<b>EXPLANATIONS</b>	<b>Comments :</b> Recommend cleaning vegetation from gutters <b>Defect Significance:</b> Major <b>Defect Type:</b> D (Material Deterioration: rusting, rotting, corrosion, decay)
---------------------	---

**IMAGES**



### Downpipes

✓ No defects evident

### Rafters/Beams

✓ No defects evident

### Columns / Posts

✓ No defects evident

### Paint Condition

✓ No defects evident

### Paved floor

✓ No defects evident

### Stairs

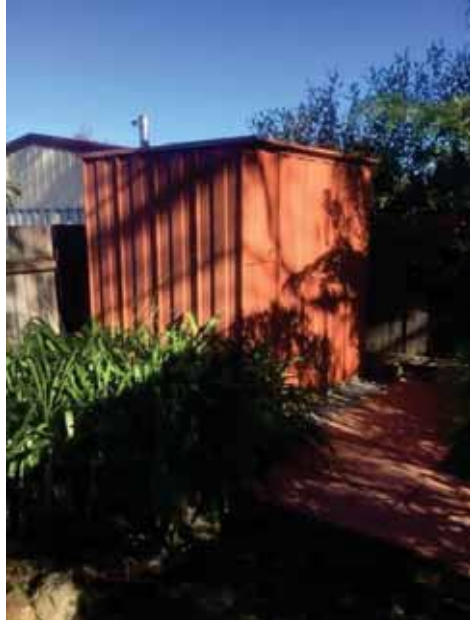
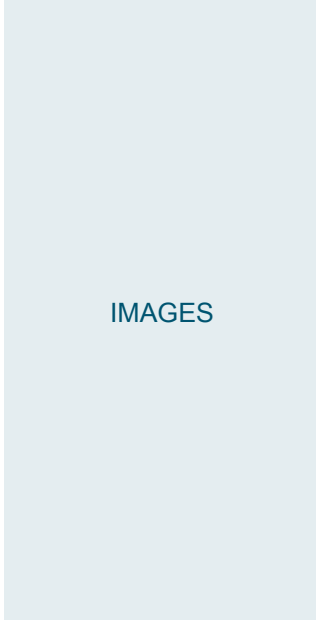
✓ No defects evident

## Drainage

✓ No defects evident

## Outbuilding 1

### General View



### Access Limitations

✗ Vegetation, Clutter

### Roof Covering

✓ No defects evident

### Timber/Metal Structural Components

✓ No defects evident

### Doors

✗ Door does not operate as intended



Comments : Suggest maintenance  
Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



Concrete Floor

✓ No defects evident

Drainage

✗ Inadequate drainage

EXPLANATIONS

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

## Exterior

General View

IMAGES



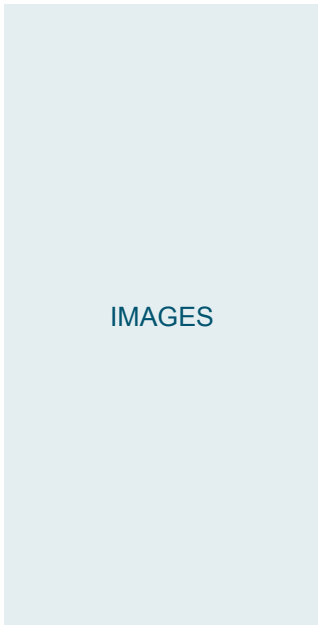
Access Limitations

✗ Vegetation, Clutter

Eaves

✗ Separating from fascia is evident in areas

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



Cover Strips

✓ No defects evident

Exterior Brick/Render Finish

✗ The wall is black or green algae affected

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

IMAGES



Windows

✓ No defects evident

Windows Trims

✓ No defects evident

Window Sills

✓ No defects evident

Doors

✓ No defects evident

Doors

✓ No defects evident

Doors Trims

✓ No defects evident

Door Sills

✗ Cracking evident in areas

EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

IMAGES



Paint Condition

✓ No defects evident

Weep Holes

✗ 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.

