

Inspect It >>

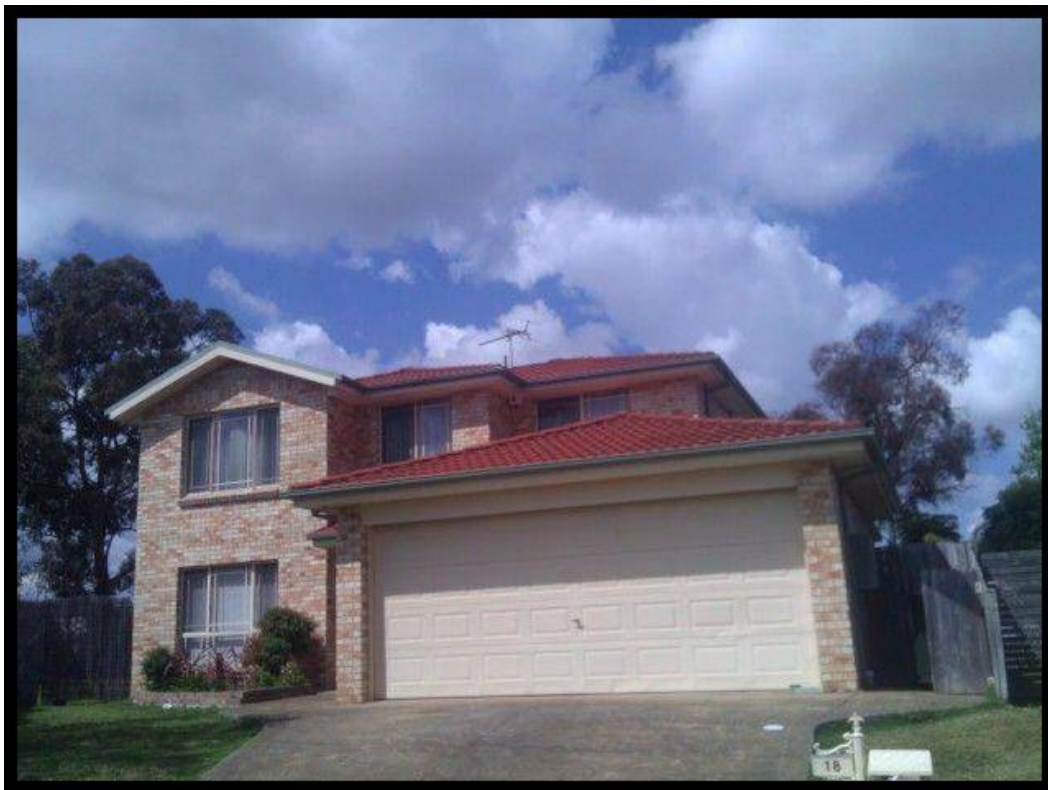
"Fast turnaround - Inspection to Report"

Visual Property Inspection Report

Complies with Australian Standard AS 4349.1-2007 & 4349.3

Australian Conveyancing Services.

18 Cotton Grove, Bella Vista.



James Craig.

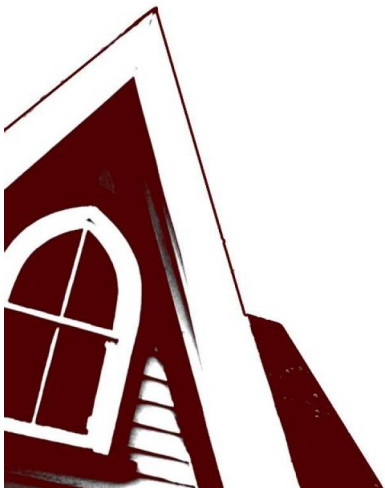
Alpha Building Services Pty Ltd Trading As ***Inspect It >>***

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BC 102



VISUAL BUILDING INSPECTION REPORT

BRIEF 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 items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, where prices have been noted, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to acting on this report.

