



## Visual 90 Day Maintenance Property Inspection Report

Complies with Australian Standard AS 4349.1-2007

123 Nice Avenue, Smilington



Mr James Jones

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

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## 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.

### **INSPECTED PROPERTY**

#### **PROPERTY DESCRIPTION**

##### ***Estimate Building Age:***

1. The building is a new or recent construction and may be eligible for inclusion under the Home Building Compensation Fund. The home building laws that commencing on the 15th January 2015 state that "Major defects" \* have a 6-year warranty and general defects a 2-year warranty. These periods commence from the issuing date of the Occupation Certificate.

The following information should be requested from the building contractor:

- Constructional Final Certificate/Occupation Certificate.
- Engineering certification for detention tanks, structural steel and timber beams.
- Council stamped and approved plans, development approval and specifications.
- Home Building Warranty or Compensation Fund Insurance.
- Manufacturers certification for roof trusses is applicable.
- Survey certificate verifying correct setout showing building height.
- Final certificates for, fire protection systems, gas, electrical and plumbing services.
- Waterproofing guarantees for all wet area waterproofing.
- All warranties/instructions for all fittings, fixtures and appliances.
- Certification of termite protection used in the house and surrounds.

\* "Major Defect" mentioned in Building Compensation Fund may not directly align with this reports definition of a major defect.

### **EXTERNAL AREAS**

#### **DRAINAGE**

##### ***Surface Water:***

2. The surface water drainage at the left and right side of the property appears to be inadequate. Drains should be installed or ground levels changed to divert seepage and surface runoff water away from the building to prevent possible structural damage. Additional drainage should be connected to a stormwater drainage system.



## EXTERNAL WALLS

### **Wall Condition:**

3. Flashing to junction of upper level cladding and lower level brickwork is not or does not appear to be correctly set into the brickwork.
4. Mortar joints between brickwork require re pointing in areas. Rectification will be required.
5. Minor repairs to render and paint touch ups are required.
6. Shrinkage cracks are evident to rendered wall areas. This cracking generally occurs during the curing process of construction.
7. Brickwork is damaged and will require repairs and or replacement.

## WINDOWS:

### **Condition:**

8. Recommend the junction of the window sills and brick sills be sealed with a flexible sealant to prevent water entry into wall cavity.
9. Storm moulds are not present and need to be fitted to ensure water does not penetrate wall cavity. Rectification is required.

## **ROOF SYSTEM EXTERNAL**

### EXTERNAL ROOF

#### **Roof Flashing - Type and Condition:**

10. Potential water leak noted. Repair to the flashings are required.

## **GARAGING**

### GARAGING DETAILS

#### **Floor - Type & Condition:**

11. Concrete floor is stained. Rectification will be required.
12. Surface of the concrete floor is damaged and will require repair.

#### **Ceiling Condition:**

13. Defective or poor surfaces were noted to ceiling materials. Minor paint touch ups are required. Rectification will be required.

#### **Internal Walls Condition:**

14. Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.

#### **Woodwork:**

15. Gap filler is required to some sections of woodwork. Rectification will be required.



## ROOMS/AREAS - BUILDING

### HALLWAY:

#### ***Ceiling Condition:***

16. Minor paint touch ups are required.

17. Recommend the manhole cover be cut to size. Rectification will be required.

18. Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

#### ***Internal Walls Condition:***

19. Minor repairs and paint touch ups are required.

### STAIRWELL:

#### ***Ceiling Condition:***

20. Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

#### ***Internal Walls Condition:***

21. Minor paint touch ups are required.

### DINING ROOM:

#### ***Ceiling Condition:***

22. Minor paint touch ups are required.

#### ***Woodwork:***

23. Minor repairs are required.

### FAMILY ROOM:

#### ***Internal Walls Condition:***

24. Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.

25. Minor paint touch ups are required.

### RUMPUS ROOM:

#### ***Ceiling Condition:***

26. Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

27. Down light requires re fixing to ceiling.

#### ***Internal Walls Condition:***

28. Minor paint touch ups are required.

29. Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.

#### ***Woodwork:***

30. Minor repairs are required.



## **BEDROOMS**

### BEDROOM ONE:

#### ***Ceiling Condition:***

31. Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

32. Minor paint touch ups are required.

#### ***Internal Walls Condition:***

33. Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.