EXPLANATIONS

Defect Significance: Minor  
Defect Type: E (Operational)

IMAGES



IMAGES



IMAGES



## Site

General View



IMAGES



Access Limitations

✗ Vegetation, Clutter

The Site Cleanliness

✓ No defects evident

Driveway

✗ Other

EXPLANATIONS

Comments : Uneven & undulating pavers can be a trip hazard  
Defect Significance: Safety Hazard  
Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Mail Box

✓ No defects evident

Paths

✓ No defects evident

Timber Pailing Fencing

✗ Other

EXPLANATIONS

Comments : Decay evident in areas  
 Defect Significance: Minor  
 Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



IMAGES



## 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



## Gates

✓ No defects evident

## Bbq

✓ No defects evident

## Clothes Line

✓ No defects evident

## Tree's & Branches

✗ All or any trees associated to this property are to be assessed by an Arborist for their strength and in the event of any issues then these issues are to be dealt with immediately

## Drainage

✗ This site has inadequate surface inlet drainage. We recommend that additional site surface run off inlet and or diversion drainage be put into place around this property to protect this dwellings foundation materials.

### EXPLANATIONS

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

IMAGES



## Sub Floor

General View

IMAGES



IMAGES



Access Limitations

✗ Clutter

The sub floor cleanliness

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

Flooring

✓ No defects evident

Main Bathroom Floor

✗ Water penetration evident from shower recess

EXPLANATIONS

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

IMAGES



IMAGES



#### Kitchen Floor

✓ No defects evident

#### Ensuite Floor

✗ Water penetration evident from shower recess

EXPLANATIONS

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

IMAGES



IMAGES



### Laundry Floor

✓ No defects evident

### Bearers & Joists

✗ Other

EXPLANATIONS

Comments :

Joists has been cut for toilet waste we recommend extra support to joist

Defect Significance:

Minor

Defect Type:

A (Damage)

IMAGES



### Ant Capping

✘ Ant capping inadequate

EXPLANATIONS

Defect Significance: Minor  
Defect Type: E (Operational)

IMAGES





IMAGES



Piers

✓ No defects evident

Brick Wall

✗ Rising damp evident in areas

EXPLANATIONS

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

IMAGES



## Ventilation

✗ Ventilation inadequate

### EXPLANATIONS

Defect Significance: Minor  
Defect Type: E (Operational)

## Drainage

✗ Inadequate drainage rectification is required

### EXPLANATIONS

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

## Foundation Covering

✓ No defects evident

Sewer drainage connections visually inspected not tested. A licensed plumber should be consulted for further advice, if required.

✓ No defects evident

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

✓ No defects evident

Phone and data cables. A licensed technician should be consulted for further advice, if required.

✗ Phone and data cables have been poorly laid on the ground

### EXPLANATIONS

Defect Significance: Minor  
Defect Type: A (Damage)

### IMAGES

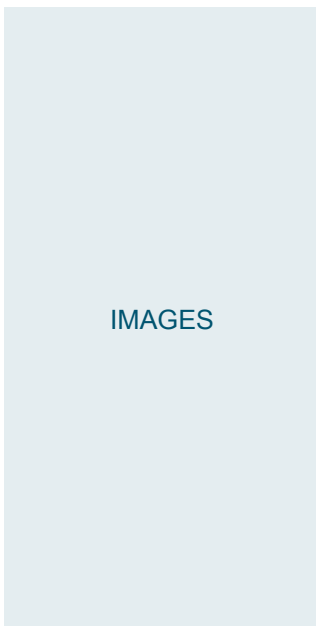
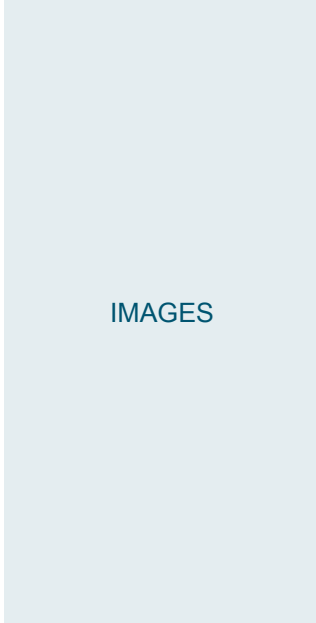


