



Northern House Inspections

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Report: 346 – Valued Client

Pre Purchase Inspection Report

154 *****

Eltham North, VIC 3095

June 27, 2016



Prepared for: Valued Client

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VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:

Purchaser.

YOUR REF/FILE NUMBER:

346 - *****.

DATE AND TIME OF INSPECTION:

27/06/2016 at 11:00 AM.

PURCHASER:

Valued Client.

PROPERTY ADDRESS:

154 ***** Eltham North , 3095.

PERSONS IN ATTENDANCE:

Real Estate Agent.

INSPECTED BY:

Michael Linklater.

SPECIALIST EQUIPMENT USED:

The following equipment was used or was available to the inspector during the course of this inspection:
Moisture Meter:

IMPORTANT NOTE:

This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of the initial inspection. A re-inspection after this time is essential.

PURPOSE OF THIS REPORT:

Visual Pre Purchase Building Inspection in accordance with AS4349.1.

INSPECTION AGREEMENT:

This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

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

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

Part 1: Pre Purchase Inspections - Residential Buildings

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

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

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

The Purpose of the Inspection: The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings). The overall condition of this building has been compared to similar constructed buildings of approximately the same

age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The Scope of the 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 a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007. The scope of the inspection will cover the main building and the property within 30 metres of the main building subject to this inspection report.

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

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

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

Changes to the Inspection Agreement: It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

Limitations

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

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

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

Safe and Reasonable Access

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

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

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

Property Description:

Building type:

Single storey dwelling.

External walls constructed from:

Brick veneer:

Roof Construction:

The roof is of skillion construction.

Roof Covering:

Metal decking:

Internal walls covered with:

Plasterboard:

Timber panelling:

Internal ceilings covered with:

Timber panelling:

Windows are constructed from:

Timber:

Footings:

The building is constructed on concrete slab footings.

Estimate Building Age:

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

Has Property been well Maintained:

Yes.

Overall Condition of Property

Major Defects in this Building:

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

High: The frequency and/or magnitude of major defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Minor Defects in this Building:

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

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

Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **below average**. The building and/or its parts show some significant defects and/or very poor workmanship and/or long term neglect and/or defects requiring some major repairs or reconstruction of major building elements.

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

Important Note: This is only a general overview of the property and must not be relied upon on its own. You **MUST** read the report in its entirety.

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

regarding the condition of the property at the time of inspection.

Any Summary within this Report regardless of its placement in the Report is supplied to allow a quick overview of the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. Any Summary MUST be read in conjunction with the entire Report and not in isolation from the Report. If there should be any discrepancy between anything in the Report and anything in a Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, you should contact the Inspector BEFORE relying on this Report.

Summary of Areas Inspected:

Details:

Internal area: Carport: External Roof: External area: Site:

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained prior to purchase to enable a more complete report to be submitted. The inspection generally includes the main building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

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

Summary of Areas Not Inspected:

Roof void:

All of the roof void due to the skillion type roof construction:

Interior:

The top side of flooring where floor coverings prevented inspection:

The walls where existing furnishings prevented inspection:

Storage cupboards and robes where existing stored goods prevented inspection:

Summary of High Risk areas where access should be gained:

Roof void:

All of the roof void:

Interior:

The top side of flooring:

The walls:

Storage cupboards and robes:

If any other inspections and reports are noted below, it is Strongly Recommended that they be obtained PRIOR to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

Other Inspections and Reports Required

Other inspection reports that should be obtained

Timber Pest Inspection.

Furnished Properties:

Was the property furnished at the time of inspection?

The property was furnished. Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

Weather Conditions:

Recent Weather Conditions:

Dry & wet periods.

Weather Conditions on the Day and at the Time of Inspection:

Wet. Rainfall was occurring at the time of inspection.

INTERIOR CONDITION REPORT

Ceiling

Ceiling Condition:

The condition of the ceilings is generally good.

Walls

Internal Walls Condition:

Visual limitations due to but not limited to existing furnishings and or stored items restricted a complete evaluation of these areas and or components. Defects may be present and not identified. Recommend limitations be removed and a re-Inspection be conducted to enable a more complete report to be submitted prior to purchase.

The condition of the visible walls is generally good.

Windows

Windows Condition:

The condition of the windows is generally good.

Doors

Doors Condition:

The condition of the doors is generally good.

Floors

Floors General Condition:

Visual limitations due to but not limited to existing furnishings, stored goods and or floor coverings restricted a complete evaluation of these areas and or components. Defects may be present and not identified. Recommend limitations be removed and a re-Inspection be conducted prior to purchase to enable a more complete report to be submitted.

The condition of the visible floors is generally good.

Woodwork

Woodwork

The condition of the woodwork is generally good.

Evidence of what appears to be timber pest attack was noted. The visible damage appears to be localised to the door jamb of the master bedroom. We strongly recommend an inspection by a qualified pest inspector be commissioned.



Built- In Wardrobes:

Type and Condition

Visual limitations due to but not limited to existing stored goods restricted a complete evaluation of these areas and or components. Defects may be present and not identified. Recommend limitations be removed and a re-Inspection be conducted to enable a more complete report to be submitted prior to purchase.