#### ***Woodwork:***

34. Minor paint touch ups are required.

### BEDROOM TWO:

#### ***Ceiling Condition:***

35. Minor paint touch ups are required.

#### ***Woodwork:***

36. Minor repairs are required to window reveal.

### BEDROOM THREE:

#### ***Ceiling Condition:***

37. Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

#### ***Internal Walls Condition:***

38. Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.

#### ***Woodwork:***

39. Minor repairs and paint touch ups are required.

### BEDROOM FOUR:

#### ***Internal Walls Condition:***

40. Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.

#### ***Woodwork:***

41. Minor repairs are required.

### BEDROOM FIVE:

#### ***Ceiling Condition:***

42. Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

#### ***Internal Walls Condition:***

43. Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.

#### ***Woodwork:***

44. Minor repairs are required.





## **WET AREAS**

### KITCHEN:

#### ***Ceiling Condition:***

45. Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

#### ***Internal Walls Condition:***

46. Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.

### BATHROOM:

#### ***Doors Condition:***

47. Defective or poor surfaces were noted to some sections of the door. Rectification will be required.

#### ***Woodwork:***

48. Minor repairs and paint touch ups are required.

#### ***Basin:***

49. The basin & taps appear serviceable. Drainage appears slower than normal and should be investigated by a licenced plumber.

### BATHROOM TWO:

#### ***Ceiling Condition:***

50. Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

#### ***Basin:***

51. The basin & taps appear serviceable. Drainage appears slower than normal and should be investigated by a licenced plumber.

### ENSUITE BATHROOM:

#### ***Ceiling Condition:***

52. Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

53. Minor paint touch ups are required.

#### ***Tiles:***

54. Grouting requires completing to the tiled areas. Rectification will be required.

#### ***Basin:***

55. The basins & taps appear serviceable. Drainage appears slower than normal and should be investigated by a licenced plumber.





#### LAUNDRY:

##### ***Ceiling Condition:***

56. Minor paint touch ups are required.

##### ***Internal Walls Condition:***

57. Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.

58. Minor paint touch ups are required.

##### ***Woodwork:***

59. Minor repairs and paint touch ups are required.

#### **ROOF SYSTEM INTERNAL**

##### INSULATION & SARKING

##### ***Insulation Status:***

Due to the lack of accessibility to roof void we were unable to ascertain whether or not insulation was covering lights and electrical fittings in the roof void. If it was the case this may cause overheating and possibly a fire. Consult the builder and his licensed electrician to check on these installations.

#### **CONCLUSION**

##### SUMMARY

##### ***Major Defects in this Building:***

No additional major defects were identified, when compared with major defects typically arising in similar buildings of approximately the same age that have been reasonably well maintained.

##### ***Minor Defects in this Building:***

The incidents of minor defects are consistent with the average condition of similar buildings of approximately the same age that have been reasonably well maintained.

##### ***Overall Condition:***

**Average to Above Average.** The inspector has determined the overall condition of the areas inspected in the context of age, type and general expectations of similar properties is average to above average. Most items and areas are well maintained and show a high standard of workmanship when compared with buildings of similar age and construction. There may be areas requiring repair or maintenance.

**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.



### **CONTACT THE INSPECTOR:**

All discussions with the inspector regarding the details of the inspection report are by appointment. This is to ensure that the inspector has familiarised themselves with the property and has dedicated time for your discussion. Please call our office on 02 9629 3888 to arrange a convenient time to book an appointment with the inspector. Our business hours are 8:30am to 5:00pm Monday to Friday. Before talking with the inspector it helps to have specific items or questions ready to discuss. Should you have any difficulty in understanding anything contained within this report then you should immediately arrange an appointment and have the matter explained to you prior to acting on this report.

The inspection and report was carried out by:

Tony Grubescic  
Senior Building Consultant  
Alpha Building Services Pty Ltd Trading As Inspect It FIRST



## **VISUAL INSPECTION REPORT**

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### **REPORT DETAILS**

**CLIENT:**

Mr James Jones.

**DATE OF INSPECTION:**

03 November 2022.

**PROPERTY ADDRESS:**

123 Nice Avenue, Smilington.

**INSPECTOR:**

Tony Grubescic  
Senior Building Consultant  
Alpha Building Services Pty Ltd Trading As Inspect It FIRST

**PERSONS AT INSPECTION:**

There was no other person present during inspection of the property.