Sub floor door

✓ No defects evident

## Roof Exterior

General View



Access Limitations

✗ Vegetation, Clutter

Ridges

✓ No defects evident

Roof Covering

✗ Other

EXPLANATIONS

**Comments :** Recommend cleaning vegetation where roof meets patio roof  
**Defect Significance:** Minor  
**Defect Type:** D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Roof Covering

✗ Cracked tiles requiring replacement

EXPLANATIONS

**Defect Significance:** Minor  
**Defect Type:** A (Damage)

IMAGES



Valleys

✓ No defects evident

Gable End

✓ No defects evident

Lead Flashings

✗ Other

EXPLANATIONS

Comments : Suggest re-fixing to stop further water penetration  
Defect Significance: Minor  
Defect Type: C (Water Penetration Damp Related)

IMAGES



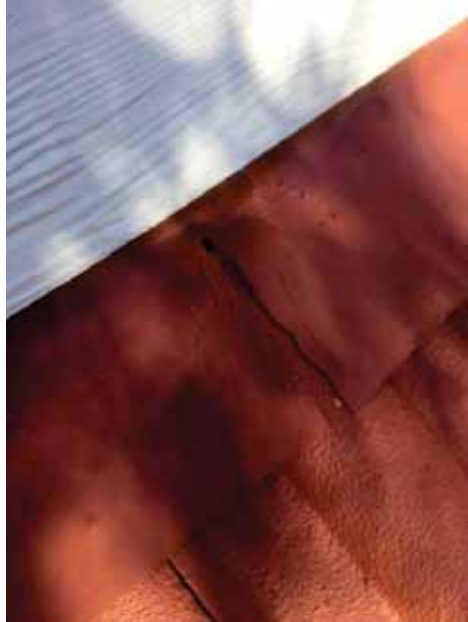
## Lead Flashings

✗ Flashing shows signs of deterioration suggest replacing or re-sealing

### EXPLANATIONS

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

### IMAGES



## Drain waste vent

✓ No defects evident

## Whirlybird

✓ No defects evident

## Barge Capping

✓ No defects evident

## Bargeboard

✗ Visible wood decay damage was evident in areas

### EXPLANATIONS

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

IMAGES



Fascia

✓ No defects evident

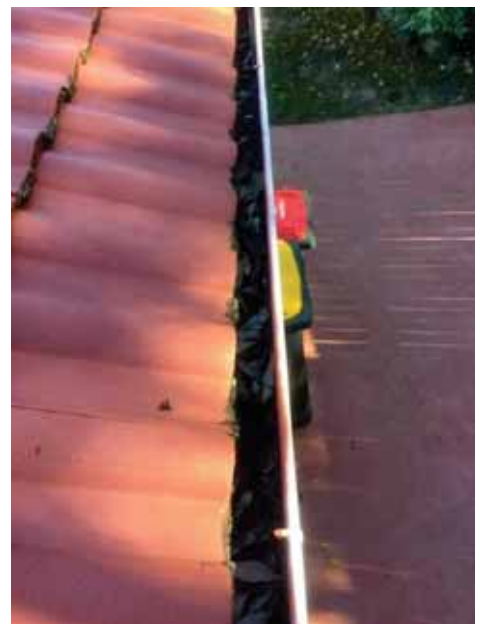
Gutters

✗ Gutters & downpipes are leaking at their joints in areas & need rectification. (Excessive leaking can cause "Conducive" conditions to possible termite attack.) inadequate drainage

EXPLANATIONS

Comments : Recommend cleaning vegetation out of gutters  
Defect Significance: Minor  
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Downpipes

✓ No defects evident

## Down Pipe Brackets

✓ No defects evident

## Asbestos and Mould

### Asbestos

✓ None observed at site

### Mould

✗ Observed at site

A Full Mould ID Report is available for  
\$250 for visual inspection  
\$349 for visual inspection + sample  
Lab test from \$99 per sample

Mould is part of a group of very common organisms called fungi that also include mushrooms and yeast. It is present virtually everywhere, both indoors and outdoors. Mould is the common word for any fungus that grows on food or damp materials. The colours can be black, grey, green, yellow, white or almost any colour.

