

BUILDING INSPECTION REPORT



4 sample street, Blackwood, 5051

Inspection prepared for: Sample Larry
Real Estate Agent: Bob Agent - Real Estate

Date of Inspection: 21/7/2016 Size: 4bdrm 2bthrm 4cars
Weather: Overcast

Inspector: Adam Shaw
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The inspection agreement - Please read it carefully.

1) **Extent of reporting:** Major defect findings, A general impression regarding the extent of minor defects, Any major defect uncovered in the course of the inspection that is an urgent and serious safety hazard.

2) **Inspection & Report:** The inspection of the Building Elements as outlined in Appendix C of AS4349.1-2007 except for Strata title properties where the inspection will be according to Appendix B of AS4349.1 -2007.

The inspection has been carried out in accordance with AS 4349.1-2007 a copy of the Australian Standard may be obtained from Standards Australia.

3) The Inspection and Report compares the inspected building 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 durability. The report is not a guarantee or warranty but an opinion of the inspected property. The purpose of the inspection is to provide advice to the Client in relation to the condition of the property at the time of the inspection. 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.

4) All inspections are a non-invasive visual inspection and are limited those areas and sections of the property to which Reasonable Access was both available and permitted and to a ladder height of no more than 3.6 meters on the date and time of the inspection.

5) The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixings, floors, pavers, furnishings, appliances or personal possessions.

6) The inspector CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. An invasive inspection was not performed unless a separate contract is entered into with the client and property owner.

7) This inspection WILL NOT report on the presence or not of Timber Pest activity. We strongly recommend the client have a timber pest inspection carried out in accordance with AS4349.3-2010 Timber Pest Inspections by a fully qualified, licensed and insured timber pest inspector. If timber pest damage is found in the course of the inspection then it will be reported. The inspector will only report on the damage that is visible at the time of inspection.

8) Any estimates provided in the report are merely opinions of costs that could be encountered, based on the knowledge and experience of the inspector; it is always recommended you seek 3 written quotes to confirm any costs.

9) Subject to reasonable and safe access, the Inspection will normally report on the conditions of each of the following areas:- The interior, The roof space, The exterior, The subfloor, The roof exterior, From the main building 30 meters including fences within the property boundary.

10) Report Ownership: The inspector named on this report will remain the owner of the report at all times. The fee paid by Client is for the physical inspection only and the inspector named on the report remains all rights and copyrights of the written report of which the inspector has granted Client only, named on the report a copy for his or her information only. All rights reserved. No part of the report may be reproduced in any manner or passed on to any third party without the express written consent of the inspector named on the report.

11) The written report prepared by Inspector shall be considered the final exclusive findings of Company of the structure. Client named on this report understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed seventy hours (72) hours after the inspection report has first been delivered to Client.

12) The inspections will not cover or report on the following conditions; Neighbourhood usage such as closeness to mines, public transport, hotels, stormwater drains, public entertainment venues etc. Document analysis e.g. sewer drainage, plans and diagrams, surveys, building approvals, compliance etc. Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit inspected.

13) The inspections will not cover or report on the following conditions; Environmental matters such as aspect, sunlight, privacy, streetscape, views etc. Proximity to railways, flight paths or busy road traffic etc. Health or safety conditions such as the presence of asbestos, lead, radon, and urea formaldehyde or toxic soils etc. Heritage or security matters. The condition of pools, spas or septic systems, ponds etc. Fire protection or safety. Asbestos. Mould. Plumbing and electrical wiring etc including unauthorised or illegal plumbing or electrical work. Landscape retaining walls above 700mm high. Unauthorised or illegal building work. The durability of exposed finish materials.

14) You agree that we cannot accept any liability for our failure to report a defect that was concealed by the owner of the property being inspected and you agree to indemnify us for any failure to find such concealed defects.

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on any 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). You agree that in accepting this agreement You have read and understood the contents of this agreement and AS4349.1-2007 and that the inspection has been carried out in accordance with this document. The Client agrees to pay for the property inspection.

