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Pre-Purchase Building Inspection Report

(In accordance with AS4349.1 2007 'Inspection of Buildings')

Report Commissioned By:

Sample

Property Address:

Sample



Notable Items - Defects Summary

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these defect items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, if any prices have been given, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to purchase. **You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

ROOF SYSTEM EXTERNAL

External Roof:

Roof Covering Condition in Detail:

The overall condition of the roof coverings is fair. The External Roof System should be regularly inspected for damage and defects which may allow rain water penetration. There appears to be evidence suggesting that a current roof leak is present. We recommend further investigation by a qualified roofing expert and repairs be carried out to prevent further resultant damage.

Weep holes to ridge capping mortar bed are not present. Weep holes to the cement bed should be provided to prevent high volume wind driven rain from ponding in the cavity between the ridge capping and cement bedding to occur and subsequent rain water ingress to the roof and ceiling cavity. This is considered to be a major defect due to the possibility of rain water penetration causing resultant damage to ceiling linings.

The following action is recommended:

A licensed Roofing Contractor should be called to make a further evaluation and repairs or rectification as needed.

Flashings:

Roof Flashing - Type and Condition:

Flashing material is of lead. Flashing material is of sheet metal. Flashing is cracked, missing, damaged or in poor condition, this is considered to be a major defect due to possible rainwater penetration therefore will require rectification or replacement in the following areas: At the skylight although other areas may also be effected. Active water leak is noted to the following areas. At the skylight although other areas may also be effected.

The following action is recommended:

A licensed Roofing Contractor should be called to make a further evaluation and repairs or rectification as needed.

ROOF SYSTEM INTERNAL

Insulation & Sarking:

Insulation Status:

There is insulation provided to some sections of the ceiling cavity. For sufficient clearance of insulation surrounding halogen light fittings to be maintained and to prevent a safety and fire hazard, recommend installing proprietary patented halogen light fitting covers.

The following action is recommended:

A licensed Electrician should be called to make a further evaluation and repairs or rectification as needed.

INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:

The condition of the ceilings is generally fair. Evidence of current water penetration through ceiling.

Location/area:

Kitchen:

The following action is recommended:

A licensed Roofing Contractor should be called to make a further evaluation and repairs or rectification as needed.

SUBFLOOR

Sub Floor - Other Defects or Issues:

Details:

Although antcapping is fitted, it is rusting in some areas. The purpose of antcapping is to prevent concealed termite entry by forcing the termites build mud tunnels around the visible sections of the antcapping enabling detection during a pest inspection. Antcapping will not prevent the entry of termites to a structure however, correctly fitted ant caps will assist in early detection. If it is not possible or practicable to fit or repair antcapping, this area should be regularly inspected by a Licensed Pest Inspector. Deteriorating bricks and mortar joints to the brick piers require repair. Leaks were noted in the water pipes under the bathroom and the pipes should be repaired by a Licensed Plumber. Water is ponding on the ground under the structure. This is considered to be a major defect and should be further investigated and rectified.

The following action is recommended:

A qualified Leak Detection Expert should be engaged for further investigation and diagnosis. A licensed Building Contractor should be called to make a further evaluation and repairs or rectification as needed.

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VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:

Sample.

REPORT NO:

Sample.

DATE OF INSPECTION:

27/9/2017.

TIME OF INSPECTION:

2.00PM.

VENDOR:

Sample.

PERSONS PRESENT AT INSPECTION:

The property was vacant at the time of inspection.

PROPERTY ADDRESS:

Sample.

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

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

Part 1: Pre Purchase Inspections - Residential Buildings

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

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

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

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

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

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

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

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

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

Limitations

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

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

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

Safe and Reasonable Access

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

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

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

Subfloor - Access opening = 400 x 500mm - Vertical clearance: Timber floor 400mm to bearer, joist or other obstruction. Concrete floor: 500mm

Property Description:

Building type:

Single storey dwelling.

