

BUILDING REPORTS N.S.W.

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pre-purchase building and pest reports

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Building Report

Complies with Australian Standard AS 4349.1-2007

Report Commissioned By:

Sample Building Report

Property Address:

55 Sample St Willoughby

Report Number:



Notable Items - 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 given, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to purchase. **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.

VISUAL INSPECTION REPORT

DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building Type:

Circa 1920 Single storey freestanding dwelling with carport.

RESTRICTIONS INTERNAL - BUILDING

INSPECTION LIMITATIONS:

Restrictions:

Both floorcoverings and furnishings were present and restricted inspection within this area.

ACCESS LIMITATIONS:

Restrictions:

A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. Stored items should be removed to allow a more complete inspection to be carried out. Access was limited in the following locations and or areas: Robes and cupboards.

RESTRICTIONS ROOF INTERNAL - BUILDING

INSPECTION LIMITATIONS:

Restrictions:

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.

ACCESS LIMITATIONS:

Restrictions:

Sections of the roof are of skillion type construction and there is no accessible cavity for inspection. Inspection was restricted above the following locations and or areas: Lounge room: Kitchen: Family room:

PROPERTY DESCRIPTION

INSPECTED PROPERTY DESCRIPTION:

Estimate Building Age:

Over 90 years old.

The building appears to have been renovated and or extended. The purchaser should check with the local council to ensure that the builder was licensed and has obtained all statutory insurances and that the council has approved and inspected changes to the

building.

The following information should be requested from the building contractor:

Constructional Final Certificate/Occupation Certificate.

Council stamped and approved plans, development approval and specifications.

Home Building Warranty Insurance with specific reference to building contractor and this project.

Survey certificate verifying correct setout of the work including height of building.

Final certificates of compliance 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.

ROOF SYSTEM EXTERNAL - BUILDING

EXTERNAL ROOF:

Roof Covering Condition Detail:

The overall condition of the roof coverings is fair. Roof area should be cleaned to remove, lichen and or moss buildup. Some repair & maintenance of the roofing material may be required following clean. A roofing expert should further evaluate the roof area. Visible deflection was noted to the roofline. For more detail see section under "Roof System Internal".

INTERIOR - BUILDING

CEILINGS:

Ceiling Condition:

The condition of the ceilings is generally fair. Older ceiling fabrics as viewed in this building, unless carefully maintained, are often sagging, cracked and have often been painted and or patched with poor results. These types of ceilings can have hidden flaws such as poor adhesion and or delamination affecting the long term safety and rigidity due to continued maintenance and repair. It is likely that replacement of some of these ceiling linings may be required.

FLOORS:

Floors Condition:

The condition of the floors is generally fair. Evidence of what appears to be timber pest attack was noted. Please refer to pest inspection report for details.

SUB FLOOR AND FOOTINGS - BUILDING

SUB FLOOR - OTHER DEFECTS OR ISSUES:

Details:

Timber floor supports are located to the sub floor of the building. This practice is conducive to timber pest attack and supports should be replaced with brick piers or steel supports. We recommend the removal of loose timbers from the underfloor area as these predispose the property to timber pest attack.

Some areas do not have ant capping. Ant capping is installed to deter termites forcing them to build their mud tubs around the ant capping enabling detection during

inspection. Recommend a sub floor access door be installed to prevent vermin entry and secure the area. Cabling to the sub floor area is loose and should be secured to the underside of the floor to prevent accidental dislodgement.

ROOF SYSTEM INTERNAL - BUILDING

ROOF FRAMING AND STRUCTURE:

Roof Supports - Type And Condition:

Cut and pitched roof. Additional support and or rectification is required in the form of; Struts: Purlins are not sufficiently supported by correctly placed or sufficient number of struts. A strutting beam must be correctly placed over load bearing walls.

Licence class recommended to evaluate further; Carpentry.

CONCLUSION - BUILDING

OTHER INSPECTIONS AND REPORT REQUIREMENTS:

Recommended Inspections And Reports:

Air-conditioning Equipment Inspection: Appliance Inspection: Plumbing Inspection:

Drainage Inspection and Smoke Test: Electrical Inspection: Council Plan Inspection:

CONCLUSION AND SUMMARY:

Overall Condition:

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There are areas/members requiring repair or maintenance. There were no major matters that require attention or rectification.