The condition of the visible built-in wardrobes is generally good.

LAUNDRY

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

Laundry:

General condition of area:

This area is generally in good condition.

Tub & Taps:

The tub and taps appear serviceable.

Drain appears serviceable, no leaks or decay were visible on the day.

Tiles:

The condition of the tiles is generally good.

KITCHEN

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

Kitchen:

Kitchen Fixtures:

The condition of the fixtures is generally good.

Tiles:

The condition of the tiles is generally good.

Sink & Taps:

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

The waste drain appears serviceable and no leaks or decay visible on the day.

BATHROOMS

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

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

Main Bathroom:

Shower/Bath Condition:

The shower recess was tested and moisture readings taken, there was no visible water penetration to surrounding areas.

IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

Tiles:

Some drummy floor tiles were noted in this area. These will require relaying if they become loose over time. A licensed floor and wall tiler should be called to make a further evaluation and repairs or rectification as needed.



drummy tiles example

Basin & Taps:

The basin & taps appear serviceable.

The waste drain appears serviceable and no leaks or decay visible on the day.

Vanity Unit:

The condition of the vanity unit is generally good.

Toilet Condition:

The toilet appears to be in working order and no leaks or decay were visible on the day.

Ensuite Bathroom:**Shower/Bath Condition:**

The shower recess was tested and moisture readings taken, there was no visible water penetration to surrounding areas.

IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

Tiles:

The condition of the tiles is generally fair.

Basin & Taps:

The basin & taps appear serviceable.

The waste drain appears serviceable and no leaks or decay visible on the day.

Vanity Unit:

The condition of the vanity unit is generally good.

Toilet Condition:

The toilet appears to be in working order and no leaks or decay were visible on the day.

ROOF SYSTEM INTERNAL**Restrictions - Roof Interior:****Access Restrictions:**

The roof is of flat style construction and no cavity is present.

Roof Framing:**Roof Supports - Type and Condition:**

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

FOOTINGS**Footings:****Type & General Condition:**

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

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. In all cases, roofing material is viewed from a distance only.

External Roof:

Roof Style:

The roof is of flat construction.

Roof Covering Condition in Detail:

The overall condition of the roof coverings is good.

Flashings:

Roof Flashing - Type and Condition:

Flashings appear to be in serviceable condition. It should be noted that flashings are only viewed from a distance in some areas and sometimes defects are very small and not clearly visible.

Gutters & Downpipes:

Gutters & Downpipes:

Appear to be in serviceable condition.

Leaves and organic debris are heavily present in gutters of the dwelling. These should be cleared to prolong the life of the guttering material and prevent any stormwater blockage and subsequent water ingress to the dwelling. Ongoing maintenance and/or some form of gutter guard is suggested.



**gutter blocked by debris
example**



**gutter blocked by debris
example**



**gutter blocked by debris
example**



**gutter blocked by debris
example**

Skylights:

Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.

Eaves, Fascias & Barge Boards:

Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is good.

Chimneys:

Condition:

The flashing around the chimney is in good condition.

EXTERIOR

External Walls:

General Condition:

The condition of the walls is generally good.

The base of some walls and windows are below the external soil levels and may be subject to lateral dampness, wet rot decay or water entry. In this case, it is recommended that either soil levels be lowered, re-graded or the area concreted and an agricultural / trench drain be installed to pick up excess water. The ag drain is to be installed as per relevant Australian Standards and be connected to the storm water system by a licensed plumber. Furthermore, these areas should be closely monitored for water entry/penetration, see (SITE) for further information.



lower ground level to gravel paths



lower ground level to gravel paths

Exterior Doors:

Rear Laundry Door:

We recommend a weather/storm strip be fixed to the bottom of the door to prevent any potential water ingress to the laundry area.



install weather strip to door

Weep Holes and Vents:

Weep Holes:

No weep holes were observed. The weep holes (vertical slots to the base of the brick walls) are blocked. These may have been blocked by gardens or levels of external paths and/or patios. Weep holes are necessary to allow moisture to be removed from and to ventilate the wall cavity. This issue may also compromise any pest management to the structure. Rectification is recommended.

Vents:

Vents are adequate spaced and uncovered.

Vent holes are the openings to the brickwork that allow air circulation and ventilation to the wall cavities. Restricted air circulation may provide conditions conducive to pest infestation. Where possible, vent holes should remain uncovered.

Windows:

Windows Condition:

The condition of the exterior timber windows is generally fair.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

IMPORTANT NOTE: Where any elevated structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandahs, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a Structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

Deck:

Position/Location:

Right hand side elevation:

Construction & Condition:

Rear decking has been constructed from timber and the general condition of this structure and its decking boards is good.

Roof Construction:

The roof is of skillion construction.

Roof is covered with:

Metal decking:

Roof Covering Condition Detail:

The overall condition of the roof coverings is good.

