

REPORT

CUSTOMER	
PHONE	
MOBILE	
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INSPECTOR	Mike Heathcote
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PROPERTY	
VENDORS AGENT	
BUILD DATE	c1960's FRONT ORIENT East
OWNER	N/A
DATE	16th Mar 14 NO. PAGES 3

SCOPE OF INSPECTION: The report is written with reference to Australian Standard AS4349.1-2007 Inspection of Buildings (Property Inspections-Residential Buildings) and is the result of a VISUAL INSPECTION ONLY-IT IS INTENDED TO BE READ AS A WHOLE. The report is not designed to quantify features of the property; rather to conduct a thorough visual inspection and report only on areas of concern and critical defects or faults for an intending purchaser, insofar as a property inspector can reasonably identify those defects or faults. The inspection comprises a visual assessment of the property to assist the prospective purchaser to form an opinion regarding the general condition of the property at the time of inspection.

Building Defect Report



Property address

Observations & Faults:

The following list is not intended to be a complete description of the property faults, but is an indication of significant defects, as follows:

1. Power supply is protected by RCD safety switch on power circuits; light circuits appear to be unprotected; recommend safety testing and upgrading as possible by licensed electrician;
2. Carport ceiling sheet lining material is assumed to contain asbestos; sample lab testing is strongly recommended; asbestos is considered dangerous to occupants of house as exposed side of asbestos sheet in roof space is abraded by dust and breeze, resulting in airborne asbestos particles being capable of entering the house through down lights, exhaust fans, air vents, etc; it is strongly recommended that all asbestos products, materials and contaminated materials are removed from the premises and a vacuum clean-up of affected areas is undertaken by a licensed asbestos contractor prior to your occupation;
3. Garden shed exterior lining material is assumed to contain asbestos; act as for defect 2;
4. Electrical meter box interior lining material is assumed to contain asbestos; act as for defect 2;
5. Workshop wall and ceiling lining material is assumed to contain asbestos; act as for defect 2;
6. Roof tiles have developed fungus/moss growth; this is capable of causing roof leaks (see defects 7,8); surface cleaning is recommended;
7. Stained ceiling is evidence of past and/or present roof leak;
8. As for defect 7;
9. Skillion roof surface on house South is heavily rusted;
10. Eave sheet lining material is assumed to contain asbestos; act as for defect 2;
11. Original earthenware storm water pipe system appears to still be in use; these pipes are commonly collapsed and/or blocked; recommend installation of replacement PVC storm water pipes;
12. Area of paving on South side has no surface drainage; rain water run-off is entering the sub-floor space of the house; this defect has and/or will cause subsidence of the floor and wall footing in addition to creating a termite conducive environment; (see defects 14,15,16);
13. Un-drained paved area on South West side; see defect causes item 12;
14. Wall subsidence crack (see cause defects 11,12,13);
15. Evidence of entry of rain water surface run-off to house sub-floor area; (see defects 11,12,13,14);
16. Area of floor affected by stump subsidence (see defects 11,12,13,14,15);
17. North front deck structure is dilapidated; recommend replacement;
18. Evidence of timber rot in front deck; (see item 17);





19. Front deck metal balustrade is rusted, becoming disconnected from the deck structure and additionally is below BCA minimum required height;
20. Example of rusted and/or rotted deck balustrade mounting;
21. Air conditioner metal brackets are heavily rusted and capable of collapse;
22. Timber water tank mounting structure is heavily rotted;
23. Timber rot is present of fascia boards;
24. As for defect 23;
25. Joinery glazing in lower window panes is considered below BCA safety weight/type and may be dangerous to children; re-glazing in laminated glass or application of professionally installed self-adhesive safety film is recommended;
26. Example of timber rot in house weather boards;
27. Stable building;
28. Stable roof sheets are partially rusted;
29. Stable roof down pipe is missing;
30. Base of steel posts supporting East section of house are rusting;
31. Example of rusting base of steel support posts (see defect 30);
32. Collected timber stored adjacent to house wall is conducive to termite infestation;
33. Discarded timber in the house sub-floor area is conducive to termite infestation;
34. Joinery glazing in front door side light panes is considered below BCA safety weight/type and may be dangerous to children; re-glazing in laminated glass or application of professionally installed self-adhesive safety film is recommended;
35. As for defect 34;
36. Toilet has no form of forced air ventilation;
37. Laundry has no form of forced air ventilation;
38. Pipe hammer is present on hot supply mixer tap;
39. As for defect 38.

Termite Inspection (Visual Non-Invasive):

- A. No areas of the property were physically probed or forcefully invaded. Parts of the property and sub-floor space are inaccessible. The inspection (AS 4349.3-2010 or AS 3660.2-2000) was limited to visually accessible areas only in which evidence of past and/or present termite infestation was not detected employing non-invasive methodology. The circumstances in the sub-floor area are conducive to termite activity. The house perimeter and adjoining areas are conducive to termite activity.
- B. Recommendation: Although not visually observed, the presence of termites is possible due to the conducive environment described in this report and mentioned in part A above; unless written evidence of a current termite protection program (AS 3660 with on-going inspections) is provided by the vendor, an invasive inspection is recommended prior to committing to the purchase of the property and/or on gaining ownership and additionally execution of the aforementioned treatment is recommended as soon after gaining ownership as possible. See Disclaimer below - no guarantee regarding termite activity is offered.

Comment & Costing:

In my opinion the cost of repair to the above list of defects is approximately \$40,000 to \$45,000 subject to final scope of work & quality specification.