Contact the Inspector

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

The inspection and report was carried out by:

Name: Peter Symonds (Contact telephone number: 0411 642 935)
Builders License No BL12715C

Dated this: 20th October 2010

SIGNED FOR AND ON BEHALF OF:

A handwritten signature in black ink that reads "P. Symonds". The signature is written in a cursive style with a large, looped initial "P".

Building Reports NSW

VISUAL INSPECTION REPORT

CLIENT & SITE INFORMATION:

Commissioned By: Sample Building Report.
Your Ref/File Number: 123456.
Property Address: 55 Sample St Willoughby.

DETAILS OF THE INSPECTION:

Date Of Inspection: 20th October 2010.

***Note:** If this report is associated with a contract for sale then you should not be relied upon the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.*

Inspector: Name: Peter Symonds (Contact telephone number: 0411 642 935)
Builders License No BL12715C.

Persons Present At Inspection: Real Estate Agent: Purchaser.

DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building Type: Circa 1920 Single storey freestanding dwelling with carport.

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.

PROPERTY DESCRIPTION

BUILDING REPORT:

Report Type: Visual Pre Purchase Inspection.

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

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

INSPECTED PROPERTY DESCRIPTION:

External Walls Constructed From: Rendered masonry: Full or double brick:

Roof**Construction &****Covering:**

The roof is of pitched and skillion style construction.

Roof Is Covered**With:**

Terracotta tiles: Metal decking:

Footings:

The building is constructed on the following footing type/s: Sandstone block: Masonry strip and pier: Concrete slab:

Accommodation: Bedrooms: Three, Bathrooms: Two.

Estimate Building**Age:**

Over 90 years old.

The building appears to have been renovated and or extended. The purchaser should check with the local council to ensure that the builder was licensed and has obtained all statutory insurances and that the council has approved and inspected changes to the building.

The following information should be requested from the building contractor:

Constructional Final Certificate/Occupation Certificate.

Council stamped and approved plans, development approval and specifications.

Home Building Warranty Insurance with specific reference to building contractor and this project.

Survey certificate verifying correct setout of the work including height of building.

Final certificates of compliance 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.

RESTRICTIONS EXTERNAL - BUILDING

EXTERNAL AREAS:**Restrictions:**

Boundary and or common external walls were not inspected as access was not gained to adjoining properties. Inspection was limited in the following locations and or areas:
Northeastern elevation:

Defects and or damage requiring rectification may not be apparent to the inspector due to this restriction. Recommend access be gained.

EXTERNAL - BUILDING

DRIVEWAY:

Type & Condition: The concrete driveway stands in fair condition.

FENCES & GATES

Type & Condition: The fences are mainly constructed from brick and timber. The fences are generally in acceptable condition. The property is only partly fenced. Fence gate/s require repair or replacement.

RETAINING WALLS:

Type & Condition: The masonry retaining walls appear in acceptable condition.

Position/ Location: Rear elevation:

PATHS/PAVED AREAS:

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

DRAINAGE:

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.

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

EXTERNAL WALLS:

Wall Condition: The condition of the walls is generally fair. Cracks are evident to masonry. Visible cracking appears minor. Periodic maintenance may be required. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details. Patched or repaired cracking was evident to original masonry walls.

Position/ Location: Western elevation:

Weepholes And Vents: Vents are present to the external walls.

DAMPCOURSE:

Type & Condition: A bituminous damp proof coursing is visible in the original external walls. Bituminous damp proof coursing is known to break down with age and can no longer be considered to be effective against rising damp. Rising damp may become a problem in the future and the damp proof coursing will need to be replaced. Aluminum core damp

proof coursing material is present to rear addition and should be considered effective against rising damp unless damaged or bridged.

LINTELS:

Type &

Condition:

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

WINDOWS:

Condition:

The condition of the exterior of the windows is generally fair. Paint is peeling off the window frames and maintenance is required. Insect screen/s have not been provided to all openings and should be installed.

DOORS:

Condition:

The condition of the door/s are generally acceptable.

STAIRS:

Stairs Condition:

The stairs are constructed primarily from masonry. The condition of the stairs are generally acceptable. The balustrades do not comply with Standards for height and or spacing. Recommend they be installed.

VERANDAH/SUNROOM:

Position/

Location:

Front elevation:

Construction &

Condition:

Constructed from concrete or masonry. The general condition of this structure is fair.

Roof

Construction &

Covering:

The roof is of skillion style construction.

Roof Is Covered

With:

Metal decking:

Roof Covering

Condition Detail:

The overall condition of the roof coverings is acceptable.