DEFINITION OF TERMS: Listed below is a definition of key words used to describe the items condition marked with an (X) in the relevant condition rating box.

FUNCTIONAL - Performing it's function and it's condition is appropriate or typical for it's age.

MAINTENANCE - A system or component requiring maintenance appears to be functioning or not, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

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

SAFETY HAZARD - An item that can have an adverse impact on your safety, which may constitute a present or imminent serious safety hazard.

N/A - Item not applicable or not present.

Summary of Items

The summary immediately below in "red" consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages including the item condition boxes on the left of each page as the summary alone does not explain all the issues, the information in the Report shall override that in this Summary.

If there are no items immediately below, it indicates that there may be no item requiring attention. Refer to the each items condition box for further details.

INSPECTION DETAILS

1. Consultant's Name:

Adam Shaw

2. Pre-Inspection Agreement Details:

Agreement: The Client was informed of agreement, was the agreement emailed for signing?

YES

Was the agreement returned signed?

YES

3. Inspection Type:

Express Standard Residential Pre-Purchase Building Inspection Report.

4. Person's In Attendance:

Building Inspector

5. Occupancy:

Heavily furnished

6. Building Information:

This is a family home

7. Building Structure:

Brick veneer - Concrete Slab - Aluminium Windows - Tiled roof

8. Levels:

Single story

9. Weather conditions:

Overcast

10. Other Recommended Inspection:

Timber Pest Inspection

Investment Property Tax Depreciation Schedule

Bedroom 1

Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

1.1. In serviceable condition at the time of inspection

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

2.1. In serviceable condition at the time of inspection
 2.2. Floor covering installed over concrete, unable to visually inspect substrate... Most all concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

3.1. In serviceable condition at the time of inspection

4. Door Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

4.1. In serviceable condition at the time of inspection

5. Window(s) Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

5.1. In serviceable condition at the time of inspection

6. Comments

Fan in serviceable condition at the time of inspection

Bathroom

Note: Bathrooms can consist of many features from spa tubs, Baths, showers, hand basins to toilets and bidets. Because of all the plumbing involved. Moisture and water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections can result in water migration and damage behind finished surfaces resulting in costly repairs.

1. Bathroom Location

Off hall/passage

2. Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:
2.1. In serviceable condition at the time of inspection



3. Floor condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:
3.1. In serviceable condition at the time of inspection

4. Ceilings Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:
4.1. In serviceable condition at the time of inspection

5. Door/s Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:
5.1. In serviceable condition at the time of inspection

6. Window/s

Functional	Maintenance	Major Defect	Safety Hazard	N/A

Observations:
6.1. Window locked, was not tested for correct operation.

7. Exhaust Fan Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:
7.1. In serviceable condition at the time of inspection

8. Tub/Spa Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

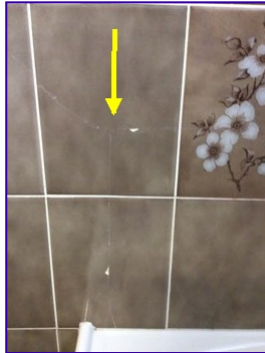
Materials: Bathtub
Observations:
8.1. In serviceable condition at the time of inspection

9. Bath surround

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 9.1. In serviceable condition at the time of inspection
- 9.2. Broken tile observed.
- 9.3. Minor moisture detected behind tiles. Recommend cleaning and application of grout seal to reduce further water intrusion.
- 9.4. Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



damaged tiles, need to be replaced to assure there is no moisture penetration behind tiles.



high moisture reading to bath surround, this indicates moisture behind tiles.



crack which passes through several tiles, this must be repaired to assure no moisture gets behind tiles

10. Shower Base Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Tiles

Observations:

- 10.1. In serviceable condition at the time of inspection

11. Shower surround

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 11.1. In serviceable condition at the time of inspection
- 11.2. Broken tile observed.
- 11.3. Caulking needed to prevent water from leaking into the substrate
- 11.4. Minor moisture detected behind tiles. Recommend cleaning and application of grout seal to reduce further water intrusion.