It often looks like a stain or smudge and it may smell musty. In order to grow it needs moisture and a material it can live on. It then releases "spores" into the air which are small enough that people can actually breathe them in. Breathing in large amounts of these spores and the by-products they produce can negatively impact your health.

Mould may grow indoors in wet or moist areas lacking adequate ventilation, including subfloor areas, roof void, exteriors of buildings, walls/ wallpaper, ceilings, wet areas, bathroom tiles, carpets especially those with fiber backing, insulation material and wood. If moisture accumulates in a building mould growth will often occur.

Many different types exist and all have the potential to cause health problems. It is impossible to determine what type of mould is growing by visual inspection only, there are thousands of known species below are common types found in homes & businesses.



# 09 General Photographs

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# 10 Defects and Safety Issues

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## Safety Hazards in this Building:

### Services (Optional)

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

✗ Suggest re-connection of safety chain to prevent gas bottles from falling over

#### Explanation

Comments (Optional):

Defect Significance:

Safety Hazard

Internal electrical power points / switches / light fittings visually inspected not tested. A licensed electrician should be consulted for further advice, if required.

✗ A licensed electrician should be consulted for inspection before use

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Safety Hazard

E (Operational)

### Site (Optional)

#### Driveway

✗ Other

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Uneven & undulating pavers can be a trip hazard

Safety Hazard

B (Distortion, Warping, Twisting)

## Major Defects in this Building:

### Ensuite (Optional)

#### Shower Recess Under Water Test

✗ Evident of shower recess leak in subfloor

##### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Major

C (Water Penetration Damp Related)

### Main Bathroom (Optional)

#### Shower Recess Under Water Test

✗ Evident of shower recess leak in subfloor

##### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Major

C (Water Penetration Damp Related)

### Rear Patio

#### Gutters

✗ Gutters & downpipes are leaking at their joints in areas & need rectification. (Excessive leaking can cause "Conductive" conditions to possible termite attack.) inadequate drainage

##### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Recommend cleaning vegetation from gutters

Major

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

## Sub Floor (Optional)

### Main Bathroom Floor

✗ Water penetration evident from shower recess

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Major

C (Water Penetration Damp Related)

### Ensuite Floor

✗ Water penetration evident from shower recess

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Major

C (Water Penetration Damp Related)

## Minor and Other Defects in this Building:

### Front Entrance Area (Optional)

#### Front External Exit Door/ Door Jamb / Door Furniture

✗ Damage evident in areas

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

### Bedroom 1 (Optional)

#### Floor

✗ Floor movement evident, movement can be rectified the next time of re carpeting

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

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

## Ensuite (Optional)

### Skirting Tiles

✗ Cracked tiles

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

### Ensuite Floor Tiles

✗ Other

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

### 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 Wall Tiles

✗ Minor re-grouting required

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

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

## Bedroom 2 (Optional)

### Floor

✗ Floor movement evident, movement can be rectified the next time of re carpeting

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)

### Door/ Door Jamb / Door Furniture

✗ Door binding suggest shaving or cutting

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

## Bedroom 3 (Optional)

### Door/ Door Jamb / Door Furniture

✗ Door binding suggest shaving or cutting

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

### Door/ Door Jamb / Door Furniture

✗ Damage evident in areas

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

## Bedroom 4 (Optional)

### Door/ Door Jamb / Door Furniture

✗ Door binding suggest shaving or cutting

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

### Robe

✗ Door binding suggest shaving or cutting

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

## Main Bathroom (Optional)

### Shower Recess Under Water Test

✗ Leaking around shower screen evident

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Recommend silicone seal

Minor

C (Water Penetration Damp Related)

