



Visual Defects (Handover) Property Inspection Report

Complies with Australian Standard AS 4349.1-2007

11 Sweet Lane, Kind Cove



Mr James Jones

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

ABN 47 103 963 471

+61 2 9629 3888

inspectitFIRST.com.au



REPORT INDEX

BRIEF SUMMARY	3
VISUAL INSPECTION REPORT	9
INSPECTED PROPERTY	10
EXTERNAL AREAS	11
ROOF SYSTEM EXTERNAL	14
GARAGING	16
ROOMS/AREAS - BUILDING	18
BEDROOMS	24
WET AREAS	30
SUB FLOOR AND FOOTINGS	37
ROOF SYSTEM INTERNAL	38
UTILITIES	40
CRACKING OF BUILDING ELEMENTS	41
CONCLUSION	42



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

EXTERNAL WALLS

Wall Condition:

2. The ground levels are close or covering the damp proof course material and should be lowered to prevent dampness problems. The height of a DPC, or flashing serving as a DPC is recommended be not less than 150 mm above the adjacent ground level, 75 mm above the finished surface level of adjacent paved, concrete or landscaped areas that slope away from the wall or 50 mm above finished paved, concrete or hard landscaped areas. Base of some walls are below the external soil levels and may be subject to lateral dampness or water entry. Recommend the area be closely monitored for water penetration.

WINDOWS:

Condition:

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



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

ROOF SYSTEM EXTERNAL

GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition:

5. 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:

Fascias & Bargeboards Condition:

6. Minor paint touch ups are required.

GARAGING

GARAGING DETAILS

Floor - Type & Condition:

7. The concrete floor shows signs of minor cracking. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details. Surface of the concrete floor is damaged and will require repair.

Ceiling Condition:

8. Poor joint setting was noted to ceiling lining. Rectification is required.

Doors Condition:

9. Minor paint touch ups are required.

ROOMS/AREAS - BUILDING

HALLWAY:

Internal Walls Condition:

10. Minor paint touch ups are required. Defective or poor surfaces were noted to some sections of the wall materials and repairs are required.

LOUNGE ROOM:

Internal Walls Condition:

11. Minor paint touch ups are required.

FAMILY ROOM:

Ceiling Condition:

12. Nails are popping and are visible. This is generally due to movement in the timber framing.

RUMPUS ROOM:

Ceiling Condition:

13. Minor paint touch ups are required.



BEDROOMS

BEDROOM ONE:

Internal Walls Condition:

14. Defective or poor surfaces were noted to some sections of the wall materials and repairs are required. Minor paint touch ups are required.

Doors Condition:

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

Woodwork:

16. Minor paint touch ups are required. Minor repairs are required.

BEDROOM TWO:

Internal Walls Condition:

17. Minor paint touch ups are required.

Woodwork:

18. Minor paint touch ups are required.

BEDROOM THREE:

Ceiling Condition:

19. Defective or poor surfaces were noted to ceiling materials and repair will be required.

Internal Walls Condition:

20. Minor paint touch ups are required.

Woodwork:

21. Minor paint touch ups are required.

BEDROOM FOUR:

Internal Walls Condition:

22. Defective or poor surfaces were noted to some sections of the wall materials and repairs are required. Minor paint touch ups are required.

Woodwork:

23. Minor repairs are required.

BEDROOM FIVE:

Internal Walls Condition:

24. Defective or poor surfaces were noted to some sections of the wall materials and repairs are required.

Doors Condition:

25. Minor paint touch ups are required.

Woodwork:

26. Minor repairs are required.



WET AREAS

KITCHEN:

Doors Condition:

27. The condition of the door hardware is generally acceptable. Scratches were noted to sliding door window requiring repair.

Woodwork:

28. Minor paint touch ups are.

BATHROOM:

Doors Condition:

29. Minor paint touch ups are required.

Shower/Bath Condition:

30. 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. Recommend that silicone to shower screen be tidied up. Rectification is required.

BATHROOM TWO:

Ceiling Condition:

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

Internal Walls Condition:

32. Minor paint touch ups are required.

Windows Condition:

33. The condition of the window hardware is generally acceptable. Windows to this area do not comply with current laws requiring all windows two metres above ground level to be secured to prevent a child from falling. Openings are not to be greater than 125mm. This can be achieved by locks limiting the opening of the window or the installation of security screens or grills. Rectification is required.