**STRUCTURE(S) INSPECTED:**

**BUILDING TYPE:**

Two level freestanding dwelling.

**INSPECTION AGREEMENT:**

**AGREEMENT DETAILS:**

Client has read and accepted the terms and conditions of our agreement prior to commencement of this inspection.

**SPECIAL CONDITIONS:**

There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:

**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 South is assumed to be approximately at the main street frontage of the property.



## INSPECTED PROPERTY

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### BUILDING REPORT

#### Report Type:

Visual 90 Day Maintenance Inspection.

**Note:** *This report is a visual inspection providing information to you about the condition of the property at the date and time inspected. You should not assume that the property will remain in the same condition as at the time of the inspection. If you are uncertain as to the condition of the property it is essential that you arrange for a re-inspection prior to acting on this report.*

**Important Information:** *If there has been a verbal discussion with the inspector or our company relating to this property the information in this report takes absolute priority.*

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.

### PROPERTY DESCRIPTION

#### External Wall Construction:

Rendered masonry (brick, block or other solid or cored product): Brick veneer. Timber frame with weatherboard cladding.

#### Roof Construction:

The roof is of pitched and skillion style construction.

#### Roof is covered with:

Concrete tiles. Metal decking.

#### Footings:

The building is constructed on the following footing type/s: Concrete slab.

#### Estimate Building Age:

The building is a new or recent construction and may be eligible for inclusion under the Home Building Compensation Fund. The home building laws that commencing on the 15th January 2015 state that "Major defects" \* have a 6-year warranty and general defects a 2-year warranty. These periods commence from the issuing date of the Occupation Certificate.

The following information should be requested from the building contractor:

- Constructional Final Certificate/Occupation Certificate.
- Engineering certification for detention tanks, structural steel and timber beams.
- Council stamped and approved plans, development approval and specifications.
- Home Building Warranty or Compensation Fund Insurance.
- Manufacturers certification for roof trusses is applicable.
- Survey certificate verifying correct setout showing building height.
- Final certificates for, fire protection systems, gas, electrical and plumbing services.
- Waterproofing guarantees for all wet area waterproofing.
- All warranties/instructions for all fittings, fixtures and appliances.
- Certification of termite protection used in the house and surrounds.

\* "Major Defect" mentioned in Building Compensation Fund may not directly align with this reports definition of a major defect.



## **EXTERNAL AREAS**

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**Important Note:** 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 may be found to be inadequate during periods of heavy or consistent rain. Any comments made in this section are relevant only in light of the conditions at the time of inspection.

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 stands in acceptable condition.

### **FENCES & GATES**

**Type & Condition:**

The fences are generally in acceptable condition.

### **DRAINAGE**

**Surface Water:**

The surface water drainage at the left and right side of the property appears to be inadequate. Drains should be installed or ground levels changed to divert seepage and surface runoff water away from the building to prevent possible structural damage. Additional drainage should be connected to a stormwater drainage system.



### **EXTERNAL WALLS**

**Wall Condition:**

Flashing to junction of upper level cladding and lower level brickwork is not or does not appear to be correctly set into the brickwork. This can allow water penetration and should be rectified.





Mortar joints between brickwork require re pointing in areas. Rectification will be required.



Minor repairs to render and paint touch ups are required.



Shrinkage cracks are evident to rendered wall areas. This cracking generally occurs during the curing process of construction. Cracking of this type is an appearance defect and is not considered to be of a structural nature. Some repairs may be required prior to next painting to provide a suitable finish.



Brickwork is damaged and will require repairs and or replacement.



**Position/Location:**

Northern elevation. Eastern elevation. Southern elevation. Western elevation.



## 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.

## WINDOWS:

### **Condition:**

Recommend the junction of the window sills and brick sills be sealed with a flexible sealant to prevent water entry into wall cavity.



Storm moulds are not present and need to be fitted to ensure water does not penetrate wall cavity. Rectification is required.



### **Position/Location:**

Eastern elevation. Western elevation.



## **BALCONY**

**Position/Location:**



**Construction & Condition:**

Constructed from timber.

Note: Where timber is used in construction it is very important to ensure these timbers are well maintained and in sound condition. Timbers that are not regularly checked may develop timber decay damage or suffer timber pest attack and failure could cause injury.