### Door/ Door Jamb / Door Furniture

✗ Other

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Door handle loose suggest maintenance

Minor

A (Damage)



## Laundry (Optional)

Door/ Door Jamb / Door Furnitur

✗ Damage evident in areas

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

## Services (Optional)

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

✗ Other

### Explanation

Comments (Optional):

Defect Significance:

We recommend alternate water diversion excessive moisture can be conducive for termites

Minor

Hot water system visually inspected not tested. Hot water units with storage tanks must have the temperature set above 60 degrees to prevent bacteria forming within the tank and unit itself A licensed plumber/electrician should be consulted for further advice, if required.

✗ We recommended alternate water diversion (Excessive leaking can cause "Conductive" conditions to possible termite attack.) inadequate drainage

### Explanation

Comments (Optional):

Defect Significance:

Minor

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

✗ We recommended alternate water diversion (Excessive leaking can cause "Conductive" conditions to possible termite attack.) inadequate drainage

### Explanation

Comments (Optional):

Defect Significance:

Minor

## Roof Void Space (Optional)

### Gyprock Ceiling

✗ Other

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Water staining evident in areas areas

Minor

C (Water Penetration Damp Related)

### Lead Flashings

✗ Other

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Requires re-fixing to stop further water penetration

Minor

A (Damage)

## Garage (Optional)

### Architraves

✗ Separating from wall is evident

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)

## Outbuilding 1 (Optional)

### Doors

✗ Door does not operate as intended

#### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Suggest maintenance

Minor

A (Damage)

## Drainage

✗ Inadequate drainage

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

C (Water Penetration Damp Related)

## Exterior (Optional)

### Eaves

✗ Separating from fascia is evident in areas

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

B (Distortion, Warping, Twisting)

### Exterior Brick/Render Finish

✗ The wall is black or green algae affected

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

C (Water Penetration Damp Related)

### Door Sills

✗ Cracking evident in areas

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

## Weep Holes

✗ 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.

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

E (Operational)

## Site (Optional)

### Timber Pailing Fencing

✗ Other

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Decay evident in areas

Minor

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

### 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)

## Drainage

✗ This site has inadequate surface inlet drainage. We recommend that additional site surface run off inlet and or diversion drainage be put into place around this property to protect this dwellings foundation materials.

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

C (Water Penetration Damp Related)

## Sub Floor (Optional)

### Bearers & Joists

✗ Other

#### Explanation

Comments (Optional):

Joists has been cut for toilet waste we recommend extra support to joist

Defect Significance:

Minor

Defect Type:

A (Damage)

### Ant Capping

✗ Ant capping inadequate

#### Explanation

Comments (Optional):

Defect Significance:

Minor

Defect Type:

E (Operational)

### Brick Wall

✗ Rising damp evident in areas

#### Explanation

Comments (Optional):

Defect Significance:

Minor

Defect Type:

C (Water Penetration Damp Related)

### Ventilation

✗ Ventilation inadequate

#### Explanation

Comments (Optional):

Defect Significance:

Minor

Defect Type:

E (Operational)

### Drainage

✗ Inadequate drainage rectification is required

#### Explanation

Comments (Optional):

Defect Significance:

Minor

Defect Type:

C (Water Penetration Damp Related)

Phone and data cables. A licensed technician should be consulted for further advice, if required.