Mike Heathcote
Registered Building Practitioner

RECEIPT: PAID IN FULL #246277 DATED 16th Mar 14		Report Fee \$ 631.80
Inspector to indicate receipt of payment CHEQUE <input type="checkbox"/> CASH <input type="checkbox"/>		
		Total Due inc GST \$ 695.00

Building Defect Report (BDR)

This terms, conditions and disclaimer document forms part of the Building Defect Report (BDR). The BDR is not intended to be a complete description of all the property faults, but is an indication of significant defects, and represents the opinion of the inspector. An opinion may be offered by the inspector who is a Registered Building Practitioner regarding the structural condition of the property; this opinion is not to be taken as conclusive and should be supported by separate advice sought by the Customer from a Structural Engineer.

The BDR is not to be confused with a Certificate of Compliance relating to any Building or Town Planning Regulation or Council Law or Government Act. The inspector may offer an opinion about the condition of specific aspects of the property including plumbing and electrical, but is not providing any warranty as to whether the work is legal, illegal or BCA compliant.

You acknowledge this is a visual inspection under Australian Standard AS4349.1-2007 Inspection of Buildings (Property Inspections- Residential Buildings) and is limited to areas of the building which are accessible and visible to the inspector, and does not include woodwork and covered or inaccessible parts of the structure at the time of inspection. Inaccessible areas of the property will not be physically probed, forcefully invaded or damaged in any way in order to ascertain their condition. The BDR does not cover water and gas fittings, appliances including ovens, cooktops hot water heaters, air conditioners, fans and spa/swimming pool equipment or any statutory regulated equipment or installation. Should the inspector make an observation relating to these items in the BDR it is not to be relied on as conclusive and should be supported by separate expert advice sought by the Customer.

ASBESTOS: The presence or otherwise of asbestos products and materials requires a separate detailed report and as such this BDR document is not to be relied upon for this purpose. If asbestos material happens to be observed during the progress of the BDR inspection it may be noted in the report. Buildings constructed before 1990 often contain material containing asbestos; the material can also be found in buildings constructed up until the early 1990's. If material is observed for which you or the inspector are in doubt, it should be assumed to contain asbestos, until lab test results determine otherwise. The removal of sheeting or interfering with asbestos material in any way including sanding, drilling, cutting, sawing, snapping, washing or painting may release airborne asbestos fibres, particularly from older material, which is a health risk.

MOULD: The presence of mould or otherwise is not part of the BDR. If the inspector happens to notice mould in or around the property he may note this in the BDR. The presence of mould can be a health risk and if found we advise you to seek advice from an expert.

REPAIR COST: Australian Standard AS 4349.1 – 2007 specifically excludes the provision of advice regarding the cost of building and/or building repair work. The Inspector may choose to offer advice regarding building repairs as part of the BDR; this advice is not to be relied on in any way and for any purpose as a large variable can apply due to the wide range of technical interpretations, quality specifications and labour costs. You acknowledge no liability is offered in respect of the provision of costing advice.

REPORT OWNERSHIP & EXTENT OF LIABILITY: The BDR is commissioned by our Customer and ownership of its content vests only with our Customer. In the event a third party gains access to the BDR information we will accept no responsibility or liability to any other person than our Customer.

ARBITRATION: Any dispute which may arise hereunder or in any way in connection with the inspection or BDR and whether before or after the completion thereof or determination hereof shall be submitted at the instance of either party for arbitration by the President of the Master Builders Association of Victoria or his nominee within 30 days from the BDR inspection date.

CUSTOMER WARRANTY: The Customer warrants that he has received permission from the owner of the premises or his agent for which the inspection is to be carried out or is otherwise authorised and empowered to require that the same be performed.

DEFINITIONS: To the extent of any inconsistency between the provisions of the BDR and these Terms, Conditions and Disclaimer such other provisions shall prevail; unless the context or subject matter shall otherwise require, the Customer and the Inspector shall include their respective successors and assigns; the singular shall include the plural and visa versa and a gender shall include every other gender.

Termite Inspection - Visual (TIV)

The TIV (whether in accordance with AS 4349.3-2010 or AS 3660.2-2000) was limited to visually accessible areas only. Inaccessible areas of the property have not been physically probed or forcefully invaded. Where evidence of a treatment in the form of a pest control certificate, was found in the meter box or otherwise on the property, the Customer should assume the treatment was applied as a curative and not as preventative. A statement should be obtained from the property owner as to any recent treatments, if any, that have been carried out to the property. No guarantee of active termite presence can be offered prior to and without the execution (with property owner's written permission) of an invasive investigation. If this is to occur it is the responsibility of the Customer to ensure the property owner is fully informed about the consequences of an invasive termite inspection. It is also acknowledged by all parties this service is not offered as part of the BDR and if undertaken will cause damage to the property and will attract additional fees payable by the Customer. It is recommended that a pest control management plan be put in place by a licensed contractor and a termite treatment carried out at 12 monthly intervals. Unless written evidence of a termite protection program in accordance with "Australian Standard 3660" with on-going inspections is provided, you must arrange for a treatment in accordance with "Australian Standard 3660" to be carried out immediately to reduce the risk of termite or other insect/pest attack.

EVIDENCE OF PAST TERMITES WORKINGS: Where visual evidence of inactive termite damage was found, it is possible that termites may still be active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further invasive investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive and regular 6 to 12 monthly inspections are essential and recommended.