DECK:

Position/

Location:

Rear elevation:

Construction &

Condition:

Constructed from timber. The condition of the structure is generally acceptable.

Defects Or

Maintenance

Items:

Access was not possible below some or all of the structure due to the method of construction. It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. We STRONGLY recommend that access be gained to all inaccessible areas. Some timbers of this structure are in contact with soil. This situation can allow concealed termite entry and we recommend that modifications be made.

ROOF SYSTEM EXTERNAL - BUILDING

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 front roof is of pitched construction.

Roof Covering Condition Detail: The overall condition of the roof coverings is fair. Roof area should be cleaned to remove, lichen and or moss buildup. Some repair & maintenance of the roofing material may be required following clean. A roofing expert should further evaluate the roof area. Visible deflection was noted to the roofline. For more detail see section under "Roof System Internal".



GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition: Appear to be in serviceable condition. Leaves and debris are present in gutters and the guttering should be cleared. 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 to gable are lined with timber lining boards. The overall condition of the eaves lining is fair. Some eave linings are missing, repairs/replacement is required.

Fascias & Bargeboards Condition: The overall condition of the fascias/bargeboards is fair. Minor repairs/maintenance required prior to next repainting.

SKILLION ROOF ONE:

Position/ Location: Rear elevation:

Roof Covering Condition Detail: The overall condition of the roof coverings is acceptable.

**Roof Flashing -
Type And**

Condition: Flashing material is of sheet metal. Flashings appear to be in serviceable condition.

SKILLION ROOF TWO:

Position/

Location: Rear elevation:

Roof Covering

Condition Detail: The overall condition of the roof coverings is acceptable.

**Roof Flashing -
Type And**

Condition: Flashing material is of sheet metal. Flashings appear to be in serviceable condition.

GARAGING - BUILDING

CARPORNT/S:

Carpport Location: To the front of the main building.

Roof

**Construction &
Covering:**

The roof is of skillion style construction.

**Roof Is Covered
With:**

Metal decking:

Roof Covering

Condition Detail: The overall condition of the roof coverings is fair.

**External Wall Or
Support**

Construction:

Metal columns:

Wall Condition:

The condition of the posts is generally acceptable.

**Floor - Type &
Condition:**

The concrete floor is generally in acceptable condition.

OUTBUILDINGS - BUILDING

OUTBUILDING:

Type Of

Outbuilding:

Metal garden shed:

Position/

Location:

Rear elevation:

General

Condition:

The condition of the structure is generally acceptable. Rainwater seeps under the walls across the floor slab area, waterproofing is required.

RESTRICTIONS INTERNAL - BUILDING

INSPECTION LIMITATIONS:

Restrictions: Both floorcoverings and furnishings were present and restricted inspection within this area.

ACCESS LIMITATIONS:

Restrictions: A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. Stored items should be removed to allow a more complete inspection to be carried out. Access was limited in the following locations and or areas: Robes and cupboards.

Defects and or damage requiring rectification may not be apparent to the inspector due to this restriction. Recommend access be gained.

INTERIOR - BUILDING

CEILINGS:

Ceiling

Condition:

The condition of the ceilings is generally fair. Older ceiling fabrics as viewed in this building, unless carefully maintained, are often sagging, cracked and have often been painted and or patched with poor results. These types of ceilings can have hidden flaws such as poor adhesion and or delamination affecting the long term safety and rigidity due to continued maintenance and repair. It is likely that replacement of some of these ceiling linings may be required.

Location/Area: Main bedroom: Hallway: Bedroom two:

WALLS:

Internal Walls

Condition:

The condition of the walls is generally fair. Defective or poor surfaces were noted to some sections of the wall materials and repairs are required prior to next repainting. Settlement cracks are evident to wall areas. Maintenance and repairs are required prior to next repainting. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.



Location/Area: Main bedroom: Bedroom two: Hallway: Toilet.

WINDOWS:

Windows

Condition:

The condition of the windows is generally fair. Maintenance and adjustments are required to some windows to ensure smooth operation. The condition of the window hardware is generally acceptable.

DOORS:

Doors Condition: The condition of the doors is generally fair. The condition of the door hardware is generally acceptable.

FLOORS:

Floors Condition: The condition of the floors is generally fair. Evidence of what appears to be timber pest attack was noted. Please refer to pest inspection report for details.