tiles are coming away from wall, this will allow moisture behind tiles, this has already occurred as tiles are drummy and peeling away from walls



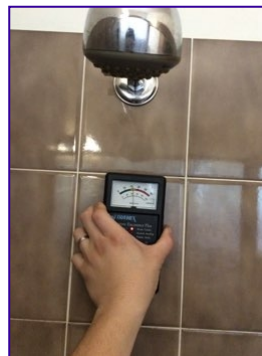
wall is deformed, looks as though it has been pushed and broken, someone has possibly fallen and knocked the wall, therefore damaging it.



this crack continues around most of the shower, this must be repaired to prevent moisture penetrating behind the tiles and damaging the wall, houses of this age have no waterproofing in wet areas, keeping the tiles and silicone in good order is a must to stop water damage to walls.



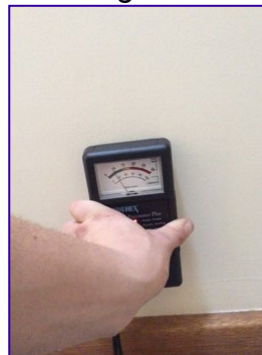
this is the same crack continuing around the shower wall



slightly elevated moisture reading, this will be due to damaged tiles, moisture is penetrating behind tiles



slightly elevated moisture reading



moisture reading is ok on external wall adjoining the back of the shower, to stop moisture which is penetrating behind tiles from slowly damaging wall and causing water damage and timber decay in this wall and other adjoining walls to this bathroom, the tiling must be repaired.

12. Shower Rose/Mast Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

12.1. In serviceable condition at the time of inspection

13. Shower Door/Curtain Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Glass screen

Observations:

13.1. In serviceable condition at the time of inspection

14. Mirror Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

14.1. In serviceable condition at the time of inspection

14.2. Partial de-silvering noted.



de-silvering to mirror, this is common in mirrors of this age.

15. Sink/s condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

15.1. In serviceable condition at the time of inspection

16. Splashback

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

16.1. In serviceable condition at the time of inspection

17. Vanity/Cabinets Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

17.1. In serviceable condition at the time of inspection

18. Tap/s Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

18.1. In serviceable condition at the time of inspection

19. Traps/Drains Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

19.1. In serviceable condition at the time of inspection

20. Comments

Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

Kitchen

Note: The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.
Please note: appliance testing is not in the scope of a standard building inspection.

1. Kitchen Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Plasterboard



2. Kitchen Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Ceramic Tile

Observations:

- 2.1. In serviceable condition at the time of inspection
- 2.2. Floor covering installed, unable to visually inspect substrate... Most all concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Plasterboard/Plaster

Observations:

- 3.1. In serviceable condition at the time of inspection

4. Kitchen Doors Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Timber

Observations:

- 4.1. In serviceable condition at the time of inspection

5. Kitchen Windows Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Style: Aluminium sliding window/s

Observations:

- 5.1. In serviceable condition at the time of inspection

6. Kitchen Cabinet Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 6.1. In serviceable condition at the time of inspection

7. Kitchen Bench Top Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 7.1. In serviceable condition at the time of inspection

8. Splashback

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:
8.1. In serviceable condition at the time of inspection

9. Kitchen Sink Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Stainless Steel
Observations:
9.1. In serviceable condition at the time of inspection



low moisture reading on wall below sink

10. Kitchen Tap/s Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:
10.1. In serviceable condition at the time of inspection

11. Traps/Drains/Supply Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:
11.1. In serviceable condition at the time of inspection

12. Exhaust Fan Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
	X			

Re-circulating
Observations:
12.1. Exhaust fan is inoperable.

13. Pantry Walls & Ceiling Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations: In serviceable condition at the time of inspection

14. Pantry Shelving/Draws Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:
14.1. In serviceable condition at the time of inspection

Attic/Roof Void

1. Methods Used to Inspect

How Inspected: Accessible - the visible and assessable roof space was inspected from inside the roof space, however, not every component is inspected due to varying heights, design, insulation, mechanical services and the like.