We strongly recommend that all external timber structures be further inspected by a Structural Engineer. External timber structures are defined as "timber decks, verandahs, pergolas, balconies, handrails, stairs, or retaining walls". The condition of the structure is generally acceptable.

**Roof is covered with:**

Glass roof panels.





## ROOF SYSTEM EXTERNAL

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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 and skillion construction.

#### **Roof Access Limitations:**

No access was possible to part of the external roof area due to the roof not being accessible from a 3.6 metre ladder. Due to work cover constraints, aging, unsafe materials, safety rail, perimeter scaffold, and/or harness requirements it should be clearly understood that no human access, or attempts to walk on or traffic the roof external surface was made by the inspector at any point of this inspection. If a detailed assessment of the roof fabric beyond this report is sort, a licensed roofing experts opinion should be commissioned. 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:**

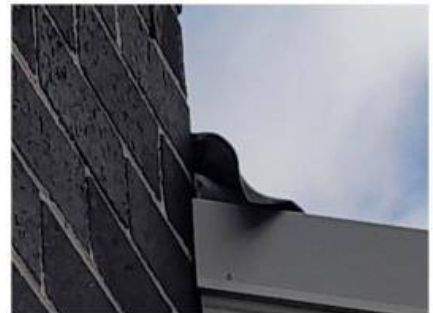
Northern elevation.

#### **Roof Covering Condition Detail:**

The overall condition of the roof coverings is acceptable.

#### **Roof Flashing - Type and Condition:**

Potential water leak noted. Repair to the flashings are required.





## **GUTTERS AND DOWNPIPES:**

### **Gutter & Downpipes Condition:**

Downpipes appear to be connected to the stormwater dispersal system, however, correct connection can only be confirmed with a smoke test. The design and position of the guttering is such that during wet conditions it appears that the gutter may back flow into the eave or building. Recommend the area be evaluated during wet conditions. Some modifications may be required.



## **EAVES, FASCIAS & BARGE BOARDS:**

### **Eaves Type & Condition:**

The eaves appear to be lined with fibre cement sheeting. The condition of the eave area is generally acceptable.

### **Fascias & Bargeboards Condition:**

The condition of the fascias & bargeboards are generally acceptable.



## GARAGING

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### GARAGING

#### **Restrictions:**

The structure is partially lined preventing inspection to some framing timbers.



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 Type:**

Garage.

#### **Lintels - Type & Condition:**

Lintel type/s noted: Mild steel. The condition of the lintels are generally acceptable.

#### **Front Doors - Type & Condition:**

The main garage door is a panel lift style door and is in acceptable condition.

#### **Floor - Type & Condition:**

Concrete floor is stained. Rectification will be required.



Surface of the concrete floor is damaged and will require repair.





**Ceiling Condition:**

Defective or poor surfaces were noted to ceiling materials. Minor paint touch ups are required. Rectification will be required.



**Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.



**Doors Condition:**

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

**Woodwork:**

Gap filler is required to some sections of woodwork. Rectification will be required.





## ROOMS/AREAS - BUILDING

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### INSPECTION LIMITATIONS:

#### **Restrictions:**

A full builders final clean including, cleaning, removal of trade marks, scuffs and touchup of paintwork is required to provide an acceptable finish to internal and external 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.

### HALLWAY:

#### **Room Location:**

Ground floor. Level one.



#### **Ceiling Condition:**

Minor paint touch ups are required.



Recommend the manhole cover be cut to size. Rectification will be required.





Defective or poor surfaces were noted to ceiling materials. Rectification will be required.



**Internal Walls Condition:**

Minor repairs and paint touch ups are required.



**Windows Condition:**

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

**Doors Condition:**

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

**Floors Condition:**

The condition of the floor area is generally acceptable.

**Woodwork:**

Minor paint touch ups are required.





## **STAIRWELL:**

**Room Location:**



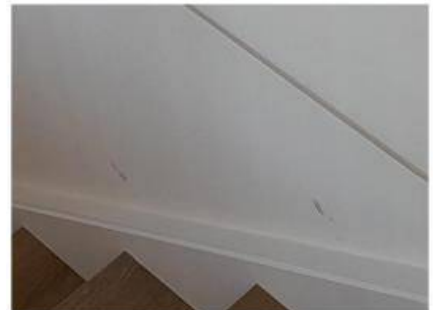
### **Ceiling Condition:**

Defective or poor surfaces were noted to ceiling materials.  
Rectification will be required.