ENSUITE BATHROOM:

Windows Condition:

34. The condition of the window hardware is generally acceptable. Windows to this area do not comply with current laws requiring all windows two metres above ground level to be secured to prevent a child from falling. Openings are not to be greater than 125mm. This can be achieved by locks limiting the opening of the window or the installation of security screens or grills. Rectification is required.



UTILITIES

HOT WATER SERVICE

Hot Water Service Type/Condition:

35. Mains electric hot water system: Mains pressure: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water tap were carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

Hot water overflow pipe should be diverted away from the external walls. Damp soil around the building may cause swelling and lead to heaving of structure and cracking to walls. Moisture also encourages termites into the area. We strongly recommend the overflow relief valve be connected to a drainage point. The hot water system was not in service at the time of inspection and accordingly no comment on this system is offered.

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 show a high standard of workmanship when compared with buildings of similar age and construction. There may be areas requiring repair or maintenance.

OTHER NOTABLE ITEMS

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

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



VISUAL INSPECTION REPORT

REPORT DETAILS

CLIENT:

Mr James Jones.

DATE OF INSPECTION:

05 October 2022.

PROPERTY ADDRESS:

11 Sweet Lane, Kind Cove.

INSPECTOR:

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

PERSONS AT INSPECTION:

Owner or Representative.

STRUCTURE(S) INSPECTED:

BUILDING TYPE:

Freestanding split level 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 raining.

ORIENTATION

For the purpose of identification North is assumed to be approximately at the main street frontage of the property.



INSPECTED PROPERTY

BUILDING REPORT

Report Type:

Visual Completion Building 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:

Brick veneer. Timber frame with weatherboard cladding.

Roof Construction:

The roof is of pitched style construction.

Roof is covered with:

Concrete tiles.

Footings:

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

Estimate Building Age:

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

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.

INSPECTION LIMITATIONS

Restrictions:

No access was possible to part of the external wall due to the areas not being accessible from a 3.6 metre ladder. Due to work cover constraints, unsafe areas, safety rail, perimeter scaffold, and/or harness requirements it should be clearly understood that no human access, or attempts to access external surface was made by the inspector at any point of this inspection. If a detailed assessment of the external wall areas beyond this report is required, a safe access platform will need to be provided and another inspection time should be arranged. Additional fees will apply. Inspection was limited in the following locations and or areas: All elevations.

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.

Location:

All boundaries.

PATHS/PAVED AREAS

Type & Condition:

The paths/paved areas are in acceptable condition.

DRAINAGE

Surface Water:

Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required. A drainage easement appears to be present on the allotment. Recommend council records be investigated to determine conditions and or restrictions in relation to this easement.





EXTERNAL WALLS

Wall Condition:

The ground levels are close or covering the damp proof course material and should be lowered to prevent dampness problems. The height of a DPC, or flashing serving as a DPC is recommended be not less than 150 mm above the adjacent ground level, 75 mm above the finished surface level of adjacent paved, concrete or landscaped areas that slope away from the wall or 50 mm above finished paved, concrete or hard landscaped areas. Base of some walls are below the external soil levels and may be subject to lateral dampness or water entry. Recommend the area be closely monitored for water penetration.



Position/Location:

All elevations.

Weepholes and Vents:

Weep holes are present to the base of walls.

DAMPCOURSE

Type & Condition:

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

LINTELS:

Type & Condition:

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

WINDOWS:

Condition:

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





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



DOORS:

Condition:

The condition of the doors is generally acceptable.

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 general condition of this structure is fair.



ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

EXTERNAL ROOF

Roof Style:

The roof is of pitched construction.

Roof Access Limitations:

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

Solar panels have been installed to the external roof surface restricting inspection of the roofing material. Defects and or roofing material damages that can lead to water entry may be in areas not accessible.

Position/Location:

Western elevation.

Roof Covering Condition Detail:

The overall condition of the roof coverings is acceptable.

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.





Minor paint touch ups are 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:

Minor paint touch ups are required.





GARAGING

GARAGING

Restrictions:

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

The concrete floor shows signs of minor cracking. Please refer to section of this report - **CRACKING OF BUILDING ELEMENTS** for additional details. Surface of the concrete floor is damaged and will require repair.



Ceiling Condition:

Poor joint setting was noted to ceiling lining.

Internal Walls Condition:

The condition of the walls is generally acceptable.



Doors Condition:

Minor paint touch ups are required.