2. Framing Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Pine Trusses

Observations:

2.1. In serviceable condition at the time of inspection



this is down the back end of the home, the home is fully insulated and the framing of the home is visually in good condition

3. Cladding underside Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Tiles

Observations:

3.1. Visibly inspected underside cladding in serviceable condition at the time of inspection . Not all underside cladding is assessable to the inspector due to low or none accessible areas

4. Ceiling Insulation

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Fiberglass batts

Observations:

4.1. The insulation appears to be installed to a tradesman like standard



5. Electrical Comments

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Comments

Rodent droppings observed. • Roof void should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould and moisture is kept in check. While there may be very little or no evidence of mould build-up in the roof void at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the void cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal.

Exterior of the Building

Note: At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened repaired or re-caulked and painted to keep wood rot at bay. The paint should be examined for cracking, blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks). Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building. The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the building is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

1. Wall Cladding Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Face Brick

Observations:

1.1. Walls visible to the inspector in serviceable condition at the time of inspection

2. Eave/Soffit linings

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

2.1. In serviceable condition at the time of inspection
 2.2. Cracked/brocken in areas, recommend consulting a building profession assessment

3. Differential Movement

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

3.1. No significant differential movement observed at the time of inspection.

4. Weep holes/Vents

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

4.1. In serviceable condition at the time of inspection

5. Damp damage

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

5.1. No evidence of damp damage observed at the time of the inspection.

6. Control joint Sealant

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

6.1. Gaps noted in expansion/construction control joints to areas noted require sealing to prevent water intrusion.

7. Mortar eroding

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

7.1. All mortar joints appear found to be in serviceable condition at the time of inspection

8. Bricks Fretting

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

8.1. All bricks/blocks found to be in serviceable condition at the time of inspection

9. Window/Frame Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Aluminium window/s

Observations:

9.1. Windows to the exterior found to in serviceable condition at the time of inspection

10. Flashings Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Metal

Observations:

10.1. in serviceable condition at the time of inspection

11. Paint condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

11.1. Peeling paint observed in areas, suggest scraping and painting as necessary to maintain adequate weather protection.
 11.2. Exposed wood surfaces observed in areas. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing to restore adequate weather protection.

12. Visible Foundation Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Type: Concrete Slab

Observations:

12.1. The visible slab edge found to be in serviceable condition at the time of inspection

13. Verandah Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

13.1. in serviceable condition at the time of inspection

14. Porch Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

14.1. in serviceable condition at the time of inspection

15. Hot Water Unit/s

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

15.1. This unit was in working condition at the time of the inspection. All hot water services need to be inspected and reported on by a plumber and/or electrician It's recommended that a licensed plumber and/or electrician be consulted for further advice.
 15.2. Solar panels on roof with water storage unit.



it appears the house has the hot water supplied by a solar hot water system, i recommend this be assessed by a licensed plumber as i am not qualified to comment on such equipment.

16. Electric Meter

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Location: Front

Left Side

Observations:

16.1. Whilst not an electrician, the electrical wiring appears to be in fair condition. It is recommended that an electrical inspection be carried out to properly by a licensed electrician to assess the condition of these services. An electrical inspection is not covered in this building inspection, in accordance with the Australian Standards AS 4349.1-2007.

17. Exterior Comments

This exposed wood surface should be routinely monitored and kept well painted to prevent rot & deterioration of the wood. • An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.

Roof & Drainage System

1. Methods Used to Inspect Roof

Walked on Roof Surface.

2. Roof Cladding Condition

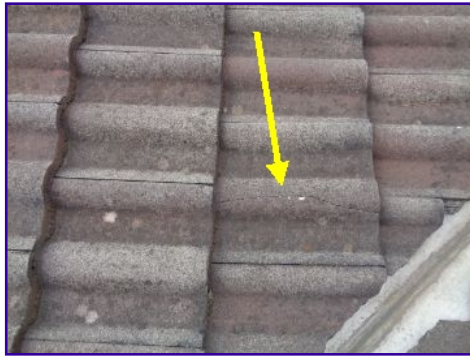
Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Concrete Tile

Observations:

2.1. Tiles cracked in areas require repair or replacing to prevent water entry to roof cavity/attic which can cause long term framing and other structural issues.