EXTERNAL AREAS

EXTERNAL WALLS

Cracks are evident to masonry. Visible cracking appears major and a Structural Engineers opinion should be sought. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.

Estimate cost from: Not available (Quotations should be commissioned)

ROOF SYSTEM EXTERNAL

EXTERNAL ROOF

A small number of cracked roof tiles were noted and should be replaced. Mortar beds to the hip and ridge capping are cracked and require maintenance or re bedding and pointing in areas.

Estimated cost from: \$1200.

Flashing material is of lead. Flashing is split, in poor condition and will require rectification to the following areas; Junction of the pitched roof/s and wall. Recommend the installation of a soaker or apron flashing to roof junction/s. Failure to install these flashings may cause water entry and damage to property. These flashings should be installed to comply with Standards.

Estimated cost from: \$750.



INTERNAL AREAS

CEILINGS

There was evidence of water penetration through the ceiling and this area will require repair. Leak appears to be from the bathroom or ensuite area. Waterproofing or plumbing repairs may be required. Minor settlement cracks were noted and these are typical of this type of material. Periodic maintenance may be required.

Dining room.

Estimate cost from: Not available (Quotations should be commissioned)

WET AREAS

BATHROOM

The shower recess was tested and found to be leaking. As a guide, the cost to repair a leaking shower can be upward from \$1,800.00 plus the cost of tiles. Where framing timbers are present and damaged, additional expense may be involved. The shower head is damaged and requires repair or replacement. Shower screen door/s requires minor maintenance and or repair to operate smoothly.

Some drummy, loose tiles were noted and these areas will require repair and or replacement.

UTILITIES

SERVICES

Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on. An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested. The evaluation of air-conditioning is not part of a standard pre purchaser building inspection report and is the subject of a special purpose report. We recommend this be carried out by a specialist in air-conditioning installation, maintenance and control. An alarm system is present, however, the operation or adequacy was not tested. The sewer and stormwater lines may be illegally connected and we recommend a licensed plumber further investigate.

CONCLUSION

CONCLUSION AND SUMMARY

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

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There may be areas of the property requiring repair or maintenance. Please refer to report for details.

TIMBER PEST ACTIVITY OR DAMAGE

No - At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the report.

No - At the time of inspection no visible evidence of termite activity or damage was found in the areas able to be inspected. Please read the report.

No - At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the report.

No - At the time of the inspection no visible evidence of wood decay fungi (wood rot) was found in the areas to be inspected. Please read the report.

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.

RESTRICTIONS OR LIMITATIONS TO THE INSPECTION:

GARAGING

INSPECTION LIMITATIONS

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

INTERNAL AREAS

INSPECTION LIMITATIONS

Both floorcoverings and furnishings were present and restricted inspection within this area. Inspection was limited in the following locations and or areas: All internal areas.

ROOF SYSTEM INTERNAL

INSPECTION LIMITATIONS

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 inspection report.

ACCESS LIMITATIONS

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Items such as top plates and ceiling and roof framing in these areas was not able to be fully inspected. The roof is of trussed style construction and due to the nature of this construction inspection within the roof cavity was limited in some areas. Inspection was restricted above the following locations and or areas: Ensuite. Main bedroom.

CONTACT THE INSPECTOR:

Please feel free to contact the inspector who carried out this inspection. Often it is difficult to fully explain situations, problems, access difficulties, building faults or there 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 and have the matter explained to you prior to acting on this report.

The inspection and report was carried out by:



Craig Richards

Accreditation number: 5274

Contact Details:

Phone: 0448 131 463

On Behalf of: Alpha Building Services Pty Ltd

ABN 47 103 963 471

Building Consultancy No. BC102

PROPERTY REPORT DETAILS

DETAILS OF THE INSPECTION

Commissioned By: Australian Conveyancing Services.
Your Contact: Julie.
Your Client: James Craig.
Property Address: 18 Cotton Grove, Bella Vista.
Date Of Inspection: 26/01/2013.
Note: *If this report is associated with a contract for sale then you should not be relied upon the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.*
Inspector: Craig Richards
Accreditation number: 5274

Contact Details:
Phone: 0448 131 463

On Behalf of:
Alpha Building Services Pty Ltd
ABN 47 103 963 471.
Persons At Inspection: Vendor or Representative.

DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building Type: Two storey freestanding dwelling.

DETAILS OF THE INSPECTION AGREEMENT:

Agreement Details: 1009700.
Special Conditions: There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:
Agreement Changes: There are NO changes to the Inspection Agreement:

WEATHER & ORIENTATION:

Weather Condition: The weather condition on the day of the inspection was generally fine.
Orientation For the purpose of identification North is assumed to be approximately at the main street frontage of the property.

PROPERTY DESCRIPTION

BUILDING REPORT

Report Type: Visual Pre Purchase Inspection.

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report generally does not include an estimate of the cost for rectification of the Defects. If costs are provided they are an estimate only and have been supplied in addition to that of our standard reporting. The overall condition of the building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

INSPECTED PROPERTY DESCRIPTION

External Wall Construction: Brick veneer.

Roof Construction:	The roof is of pitched style construction.
Roof Is Covered With:	Concrete tiles.
Footings:	The building is constructed on the following footing type/s: Concrete slab.
Estimate Building Age:	Between 15 and 20 years old.

EXTERNAL AREAS

INSPECTION LIMITATIONS

Restrictions:	Inspection to sections of the exterior was restricted due to the stored goods. These goods must be removed to enable a more complete report to be submitted. Southern side of the structure.
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Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

DRIVEWAY

Type & Condition:	The concrete driveway has some visible cracking that should be monitored for further movement.
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FENCES & GATES

Type & Condition:	The fences are mainly constructed from timber. The fences are generally in fair condition but some repairs or maintenance are required.
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PATHS/PAVED AREAS

Type & Condition:	The paths/paved areas are in fair condition.
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DRAINAGE

Surface Water:	Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.
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The general adequacy of site drainage is not included in the Visual Building Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

EXTERNAL WALLS

Wall Condition:	Cracks are evident to masonry. Visible cracking appears major and a Structural Engineers opinion should be sought. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details. The ground levels are close or covering the damp proof course material and should be lowered to prevent dampness problems. The height of a DPC, or flashing serving as a DPC is recommended be not less than 150 mm above the adjacent ground level, 75 mm above the finished surface level of adjacent paved, concrete or landscaped areas that slope away from the wall or 50 mm above finished paved, concrete or hard landscaped areas.
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Position/Location: Northern elevation. Eastern elevation.



Weepholes And Vents:

Estimate cost from: Not available (Quotations should be commissioned)

Weep holes to the base of the brick walls are blocked or partly blocked by gardens, soil or pathway heights and should be cleared to help prevent moisture and pest problems.

DAMPCOURSE

Type & Condition:

A polythene damp proof coursing material is visible in the external walls and it should continue to be effective unless damaged or bridged.

LINTELS:

Type & Condition:

Lintel type/s noted: Mild steel: The condition of the lintels is generally fair.

WINDOWS:

Condition:

The clearance under the window sills is not sufficient to allow for settlement. Clearances should be modified to prevent damage to windows, cladding and internal finishes when the timber frame settles. Clearances should be a minimum of 5mm for single or lower levels and 10mm for second storey windows.



PERGOLA

Position/Location: Southern elevation.

Construction & Condition: Constructed from metal.

Roof Construction & Covering: The roof is of skillion style construction.

Roof Is Covered With: Metal decking. Fiberglass sheeting.

Roof Covering Condition Detail: The fiberglass roof sheets are deteriorating/cracked and damaged areas will require replacement.

Defects Or Maintenance Items:

Some downpipes do not appear to be connected to a legal stormwater dispersal system. This should be rectified.