### **Internal Walls Condition:**

Minor paint touch ups are required.



### **Windows Condition:**

The condition of the windows is generally acceptable.

### **Woodwork:**

The condition of the woodwork is generally acceptable.



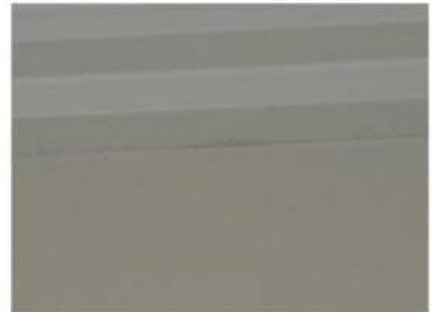
## DINING ROOM:

Room Location:



### **Ceiling Condition:**

Minor paint touch ups are required.



### **Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.



### **Windows Condition:**

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

### **Floors Condition:**

The condition of the floor area is generally acceptable.





**Woodwork:**

Minor repairs are required.



**FAMILY ROOM:**

Room Location:



**Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.



Minor paint touch ups are required.



**Doors Condition:**

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



**Floors Condition:**

The condition of the floor area is generally acceptable.

**Woodwork:**

The condition of the woodwork is generally acceptable.

**RUMPUS ROOM:**

**Room Location:**

Southwest corner.



**Ceiling Condition:**

Defective or poor surfaces were noted to ceiling materials.  
Rectification will be required.



Down light requires re fixing to ceiling.





**Internal Walls Condition:**

Minor paint touch ups are required.



Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.



**Windows Condition:**

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

**Doors Condition:**

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

**Floors Condition:**

The condition of the floor area is generally acceptable.

**Woodwork:**

Minor repairs are required.





## BEDROOMS

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### BEDROOM ONE:

Room Location:



### **Ceiling Condition:**

Defective or poor surfaces were noted to ceiling materials.  
Rectification will be required.



Minor paint touch ups are required.



### **Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the  
wall materials. Rectification will be required.



### **Windows Condition:**

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



**Doors Condition:**

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

**Floors Condition:**

The condition of the floor area is generally acceptable.

**Woodwork:**

Minor paint touch ups are required.



**BEDROOM TWO:**

**Room Location:**



**Ceiling Condition:**

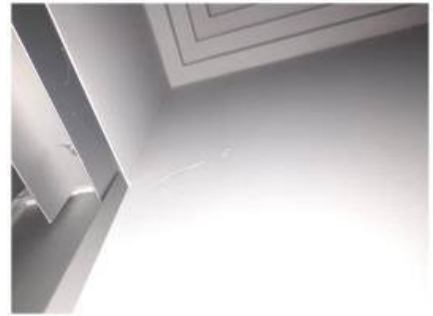
Minor paint touch ups are required.





**Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.



**Windows Condition:**

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

**Doors Condition:**

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

**Floors Condition:**

The condition of the floor area is generally acceptable.

**Woodwork:**

Minor repairs are required to window reveal.





## **BEDROOM THREE:**

**Room Location:**



### **Ceiling Condition:**

Defective or poor surfaces were noted to ceiling materials. Rectification will be required.

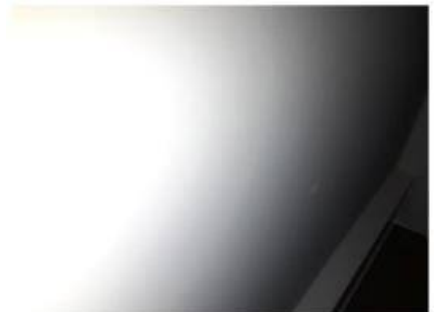


Minor paint touch ups are required.



### **Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.



### **Windows Condition:**

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



**Doors Condition:**

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

**Floors Condition:**

The condition of the floor area is generally acceptable.

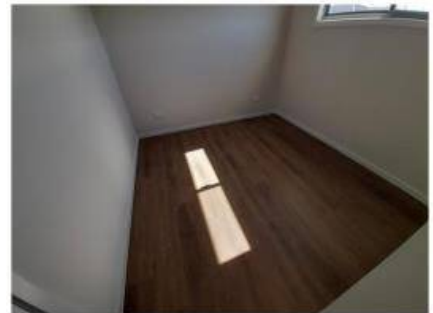
**Woodwork:**

Minor repairs and paint touch ups are required.