Woodwork:

The condition of the woodwork is generally acceptable.



ROOMS/AREAS - BUILDING

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.

STAIRS & STAIRWELL AREA:

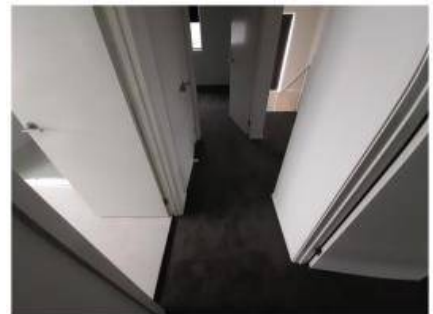
Stairs Condition:

The stairs are constructed primarily from timber. The condition of the stairs is generally acceptable.



HALLWAY:

Room Location:



Ceiling Condition:

Minor paint touch ups are required.





Internal Walls Condition:

Minor paint touch ups are required. Defective or poor surfaces were noted to some sections of the wall materials and repairs are required.



Doors Condition:

The condition of the door hardware is generally acceptable. Minor repairs are required.



Floors Condition:

The condition of the floor area is generally acceptable.

Woodwork:

The condition of the woodwork is generally acceptable.

LOUNGE ROOM:

Room Location:



Ceiling Condition:

The condition of the ceiling area is generally acceptable.



Internal Walls Condition:

Minor paint touch ups are 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 paint touch ups are required.



FAMILY ROOM:

Room Location:





Ceiling Condition:

Nails are popping and are visible. This is generally due to movement in the timber framing.



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.

Floors Condition:

The condition of the floor area is generally acceptable.

Woodwork:

Door jamb/s are damaged and these areas will require maintenance, repair or replacement. Minor paint touch ups are required.



RUMPUS ROOM:

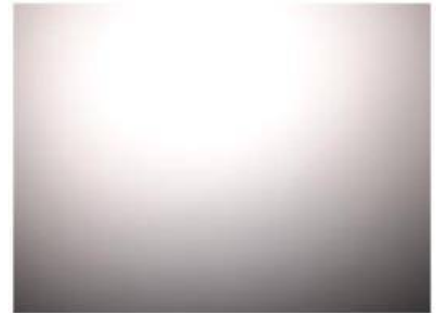
Room Location:





Ceiling Condition:

Minor paint touch ups are required.



Internal Walls Condition:

Minor 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 door hardware is generally acceptable. The sill to sliding door is damaged and requires repair.



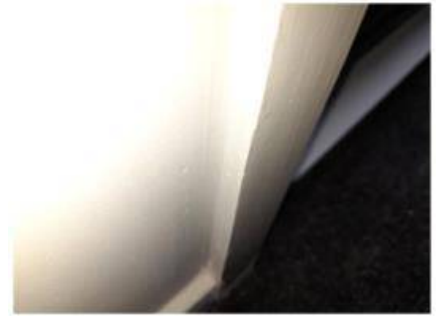
Floors Condition:

The condition of the floor area is generally acceptable.



Woodwork:

Minor paint touch ups are required.





BEDROOMS

BEDROOM ONE:

Room Location:



Ceiling Condition:

The condition of the ceiling area is generally acceptable.

Internal Walls Condition:

Defective or poor surfaces were noted to some sections of the wall materials and repairs are required. Minor 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 door hardware is generally acceptable.

Floors Condition:

The condition of the floor area is generally acceptable.

Woodwork:

Minor paint touch ups are required. Minor repairs are required.





BEDROOM TWO:

Room Location:



Ceiling Condition:

The condition of the ceiling area is generally acceptable.

Internal Walls Condition:

Minor 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.





BEDROOM THREE:

Room Location:



Ceiling Condition:

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



Internal Walls Condition:

Minor 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.



BEDROOM FOUR:

Room Location:



Ceiling Condition:

The condition of the ceiling area is generally acceptable.

Internal Walls Condition:

Defective or poor surfaces were noted to some sections of the wall materials and repairs are required. Minor 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 repairs are required.



BEDROOM FIVE:

Room Location:



Ceiling Condition:

The condition of the ceiling area is generally acceptable.

Internal Walls Condition:

Defective or poor surfaces were noted to some sections of the wall materials and repairs are required.



Windows Condition:

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



Doors Condition:

Minor paint touch ups are required.



Floors Condition:

The condition of the floor area is generally acceptable.