External walls constructed from:

Brick veneer: Timber frame with weatherboard cladding.

Roof Construction:

The roof is of pitched and skillion construction.

Roof Covering:

Concrete tiles: Metal decking:

Internal walls covered with:

Plasterboard: Timber paneling: Fibre cement sheeting:

Internal ceilings covered with:

Plasterboard: Fibre cement sheeting:

Windows are constructed from:

Aluminum:

Footings:

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

Extension:

The building appears to have had an extension/addition. This may include pergolas, awnings, decks, additional living areas etc. The purchaser should contact the local council to ensure that the extension/addition has been approved and inspected as required.

Estimate Building Age:

Between 30 and 40 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

Summary of Areas Inspected:

Details:

Roof void: Internal area: Subfloor area: Garage: External area: Extension:

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

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

Summary of Areas Not Inspected:

Externally:

The boundary and/or common walls were not inspected as access would be necessary to the adjoining property. Defects may be present and not detected.

Furnished Properties:

Was the property furnished and/or occupied at the time of inspection?

No.

Weather Conditions & Orientation:

Weather Conditions:

The weather condition on the day of the inspection was generally fine.

Recent Weather Conditions:

Dry.

Orientation:

For the purpose of identification west is assumed to be approximately at the main street frontage of the property.

Other Inspections and Reports Required:

Gas Fitting Inspection: Leak Detection Inspection:

It is strongly recommended that the above Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

ROOF SYSTEM EXTERNAL

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

External Roof:

Roof Style:

The roof is of pitched and skillion construction.

Roof Covering Condition in Detail:

The overall condition of the roof coverings is fair. The External Roof System should be regularly inspected for damage and defects which may allow rain water penetration. There appears to be evidence suggesting that a current roof leak is present. We recommend further investigation by a qualified roofing expert and repairs be carried out to prevent further resultant damage.

Weep holes to ridge capping mortar bed are not present. Weep holes to the cement bed should be provided to prevent high volume wind driven rain from ponding in the cavity between the ridge capping and cement bedding to occur and subsequent rain water ingress to the roof and ceiling cavity. This is considered to be a major defect due to the possibility of rain water penetration causing resultant damage to ceiling linings.

The following action is recommended:

A licensed Roofing Contractor should be called to make a further evaluation and repairs or rectification as needed.

Flashings:

Roof Flashing - Type and Condition:

Flashing material is of lead. Flashing material is of sheet metal. Flashing is cracked, missing, damaged or in poor condition, this is considered to be a major defect due to possible rainwater penetration therefore will require rectification or replacement in the following areas: At the skylight although other areas may also be effected. Active water leak is noted to the following areas. At the skylight although other areas may also be effected.

The following action is recommended:

A licensed Roofing Contractor should be called to make a further evaluation and repairs or rectification as needed.

Gutters & Downpipes:

Gutters & Downpipes:

Appear to be in serviceable condition. Downpipes appear to be connected to the stormwater dispersal system, however, correct connection can only be confirmed with a smoke test.

Eaves, Fascias & Barge Boards:

Eaves Type & Condition:

The eaves are lined with fibre cement sheeting. The overall condition of the eaves lining is good.

Fascias & Bargeboards Type & Condition:

The fascias/bargeboards are of timber. The overall condition of the fascias/bargeboards is fair.

ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Access Restrictions:

A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Defects or damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Inspection Restrictions:

Sarking membrane and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building inspection report. Defects or damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Roof Framing:

Roof Supports - Type and Condition:



The cut and pitched roof timbers appear to provide adequate support.

Insulation & Sarking:

Insulation Status:

There is insulation provided to some sections of the ceiling cavity. For sufficient clearance of insulation surrounding halogen light fittings to be maintained and to prevent a safety and fire hazard, recommend installing proprietary patented halogen light fitting covers.

The following action is recommended:

A licensed Electrician should be called to make a further evaluation and repairs or rectification as needed.