✗ Phone and data cables have been poorly laid on the ground

**Explanation**

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

## Roof Exterior (Optional)

### Roof Covering

✗ Other

**Explanation**

Comments (Optional):

Defect Significance:

Defect Type:

Recommend cleaning vegetation where roof meets patio roof

Minor

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

### Roof Covering

✗ Cracked tiles requiring replacement

**Explanation**

Comments (Optional):

Defect Significance:

Defect Type:

Minor

A (Damage)

### Lead Flashings

✗ Other

**Explanation**

Comments (Optional):

Defect Significance:

Defect Type:

Suggest re-fixing to stop further water penetration

Minor

C (Water Penetration Damp Related)

## Lead Flashings

✗ Flashing shows signs of deterioration suggest replacing or re-sealing

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

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

## Bargeboard

✗ Visible wood decay damage was evident in areas

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Minor

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

## Gutters

✗ Gutters & downpipes are leaking at their joints in areas & need rectification. (Excessive leaking can cause "Conductive" conditions to possible termite attack.) inadequate drainage

### Explanation

Comments (Optional):

Defect Significance:

Defect Type:

Recommend cleaning vegetation out of gutters

Minor

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

# 11 Other Inspections and Reports Required

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Further Inspections/Searches Recommended

Timber PPI Pest (termite)  
inspection

Smoke Alarm  
Certification

Electrical Inspection

Plumbing inspection

Property Valuation

Sewer Diagram

Final survey

Home Owners  
Warranty

Mould identification &  
inspections

Wet area flashing &  
certification certification

# 12 Conclusion & Summary

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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:

High

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

Low

**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:

Shower leak was visibly evident at the time of this inspection in the main bathroom & ensuite and we recommend all works be carried out by a qualified and licensed tradesperson and a warranty must be sought.

There appears to be drill holes in the concrete paths against this dwelling indicating a Termite treatment may be in place, therefore the documentation like warranties and company of application must be sought.

Gutters & downpipes are leaking at their joints in areas & need rectification. (Excessive leaking can cause "Conductive" conditions to possible termite attack.)

We recommend that additional site surface run off inlet and or diversion drainage be put into place around this property to protect this dwellings foundation materials.

The eave lining timber storm moulds: Gapping is an indication of possible settlement to this nominated area of the dwelling, therefore check the drainage of surface waters is adequate at these gapping points.

Floor movement: Floor movement evident, Movement can be rectified the next time of recarpeting.

Inadequate ant-capping must be replaced and installed as required. Ant-capping was inadequate and rusting in sections.

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

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.

Some of the doors need new door stops to be fitted to prevent wall and or door lock damage.

Smoke detectors are not tested at the time of this inspection. Therefore if unsure call a Licensed Electrician for further advice.

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.

As a general comment, any A/C unit/s condensation drainage outlets must also be directed into or over an appropriate drainage inlet point, also with a clear hose only.

PC Appliances:(Dishwashers, Range Hoods, Ovens, Hot Plates & Microwave units are not tested in a visual pre purchase inspection as this is out of our area of expertise).

Hot Water Services with storage tanks must not set below 60degrees to prevent bacteria forming in the system.

A clear hose should be fitted to the overflow pipe and redirected into an appropriate drainage inlet point, (A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE, IF REQUIRED. The age of the existing unit is unknown.) (NOTE: we do not test the pressure relief valves on freestanding hot water units as this valve may break, seize or leak due to lack of testing over a period of time by the owners of properties.) NOTE: hot water units with storage tanks must have the temperature set above 60degrees to prevent bacteria forming within the tank and unit itself. A clear hose should be fitted to the overflow pipe and redirected into an appropriate drainage inlet point, (A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE, IF REQUIRED.

Trees: Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineer's Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.

TREES: All or any trees associated to this property are to be assessed by an Arborist for their strength and in the event of any issues then these issues are to be dealt with immediately. Trees can cause issues to a dwellings foundations of they are within 3.0m of the dwellings exterior.

**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

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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

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# 14 Terms & Conditions

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## 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

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**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

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**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 perpends 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 of 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 of 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 of 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 of a box with baffle plates to slow the flow of liquid waste and prevent the passage of greasy substance into the drainage system. Also called GREASE INTERCEPTOR TRAP.

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

S-TRAP - A trap in which the outlet 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 of 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 or the flexing of 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 device 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 value 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

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## 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.