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 prior to purchase.

EXTERNAL ROOF

Roof Style:

The roof is of pitched construction.

Roof Access Limitations:

The roofing materials were viewed from a distance only. It should be noted that when roofing cannot be inspected in detail, other associated aspects of the roofing are also often not inspected in detail. These may include items such as gutters, eaves, flashings, chimneys and other items that would require a detailed and close inspection of the roof surface.

Position/Location:

Southern elevation. Western elevation.

Roof Covering Condition Detail:

A small number of cracked roof tiles were noted and should be replaced. Mortar beds to the hip and ridge capping are cracked and require maintenance or re bedding and pointing in areas.

Estimated cost from: \$1200.

Roof Flashing - Type And Condition:

Flashing material is of lead. Flashing is split, in poor condition and will require rectification to the following areas; Junction of the pitched roof/s and wall. Recommend the installation of a soaker or apron flashing to roof junction/s. Failure to install these flashings may cause water entry and damage to property. These flashings should be installed to comply with Standards.

Estimated cost from: \$750.



VALLEYS

Condition:

Some tiles have slipped into the valley area and will require repositioning and securing to prevent water entry.



GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition:

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 appear to be lined with fibre cement sheeting. The paint work is deteriorating. Consider maintenance as well as a cosmetic upgrade.
Fascias & Bargeboards Condition:	The overall condition of the fascias/bargeboards is fair.

GARAGING

INSPECTION LIMITATIONS

Restrictions:	The structure is fully lined preventing inspection to all framing timbers. Stored items restricted inspection to the interior. These goods must be removed to enable a more complete report to be submitted.
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Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

GARAGING

Accommodation Type:	Garage.
Front Doors - Type & Condition:	The main garage door is a roller shutter style door and is in fair condition.
Ceiling Condition:	Cracking is present to cornices and these areas will require maintenance and or repair.

OUTBUILDINGS

INSPECTION LIMITATIONS

Restrictions:	Stored items restricted inspection to the interior. These goods must be removed to enable a more complete report to be submitted.
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Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

OUTBUILDING

Type Of Outbuilding:	Metal garden shed.
Position/Location:	Southern elevation.
General Condition:	The structure is generally in fair condition.

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we STRONGLY recommend that access be gained to all inaccessible areas.

FOOTINGS

Type & Condition:	The building is constructed on a concrete slab. The footings appear to be generally sound.
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A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection inaccessible areas.

INTERNAL AREAS

INSPECTION LIMITATIONS

Restrictions: Both floorcoverings and furnishings were present and restricted inspection within this area. Inspection was limited in the following locations and or areas: All internal areas.

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

CEILINGS

Ceiling Condition: The condition of the ceilings is generally fair. Cracking is present to cornices and these areas will require maintenance and or repair. There was evidence of water penetration through the ceiling and this area will require repair. Leak appears to be from the bathroom or ensuite area. Waterproofing or plumbing repairs may be required. Minor settlement cracks were noted and these are typical of this type of material. Periodic maintenance may be required.

Location/Area: Dining room.
Estimate cost from: Not available (Quotations should be commissioned)

WALLS

Internal Walls Condition: The condition of the walls is generally fair.

WINDOWS

Windows Condition: The condition of the windows is generally fair.

DOORS

Doors Condition: The condition of the doors is generally fair. The door handle and latch requires adjusting and or repair. Some striker plates require adjustment to secure the doors when closed.

Location/Area: Internal inspected areas.

FLOORS

Floors Condition: The condition of the floors is generally fair. Floors are concealed by floor coverings. Defects may be present and not detected. Squeaking or loose flooring was noted. Consider securing these areas to prevent movement. Cracking is evident to some floor tiles and damaged tiles should be considered for replacement.

Location/Area: Kitchen. Dining room. Entry/Foyer.

STAIRS INTERNAL

Stairs Condition: Head height over the stairs is low, does not comply with Standards and may be hazardous. Recommend this area be modified.