Sarking Status:

Sarking membrane has been provided to part of the roof area only.

INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:



The condition of the ceilings is generally fair. Evidence of current water penetration through ceiling.

Location/area:

Kitchen:

The following action is recommended:

A licensed Roofing Contractor should be called to make a further evaluation and repairs or rectification as needed.

Walls:

Internal Walls Condition:

The condition of the walls is generally good.

Windows:

Windows Condition:

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

Doors:

Doors Condition:

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

Floors:

Floors General Condition:

The condition of the floors is generally fair. Some of the floors are concealed by floor coverings. Squeaking flooring was noted. This will require re fixing to prevent movement. As floor coverings are present over this area, this work should be carried out when the floor coverings are next changed.

Woodwork:

Woodwork:

The condition of the woodwork is generally good.

Built-In Wardrobes:

Type and Condition:

The condition of the built-in wardrobes is generally fair. The doors bind and require easing.

Linen Cupboard:

Linen Cupboard:

Linen cupboard is generally in an acceptable condition.

KITCHEN

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

Kitchen:

Kitchen Fixtures:

The condition of the fixtures is generally good.

Tiles:

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

Sink & Taps:

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

LAUNDRY

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

Laundry:

General condition of area:

This area is generally in good condition.

Tub & Taps:

The tub & cabinet appear serviceable. Drain appears serviceable.

Tiles:

The condition of the tiles is generally good.

BATHROOMS

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

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

It is important to note that cracking to external/internal masonry walls or building element including floor and wall tiles can appear at any time through expansion and disappear through contraction of the wall or building element. Having found no evidence of cracking at the time of the inspection is no guarantee that cracking will not become evident in the future. Any evidence of cracking should be referred to a Structural Engineer for further investigation.

Main Bathroom:

Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Testing the shower recess on the day of the inspection and finding no evidence of current leaking does not guarantee that the shower recess will not leak in the future.

Tiles:

The condition of the tiles is generally good.

Basin & Taps:

The basin & taps appear serviceable. Drain appears serviceable.

Vanity Unit:

The condition of the vanity unit is generally fair. Water damage is noted to vanity cabinet. Repairs or maintenance will be required.

Toilet Condition:

The toilet appears to be in working order.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockages may be present and not detected.

Bathroom Two:

Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Testing the shower recess on the day of the inspection and finding no evidence of current leaking does not guarantee that the shower recess will not leak in the future.

Tiles:

The condition of the tiles is generally fair. Loose tiles are evident to the walls. This could affect the waterproof condition of the this area.

Basin & Taps:

The basin & taps appear serviceable. Drain appears serviceable.

Vanity Unit:

The condition of the vanity unit is generally good.

Toilet Condition:

The toilet appears to be in working order.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockages may be present and not detected.

EXTERIOR

External Walls:

General Condition:

All masonry external walls have the potential to develop cracking which may be caused by:

- 1) Environmental conditions, differential forces within the wall's material (clay or concrete bricks)
- 2) Horizontal movement caused by brick expansion on moisture uptake (equal in all directions)
- 3) Concrete or silicate brick shrinkage on moisture loss (equal in all directions)
- 4) The shrinkage in the elements supporting the masonry such as slabs beams or footings (horizontal in the plane of the masonry).
- 5) Plane stresses induced by foundation movements.

It is important to note that cracking to external masonry walls can appear at any time through expansion and disappear through contraction of the wall. Having found no evidence of cracking at the time of the inspection is no guarantee that cracking will not become evident in the future. The condition of the walls is generally good.

Windows:

Windows Condition:

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

External Stairs:

Type & Condition:

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

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Balcony:

Construction & Condition:

Constructed from timber.

Pergola:

Position/Location:

Eastern elevation.