2.2. Mortar bed to the hip and ridge capping is cracked and requires maintenance or re bedding and pointing in areas. No prediction of future performance or warranties can be offered.



there are a few broken tiles like this on the roof, this can allow water to enter the roof void, tiled roof must be well maintained and any broken tiles replaced.

roof has slightly sagged at this point this is due to moisture build up in the ceiling and the timber has possible warped a bit, the roof will not fall down it has just basically become slightly miss shaped, to improve the ventillation in the roof void a roof vent should be installed.

3. Valley condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

3.1. In serviceable condition at the time of inspection

4. Roof Flashing Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Lead

Observations:

4.1. In serviceable condition at the time of inspection



all visible flashings were inspected and were in good condition at the time of inspection, and also were installed in all areas requiring flashing.

5. Skylight Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

5.1. In serviceable condition at the time of inspection

6. Facia/Barges

Functional	Maintenance	Major Defect	Safety Hazard	N/A

Observations:

6.1. In serviceable condition at the time of inspection

6.2. The overall condition of the fascias/bargeboards is fair with some areas may need minor attention.

7. Gutter Condition

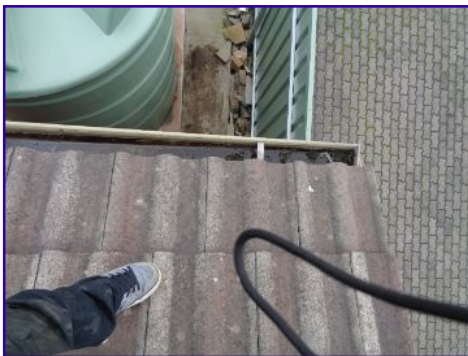
Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Metal

Observations:

7.1. In serviceable condition at the time of inspection . Recommend cleaning gutters now, and regularly as a normal part maintenance.

7.2. Surface corrosion observed in areas, i recommend replacing in the gutters in the near future.



water pools in gutter in corner above rainwater tank, suggest a licensed roofing contractor assess.



i suggest these trees be trimmed back to prevent the gutters blocking up from falling leaves, this will also help prevent pests such as possums having easy access to your roof void.

8. Downpipes

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

8.1. While we are not plumbers. the storm water down pipes appear to be in serviceable condition at the time of inspection , however I do recommend close monitoring in rain periods.

9. Comments

Recommend consultation with qualified/licensed roofing contractor for replacement quotations in order to budget. • Waviness noted in roofing surface. This is a relatively common condition and can be a result of inadequate ventilation.

PROPERTY SUMMARY

1. Plumbing Summary:

Whilst we are not plumbers, it's always recommended that a licensed plumber be consulted for further details.

2. Electrical Summary:

Whilst we are not electricians, it's always recommended that a licensed electrician be consulted for further details.

3. Structural Summary:

No significant defects found at the time of inspection, however this should be monitored closely annually.

4. Areas Inspected:

Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected.

5. Areas Not Inspected:

Nill, Reasonable access was gained to all areas.

6. Areas visually Obstructed:

Nill, Reasonable access was gained to all/other areas.

7. Areas To Gain Access:

Nill, Reasonable access was gained as needed.

8. Site Drainage:

Adequate, The site drainage appears adequate at the time of inspection, however this should be monitored during and after rain periods.

9. CONCLUSION SUMMARY:

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.

Feel free to contact me on the above mobile phone number once you have thoroughly read this report.

It is often very difficult to explain all situations, problems, access difficulties, building faults or importance in a matter that is readily understandable by the purchaser.

If you should have any difficulty understanding any issues or items within this report then you should contact the inspector as we are here to help. If you have any question at all, please contact the inspector before acting on this report.

We do thank you for entrusting us to undertake the building inspection.

It's the biggest compliment we get when a customer refers family and friends.

Thank you once again.

ADAM SHAW

END OF REPORT