**BEDROOM FOUR:**

**Room Location:**



**Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.



**Windows Condition:**

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

**Doors Condition:**

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

**Floors Condition:**

The condition of the floor area is generally acceptable.





**Woodwork:**

Minor repairs are required.



**BEDROOM FIVE:**

**Room Location:**



**Ceiling Condition:**

Defective or poor surfaces were noted to ceiling materials.  
Rectification will be required.



**Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the  
wall materials. Rectification will be required.





**Woodwork:**

Minor repairs are required.





## WET AREAS

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**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:

**Room Location:**



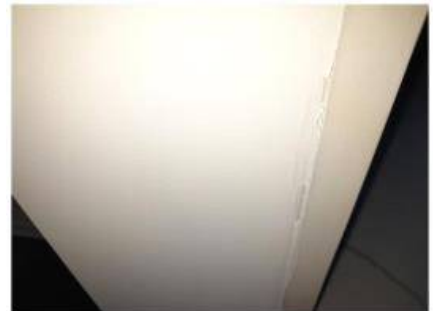
### **Ceiling Condition:**

Defective or poor surfaces were noted to ceiling materials. Rectification will be required.



### **Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.



### **Windows Condition:**

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

### **Woodwork:**

The condition of the woodwork is generally acceptable.

### **Kitchen Fixtures:**

The condition of the fixtures is generally acceptable.



**Tiles:**

The condition of the tiles is generally acceptable.

**Sink & Taps:**

Sink and taps appear in serviceable condition. Drain appears serviceable.

**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:**

**Ceiling Condition:**

The condition of the ceiling area is generally acceptable.

**Internal Walls Condition:**

The condition of the walls is generally acceptable.

**Windows Condition:**

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

**Doors Condition:**

Defective or poor surfaces were noted to some sections of the door. Rectification will be required.



The condition of the door hardware is generally acceptable. Minor paint touch ups are required.



**Floors Condition:**

The condition of the floor area is generally acceptable.



**Woodwork:**

Minor repairs and paint touch ups are required.



**Shower/Bath Condition:**

The shower recess was tested and there was no visible water penetration to surrounding areas.  
**IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

**Tiles:**

The condition of the tiles is generally acceptable.

**Basin:**

The basin & taps appear serviceable. Drainage appears slower than normal and should be investigated by a licenced plumber.



**Vanity Unit:**

The condition of the vanity is generally acceptable.

**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.



## **BATHROOM TWO:**

**Room Location:**



### **Ceiling Condition:**

Defective or poor surfaces were noted to ceiling materials. Rectification will be required.



### **Internal Walls Condition:**

The condition of the walls is generally acceptable.

### **Windows Condition:**

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

### **Doors Condition:**

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

### **Floors Condition:**

The condition of the floor area is generally acceptable.

### **Woodwork:**

The condition of the woodwork is generally acceptable.

### **Shower/Bath Condition:**

The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.



**Tiles:**

Grouting requires completing to the tiled areas. Rectification will be required.



**Basin:**

The basin & taps appear serviceable. Drainage appears slower than normal and should be investigated by a licenced plumber.



**Vanity Unit:**

The condition of the vanity is generally acceptable.

**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.



## ENSUITE BATHROOM:

Room Location:

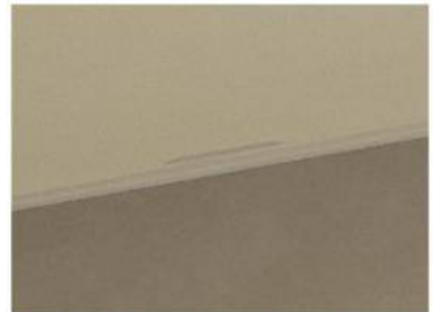


### **Ceiling Condition:**

Defective or poor surfaces were noted to ceiling materials.  
Rectification will be required.



Minor paint touch ups are required.



### **Internal Walls Condition:**

The condition of the walls is generally acceptable.

### **Windows Condition:**

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

### **Doors Condition:**

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

### **Floors Condition:**

The condition of the floor area is generally acceptable.