Woodwork:

Minor repairs are required.





WET AREAS

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

KITCHEN:

Room Location:



Ceiling Condition:

The condition of the ceiling area is generally acceptable.

Internal Walls Condition:

Defective or poor surfaces were noted to some sections of the wall materials and repairs are required.



Doors Condition:

The condition of the door hardware is generally acceptable. Scratches were noted to sliding door window requiring repair.



Floors Condition:

The condition of the floor area is generally acceptable.



Woodwork:

Minor paint touch ups are.



Kitchen Fixtures:

The condition of the fixtures is generally acceptable. A glass splashback is located over the benchtop area. Glass appears to be in serviceable condition.

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:

Room Location:



Ceiling Condition:

The condition of the ceiling area is generally acceptable.



Internal Walls Condition:

Defective or poor surfaces were noted to some sections of the wall materials and repairs are required.



Doors Condition:

Minor paint touch ups are required.



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. Recommend that silicone to shower screen be tidied up.



Tiles:

The condition of the tiles is generally acceptable.

Basin:

The basin & taps appear serviceable. Drain appears serviceable.

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 and repair will be required.



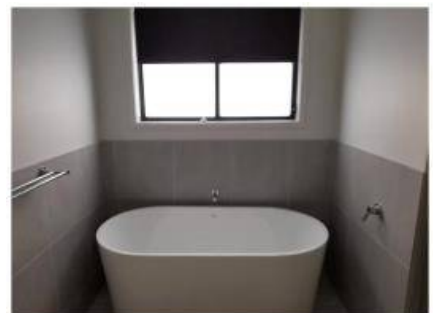
Internal Walls Condition:

Minor paint touch ups are required.



Windows Condition:

The condition of the window hardware is generally acceptable. Windows to this area do not comply with current laws requiring all windows two metres above ground level to be secured to prevent a child from falling. Openings are not to be greater than 125mm. This can be achieved by locks limiting the opening of the window or the installation of security screens or grills.



**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:

The condition of the tiles is generally acceptable.

Basin:

The basin & taps appear serviceable. Drain appears serviceable.

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:**

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 window hardware is generally acceptable. Windows to this area do not comply with current laws requiring all windows two metres above ground level to be secured to prevent a child from falling. Openings are not to be greater than 125mm. This can be achieved by locks limiting the opening of the window or the installation of security screens or grills.



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. Recommend a doorstop to be installed to shower screen door.



Tiles:

The condition of the tiles is generally acceptable.

Basin:

The basins & taps appear serviceable. Drains appear serviceable.

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:

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:

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.

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



SUB FLOOR AND FOOTINGS

CAVITY PRESENT/NOT ACCESSIBLE:

Restrictions:

The building is a concrete slab on ground construction and there is no accessible void for inspection.

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

FOOTINGS

Type & Condition:

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



ROOF SYSTEM INTERNAL

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 section of the structure.

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. Inspection was restricted above the following locations and or areas: All internal areas.

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:

Upper level.



INSULATION & SARKING

Insulation Status:

Insulation has been provided to the roof void.

Sarking Status:

Sarking has been provided to the roof area.



UTILITIES

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

SERVICES

Details:

Water tank/s present, however, has not been evaluated and should be inspected by a qualified plumber.

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

Solar panels were noted at the property and were unable to be inspected or evaluated. Recommend a electrician qualified in solar power generation evaluate this utility.

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:

The visible water lines are in copper and polybutylene. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

HOT WATER SERVICE

Hot Water Service Type/Condition:

Mains electric hot water system: Mains pressure: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water tap were carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise. Hot water overflow pipe should be diverted away from the external walls. Damp soil around the building may cause swelling and lead to heaving of structure and cracking to walls. Moisture also encourages termites into the area. We strongly recommend the overflow relief valve be connected to a drainage point. The hot water system was not in service at the time of inspection and accordingly no comment on this system is offered.



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



CRACKING OF BUILDING ELEMENTS

Cracking Defect Types:

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

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

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

Important

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

Obtaining Information regarding:

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

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

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

CONCRETE SLAB

Appearance Defect Cracking:

Crack Type: Random crazing Located: Garage Floor, Width: <0.5mm, Length: Various Random throughout the area, 300mm 800mm 900mm 1M.

RECOMMENDED ACTION

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



CONCLUSION

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. Hydraulics Inspection. Air-conditioning Equipment 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 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 junctions 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.