Construction & Condition:

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

SUBFLOOR

Restrictions:

Restrictions/description:

No entry point could be located and no report is submitted on the following area(s). It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. We STRONGLY recommend that access be gained to all inaccessible areas. Access should be gained to enable a further inspection to be carried out prior to purchase. Crawl space below the area(s) listed below was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. We STRONGLY recommend that access be gained to all inaccessible areas. Access should be gained to enable a further inspection to be carried out prior to purchase.

Below the following location or area:

Garage: Front patio:

Ventilation:

Description:

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

Sub Floor - Other Defects or Issues:

Details:



Although antcapping is fitted, it is rusting in some areas. The purpose of antcapping is to prevent concealed termite entry by forcing the termites build mud tunnels around the visible sections of the antcapping enabling detection during a pest inspection. Antcapping will not prevent the entry of termites to a structure however, correctly fitted ant caps will assist in early detection. If it is not possible or practicable to fit or repair antcapping, this area should be regularly inspected by a Licensed Pest Inspector. Deteriorating bricks and mortar joints to the brick piers require repair. Leaks were noted in the water pipes under the bathroom and the pipes should be repaired by a Licensed Plumber. Water is ponding on the ground under the structure. This is considered to be a major defect and should be further investigated and rectified.

The following action is recommended:

A qualified Leak Detection Expert should be engaged for further investigation and diagnosis. A licensed Building Contractor should be called to make a further evaluation and repairs or rectification as needed.

FOOTINGS

Footings:

Type & General Condition:

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

Footings - Extension or addition:

Type & Condition:

The building is constructed on a concrete slab. The footings appear to be generally sound.

GARAGING

Garage:

Garage Location:

Under the main roof.

Restrictions to inspection

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

General Overall Condition:

The overall condition of the garage is good. The garage appears to have been converted to a habitable space and being utilised for which the garage was not designed. Moisture penetration may become a problem due to the single brick construction of the external walls. A licensed Building Contractor should be engaged for further comment and/or rectification.

OUTBUILDINGS & ENCLOSURES

Outbuilding A:

Type of Outbuilding:

Storage enclosure:

Position/Location:

To the rear of the property.

Restrictions:

Inspection within some areas was restricted by stored items.

General Condition:

The structure is generally in fair condition.

Roof Construction:

The roof is of skillion construction.

Roof Covering:

Metal decking:

Roof Covering Condition in Detail:

The overall condition of the roof coverings is good. The External Roof System should be regularly inspected for damage and defects which may allow rain water penetration.

External walls constructed from:

Timber frame with fibre cement sheeting.

External Wall General Condition:

The condition of the walls is generally fair.

Floor - Type & General Condition

The concrete floor is generally in fair condition.

Cracking to Masonry or Concrete Elements:

Cracks are evident. Visible cracking has been categorized as an appearance defect. Cracking of a building element is an appearance defect where in the opinion of the inspector the appearance of the element is blemished however, the expected consequence of this cracking is unknown until further information is obtained. Cracking can be expected in a building of this age and construction.

SITE

Driveway:

Type & Condition:

The concrete driveway stands in good condition.

Fences & Gates:

Fences Type & Condition:

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

Retaining Walls:

Type & General Condition:

The masonry retaining walls appear in good order.

Paths/Paved Areas:

Type & Condition:

The concrete paths/paved areas have some visible cracking that should be monitored for further movement. The ceramic tiled/concrete paths/paved areas are in fair condition. Cracking is evident to some ceramic floor tiles. Cracked or damaged floor tiles should be replaced.

Trees:

Issue and Location

Termites can nest in trees and tree stumps without any obvious visible evidence. This should be further investigated.

Drainage - Surface Water:

Description:

Due to inadequate drainage, ground water is ponding or flowing within the subfloor area. Poor site drainage can create unstable foundations that may have an adverse structural effect over time. Rectification is required. Drains should be installed to divert seepage and surface runoff water away from the house. The drains should be connected to the existing stormwater drainage system. Please contact a Licensed Landscaper or Builder for further information.