WET AREAS

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 fair.

Tiles: The condition of the tiles is generally fair.

Sink & Taps: Sink and taps appear in serviceable condition. Stored goods restricted inspection of the area below the sink. Damage and or defects may be present and not detected. Recommend the area be cleared to allow a full inspection of this area.

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.

BATHROOM

Room Location:	Upstairs.
Shower/Bath Condition:	The shower recess was tested and found to be leaking. As a guide, the cost to repair a leaking shower can be upward from \$1,800.00 plus the cost of tiles. Where framing timbers are present and damaged, additional expense may be involved. The shower head is damaged and requires repair or replacement. Shower screen door/s requires minor maintenance and or repair to operate smoothly. Estimated cost from: \$2200.
Tiles:	Some drummy, loose tiles were noted and these areas will require repair and or replacement.
Basin & Taps:	The basin & taps appear serviceable.
Floor/Floor Waste:	The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

ENSUITE

Room Location:	Upstairs.
Shower/Bath Condition:	Junction of wall finish and shower base should be resealed appropriately to prevent water entry to wall cavity. Estimate cost from: Not available (Quotations should be commissioned)
Tiles:	Some drummy, loose tiles were noted and these areas will require repair and or replacement. Estimate cost from: Not available (Quotations should be commissioned)
Vanity Unit:	The condition of the vanity unit is generally fair.
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 blockage may be present and not detected.

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

Tub & Taps:	The tub and taps appear serviceable. Drain appears serviceable.
Floor/Floor Waste:	Floor waste is not present to the wet area. However, the floor appears to have a fall to the external of the building and any overflow appears to be able to escape, however a water flood test was not able to be conducted to confirm this opinion.
Tiles:	The condition of the tiles is generally fair.

LAUNDRY TWO

Room Location:	Externally.
Tub & Taps:	The tub is loose and should be secured to the wall. A licensed Master plumber should be called to make further evaluation and repairs as needed. The sewer and stormwater lines may be illegally connected and we recommend a licensed plumber further investigate.



Plumbing Points:	Recommend all aging, worn and or missing tap hardware be professionally serviced and or upgraded.
Floor/Floor Waste:	Floor waste is not present to the wet area. However, the floor appears to have a fall to the external of the building and any overflow appears to be able to escape, however a water flood test was not able to be conducted to confirm this opinion.

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.

SUB FLOOR AND FOOTINGS

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:	The building is a concrete slab on ground construction and there is no accessible void for inspection.
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Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we **STRONGLY** recommend that access be gained to all inaccessible areas.

VENTILATION

Description:	The property is constructed on a concrete slab and ventilation is not applicable.
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FOOTINGS

Type & Condition:	The building is constructed on a concrete slab. Major structural cracking to external walls is evidence of subsidence to the footings. This defect should be referred to a Structural or Geotechnical Engineer for further evaluation.
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ROOF SYSTEM INTERNAL

INSPECTION LIMITATIONS

Restrictions:	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 inspection report.
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ACCESS LIMITATIONS

Restrictions:	Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Items such as top plates and ceiling and roof framing in these areas was not able to be fully inspected. The roof is of trussed style construction and due to the nature of this construction inspection within the roof cavity was limited in some areas. Inspection was restricted above the following locations and or areas: Ensuite. Main bedroom.
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A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we **STRONGLY** recommend access be gained to enable a full inspection inaccessible areas.

ROOF FRAMING AND STRUCTURE

Roof Supports - Type And Condition:	The truss roof system appear to provide adequate support in areas that were accessible. Additional access is required to determine all roof support status.
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INSULATION & SARKING

Insulation Status:	Insulation has been provided to the roof void.
Sarking Status:	Sarking has not been provided to the roof area.