### **Woodwork:**

The condition of the woodwork is generally acceptable.





### **Shower/Bath Condition:**

The shower recess was tested and there was no visible water penetration to surrounding areas.  
**IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

### **Tiles:**

Grouting requires completing to the tiled areas. Rectification will be required.



### **Basin:**

The basins & taps appear serviceable. Drainage appears slower than normal and should be investigated by a licenced plumber.



### **Vanity Unit:**

The condition of the vanity is generally acceptable.

### **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:**

**Room Location:**



**Ceiling Condition:**

Minor paint touch ups are required.



**Internal Walls Condition:**

Defective or poor surfaces were noted to some sections of the wall materials. Rectification will be required.





Minor paint touch ups are required.



**Doors Condition:**

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

**Floors Condition:**

The condition of the floor area is generally acceptable.

**Woodwork:**

Minor repairs and paint touch ups are required.



**Tub & Taps:**

The tub & cabinet appear serviceable. Drain appears serviceable.

**Tiles:**

The condition of the tiles is generally acceptable.

**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.



## **SUB FLOOR AND FOOTINGS**

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### **CAVITY PRESENT/NOT ACCESSIBLE:**

#### **Restrictions:**

The building is a concrete slab on ground construction and there is no accessible void for inspection. Inspection was restricted in or below the following locations and or areas: All internal areas.

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.

### **FOOTINGS**

#### **Type & Condition:**

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



## **ROOF SYSTEM INTERNAL**

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### **CAVITY PRESENT/NOT ACCESSIBLE:**

#### **Restrictions:**

A roof void is present but is not accessible as an entry point could not be located from within the inspected structure. Inspection was restricted above the following locations and or areas: Rear verandah.

### **INSPECTION LIMITATIONS:**

#### **Restrictions:**

Sarking paper and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building inspection report. Air-conditioning or heating unit and associated ducting has blocked access to areas of the roof void restricting inspection. Inspection was restricted above the following locations and or areas: All internal areas.



### **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: Front section of the structure.



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.



### **Location/area:**

Mid section.

## **INSULATION & SARKING**

### **Insulation Status:**

Due to the lack of accessibility to roof void we were unable to ascertain whether or not insulation was covering lights and electrical fittings in the roof void. If it was the case this may cause overheating and possibly a fire. Consult the builder and his licensed electrician to check on these installations.

### **Sarking Status:**

Sarking has been provided to the roof area.



## UTILITIES

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

### SERVICES

#### Details:

Gas is connected to the premises, however, has not been evaluated and should be inspected by a qualified gas fitter.

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.

### 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 Service Type/Condition:

Gas hot water system: Mains pressure: Instantaneous: 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.

**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.



## CONCLUSION

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### GENERAL CONDITIONS

**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:

Alarm/Intercom/Data Systems. Roofing Inspection. Appliance Inspection. Hydraulics Inspection. Air-conditioning Equipment Inspection. Gas Fitting Inspection. Fire safety and equipment 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.**

### SUMMARY

#### Major Defects in this Building:

No additional major defects were identified, when compared with major defects typically arising in similar buildings of approximately the same age that have been reasonably well maintained.

#### Minor Defects in this Building:

The incidents of minor defects are consistent with the average condition of similar buildings of approximately the same age that have been reasonably well maintained.

#### Overall Condition:

**Average to Above Average.** The inspector has determined the overall condition of the areas inspected in the context of age, type and general expectations of similar properties is average to above average. Most items and areas are well maintained and show a high standard of workmanship when compared with buildings of similar age and construction. There may be areas requiring repair or maintenance.

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





## OTHER NOTABLE ITEMS

We recommend that flashings to junction of upper level cladding and lower level brickwork be monitored for possible water ingress.



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. Photographs in this report are not necessarily the only instance identified. It is possible that other instances of the item are at the property and have not been photographed.**



## TERMINOLOGY

### 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:

**LOW (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.

**HIGH (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.

\* "Major Defect" as mentioned under the Home Building Compensation Fund may not directly align with this reports definition of a major defect.

**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.

**IMPORTANT ADVICE:**

**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.**

**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.

**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.



### 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.)**

### 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.

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.

### 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."

### 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.

### 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.

**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.

**IMPORTANT DISCLAIMERS:**

**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.

**Note:** In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.