SERVICES

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

Services:

Details:

Gas is connected to the premises but has not been inspected. The cold water was operational but the adequacy was not tested and is not commented on. Smoke detectors are fitted however, the positioning, operation or adequacy was not tested and is not commented on. No residual current device (RCD) was noted in the electrical meter box. Whilst not necessarily required at the time of construction, it is recommended that an RCD be fitted. This issue is considered to be a safety hazard. Please contact a Licensed Electrical Contractor for further information regarding residual current device (RCD). The visual sewer drainage pipes are vitrified clay pipes and are susceptible to blockage and damage from tree root penetration. For further information regarding vitrified clay pipes please consult a Licensed Plumber & Drainage Contractor.

The following action is recommended:

A licensed Electrician should be called to make a further evaluation and repairs or rectification as needed.

Water Lines & Pressure:

Details:

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

Hot Water Service:

Hot water is provided by the following:

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

CONCLUSION

Overall Condition of the Property:

Major Defects in this Building:

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

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

Minor Defect in this Building:

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

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

Overall Condition:

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

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

IMPORTANT INFORMATION

Important Information:

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

General and Important Information:

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

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

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

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

Exposed cantilevered timber balconies and decks: Exposed cantilevered timber balconies and decks should be inspected for structural integrity annually by a qualified structural engineer.

Halogen Recessed Lighting: Where Halogen Recessed Lighting is installed, there is a potential fire hazard. This type a lighting fixture may create a potential fire hazard if installed in the vicinity of inflammable materials. The Australian Standard states that a minimum clearance of 200mm surrounding a Halogen Recessed Lighting Fixture. We strongly recommend that proprietary patented Halogen Recessed Lighting covers be installed in all cases (where practical).

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

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

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

Retention Stormwater Systems: If a Retention Stormwater System is installed, we recommend that a qualified Hydraulic Engineer be engaged to advise.

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

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn

could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer.

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

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

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

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

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

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

4)a **CONSUMER COMPLAINTS PROCEDURE** .In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation, one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator that will resolve the dispute by Arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

4)b **COMPLAINT INVESTIGATION:** In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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

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

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

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

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

Cracking can be generally categorized into:

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

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

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

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

Cracking to masonry elements of a building may occur to be visible at anytime for various reasons. All masonry walls and building elements including wall and floor tiles, have the potential to develop cracking which may be caused by:

- 1) Environmental conditions, differential forces within the wall's material (clay or concrete bricks)
- 2) Horizontal movement caused by brick expansion on moisture uptake (equal in all directions)
- 3) Concrete or silicate brick shrinkage on moisture loss (equal in all directions)
- 4) The shrinkage in the elements supporting the masonry such as slabs beams or footings (horizontal in the plane of the masonry).
- 5) Plane stresses induced by foundation movements.

It is important to note that cracking to external/internal masonry walls or building element can appear at any time through expansion and disappear through contraction of the wall or building element. Having found no evidence of cracking at the time of the inspection is no guarantee that cracking will not become evident in the future. Any evidence of cracking should be referred to a Structural Engineer for further investigation.

- 10) CONDITIONS :-** This standard property report is conditional upon or conditional in relation to -
- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
 - information provided by the person, the employees or agents of the person requesting the report;
 - the specific areas of expertise of the consultant specified in the report;

- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

11) If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Whether the Report says the property is occupied or unoccupied You agree to:

a) Obtain a statement from the owner as to

- i. any Timber Pest activity or damage;
- ii. timber repairs or other repairs
- iii. alterations or other problems to the property known to them
- iv. any other work carried out to the property including Timber Pest treatments
- v. obtain copies of any paperwork and documents issued and the details of all work carried out

b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

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

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

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

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

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

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

IMPORTANT DISCLAIMER

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

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

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector Brendan T Sykes on 0447 234 400 during business hours and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

..... End Of Report