UTILITIES

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:

Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on. An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested. The evaluation of air-conditioning is not part of a standard pre purchaser building inspection report and is the subject of a special purpose report. We recommend this be carried out by a specialist in air-conditioning installation, maintenance and control. An alarm system is present, however, the operation or adequacy was not tested. The sewer and stormwater lines may be illegally connected and we recommend a licensed plumber further investigate.

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

Type/Condition:

Mains electric 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 tap were carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise. Hot water overflow pipe should be diverted away from the external walls. Damp soil around the building may cause swelling and lead to heaving of structure and cracking to walls. Moisture also encourages termites into the area. We strongly recommend the overflow relief valve be connected to a drainage point.



Age Of Unit:

The unit was manufactured in 2006.

Important Note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.

CRACKING OF BUILDING ELEMENTS

Cracking Defect Types:

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 inspectors 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.

Important

Regardless of the type of crack(s) a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre Purchase Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Owner resulting in major expensive rectification work been carried out. We strongly advise you act on the Recommended Action at the end of the Cracking Of Building Elements section.

MASONRY WALLS - EXTERNAL

Structural Defect Cracking: Crack Type: Stepped cracking Vertical cracking Located: East elevation Width: 5mm Length: 2.0M.

RECOMMENDED ACTION

Due to the unpredictable nature of cracking in building elements it is not possible for the inspector to determine past or future occurrences that have or will impact cracking in this building. Because of these unknowns and the possibility of concealed defects related to cracking in building elements we recommend an engineer be consulted prior to acceptance or purchase this building.

CONCLUSION

The Scope of the Inspection was to cover: The Building and the property within 30m of the building subject to inspection.

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Note: Within the areas inspected 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 to enable a more complete report to be submitted. Access should be made available to all areas of the property by the selling agent at the time of inspection otherwise a surcharge to re inspect inaccessible areas will be issued. **Further Inspection of these areas with access issues is Essential once access has been obtained and Prior to a Decision to Purchase.**

OTHER INSPECTIONS AND REPORT REQUIREMENTS

Recommended Inspections And Reports: Roof Plumbing Inspection. Appliance Inspection. Structural (Engineer). Air-conditioning Equipment Inspection. Waterproofing Inspection. Timber Pest Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection. Council Plan Inspection.

It is Strongly Recommended that the above Inspections and Reports be obtained prior to any decision relating to this Property and/or before settlement. Obtaining these reports will better equip the reader to make an informed decision.

CONCLUSION AND SUMMARY

Major Defects In This Building: The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered. There will be areas or items requiring some repairs or maintenance.

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

Minor Defects In This Building: The incidence of Minor Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered. There will be areas or items requiring some repairs or maintenance.

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

Overall Condition: Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There may be areas of the property requiring repair or maintenance. Please refer to report for details.

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

The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

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

TYPES OF DEFECTS:

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Damage - The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting - The Item has moved out of shape or moved from its position.

Water Penetration, Dampness - Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational - The item or part does not function as expected.

Installation - The installation of an item is unacceptable, has failed or is absent.

RATINGS:

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

HIGH (Poor, Below Average) - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL (Fair, Average) - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW (Acceptable, Above Average) - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building in the context of its age, type and general expectations of similar properties:

ABOVE AVERAGE - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance.

BELOW AVERAGE - The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

DEFINITIONS:

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

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.

Building element - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

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

Minor Defect - A defect other than a major defect.

Safety Hazard - Any observed item that may constitute a present or imminent serious safety hazard.

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.

Site - Allotment of land on which a building stands or is to be erected.

Structural Defect - Where in the inspectors 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.

Note: Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

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.

Trees: Where trees are too 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 provide advice on the best course of action with regards to the trees.

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

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 finds 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/drainier.

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. REPORT CONTENTS:

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 too 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. VISUAL INSPECTION ONLY:

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. COMMENTS IN THIS REPORT:

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. CONSUMER COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

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 buildings built after this date up until the early 90s 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 **Additional Comments** section of 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.

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:

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of

this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.