Defects or Maintenance Items:

The handrails and balustrades do not appear to comply with the current BCA Standards for height and spacing. Although this report does not generally comment on items of compliance, this issue may become a safety issue and therefore was included in this report. Recommend you further investigate this matter and upgrade if necessary. This in the opinion of the inspector and in accordance with AS 4349.1 - 2007 is considered a **major defect** as it presents an immediate safety risk to occupants. Moreover, the area appears to have a drop greater than 1 metre from the floor and compliant handrail and balustrade wires should be installed. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

The downpipe does not appear to be connected to the stormwater dispersal system. This may or may not be a contributing factor to poor drainage in this area. This should be rectified to prevent decay to surrounding components. This also effects the timber pest management of the property. A licensed roof plumber should be called to make a further evaluation and repairs or rectification as needed.



GARAGING

Carport:

Carport Location:

To the front of the main house.

General Overall Condition:

The overall condition of this area good.

Roof Construction:

The roof is of skillion style construction.

Roof Covering:

Metal decking:

Roof Covering Condition in Detail:

The overall condition of the roof coverings is good.

Gutters & Downpipes:

Gutters and/or downpipes are not present to this roof area to direct water into the stormwater, street curb or retention system. Recommend guttering be installed. A licensed roof plumber should be called to make a further evaluation and repairs or rectification as needed.



Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is good.

SITE

Driveway:

Type & Condition:

The gravel driveway stands in good condition.

Retaining Wall:

Position/Location:

Front elevation, in carport.

Type & General Condition:

The timber retaining walls show normal deterioration for their age and should be monitored for hydrostatic failure. Repairs or replacement of damaged timbers may be required. A licensed carpenter or landscaper should be called to make a further evaluation and repairs or rectification as needed.

Retaining Wall:

Position/Location:

Right hand side elevation:

Type & General Condition:

The timber retaining walls appear in good order.

Paths/Paved Areas:

Type & Condition:

The gravel paths stand in good condition.

Trees

Issue and Location

Trees are located close to the building with tree limbs over the roof area. Consideration should be given to the cutting back of tree limbs over roof areas by a professional contractor.

Drainage - Surface Water:

Description:

The drainage at the left and rear sides of the property appears inadequate. As a result, evidence suggests that surface water has been ponding and/or being directed toward the footings. Poor site drainage can create unstable foundations that may have an adverse structural effect over time. Rectification is required. Drains should be installed to divert seepage and surface runoff water away from the house. The drains should be connected to the existing stormwater drainage system. Please contact a Licensed Landscaper or Builder for further information.



The general adequacy of site drainage is not included in the Standard Property 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.

SERVICES

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

Services:

Details:

The sewer vent pipe is made with asbestos cement material. Although we are not qualified in the detection of asbestos material, the material found may contain asbestos. Asbestos material should be removed by a suitably qualified removal contractor if required.

No residual current device (RCD) was noted in the electrical meter box. Whilst not necessarily required at the time of construction, it is recommended that an RCD be fitted. Please contact a Licensed Electrical Contractor for further information.

Smoke detectors are fitted however, the positioning, operation or adequacy was not tested and is not commented on.



Water Lines & Pressure:

Details:

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

Hot Water Service:

Hot water is provided by the following:

Gas hot water system located in the laundry:

The hot water over flow pipe does not appear to be connected to the storm water system. This may effect the timber pest management of the property. We recommend the overflow be connected to the stormwater system by a licensed plumber.



IMPORTANT INFORMATION

Important Information:

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

General Definitions used in this report:

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

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.

Operation: The item or part does not function as expected.

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

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to defects associated with individual items or specific areas:

Good - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

Fair - The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

Poor - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The Definitions (Above Average), (Average), (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

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 will be areas or items requiring some 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.

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

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

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

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

Other Definitions

Major Defect - Is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect - Any defect other than what is described as a major defect.

General and Important Information:

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

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

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

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

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

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

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

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

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

4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

5) **ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 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 report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

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

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

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

Cracking can be generally categorized into:

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

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

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

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

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. You therefore **MUST** obtain information regarding the following;

- (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) Have any cracking referred to an engineer to determine the consequences of the cracking noted in this

report.

All of the above fall outside of the scope of this Pre Purchase Inspection. However, the information obtained from the 5 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 inspection **MAY** have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work being carried out.

If any cracks have been identified regardless of the location or size, a Structural Engineer is required to determine the significance of the cracking prior to the decision to purchase is made.

10) CONDITIONS :- This standard property report is conditional upon or conditional in relation to -

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

- 11)** If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:
- a) Obtain a statement from the owner as to
 - i. any Timber Pest activity or damage;
 - ii. timber repairs or other repairs
 - iii. alterations or other problems to the property known to them
 - iv. any other work carried out to the property including Timber Pest treatments
 - v. obtain copies of any paperwork issued and the details of all work carried out
 - b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.
- 12)** The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007
- 13)** You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects
- 14)** Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.
- 15)** The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause. However, We may sell the Report to any other Person although there is no obligation for Us to do so.
- 16)** You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

IMPORTANT DISCLAIMER

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

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

CONTACT THE INSPECTOR

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

The Inspector: Michael Linklater
Inspectors Ph: 0481 299 682

..... End Of Report

SAMPLE REPORT