Location/Area: Main bedroom: Bedroom two: Bedroom three:

STAIRS INTERNAL:

Stairs Condition: The stairs are constructed primarily from timber. The condition of the stairs are generally acceptable.

WOODWORK:

Woodwork: The condition of the woodwork is generally acceptable.

WET AREAS - BUILDING

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

KITCHEN:

Kitchen Fixtures: The condition of the fixtures is generally acceptable. A rangehood is present however, it does not appear to be ducted. Recommend the unit be ducted to the external air. 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 ONE:

**Shower/Bath
Condition:**

The shower is located over the bathtub. The area will need to be kept well sealed to prevent water penetration to surrounding areas. Glass to the shower screen is delaminating and should be changed.

- Tiles:** The condition of the tiles is generally fair. Some chipped tiles were noted in this area. Consider repair or replacement of damaged tiles.
- Basin & Taps:** 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. Recommend toilet cistern be updated to a restricted flush unit.

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:

- 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.
- Tub & Taps:** The tub and taps appear serviceable. Drain appears serviceable.
- Tiles:** The condition of the tiles are 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.

TOILET ONE:

- Room Location:** Adjacent to the laundry.
- Toilet Condition:** The toilet appears to be in working order.
- Basin & Taps:** The basin & taps appear serviceable. Drain appears serviceable.
- Vanity Unit:** N/A.
- Tiles:** The condition of the tiles are generally acceptable.

SUB FLOOR AND FOOTINGS - BUILDING

TIMBER PEST ATTACK - EVIDENCE NOTED:

- Description:** Evidence of what appears to be timber pest attack was noted. Please refer to pest inspection report for details.
- Affected Subfloor Timbers:** Floor joist/s:



**Below The
Following**

Location Or Area: Bedroom two: Bedroom three:

WOOD DECAY DAMAGE:

Description: Minor wood decay damage was noted. Maintenance and repair is required.

Affected Subfloor

Timbers: Bearers:



**Below The
Following**

Location Or Area: Bedroom three:

VENTILATION:

Description: Subfloor ventilation appeared to be adequate at the time of inspection.

SUB FLOOR - OTHER DEFECTS OR ISSUES:

Details:

Timber floor supports are located to the sub floor of the building. This practice is conducive to timber pest attack and supports should be replaced with brick piers or steel supports. We recommend the removal of loose timbers from the underfloor area as these predispose the property to timber pest attack.

Some areas do not have ant capping. Ant capping is installed to deter termites forcing them to build their mud tubs around the ant capping enabling detection during inspection. Recommend a sub floor access

door be installed to prevent vermin entry and secure the area. Cabling to the sub floor area is loose and should be secured to the underside of the floor to prevent accidental dislodgement.



FOOTINGS:

Type &

Condition:

The building is constructed on a strip footings, piers and concrete slab. Evidence of minor cracking was noted to the footings/sub floor walls. The area should be monitored over time and any additional movement referred to a Structural Engineer.

**Recent Weather
Conditions:**

The weather of recent times has been dry and this may cause soil on the property to be affected, inturn causing damage to the building. At the time of inspection there was no visual sign of any such damage to the building.

RESTRICTIONS ROOF INTERNAL - BUILDING

INSPECTION LIMITATIONS:

Restrictions: Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.

ACCESS LIMITATIONS:

Restrictions: Sections of the roof are of skillion type construction and there is no accessible cavity for inspection. Inspection was restricted above the following locations and or areas:
Lounge room: Kitchen: Family room:

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. Recommend access be gained to allow a full inspection of inaccessible areas.

ROOF SYSTEM INTERNAL - BUILDING

ROOF FRAMING AND STRUCTURE:

**Roof Supports -
Type And
Condition:**

Cut and pitched roof. Additional support and or rectification is required in the form of; Struts: Purlins are not sufficiently supported by correctly placed or sufficient number of struts. A strutting beam must be correctly placed over load bearing walls.



Location/Area: Throughout:
Licence class recommended to evaluate further; Carpentry.

INSULATION & SARKING:

Insulation Status: Insulation has been provided to the roof void.



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

UTILITIES - BUILDING

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. 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. Air-conditioning condensation discharge 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 this pipe be connected to a drainage point.

WATER LINES & PRESSURE:

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

HOT WATER SERVICE:

Type/Condition: Gas hot water system: Instantaneous: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

Age Of Unit: The unit was manufactured in 2003.

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

CRACKING OF BUILDING ELEMENTS

Cracking Defect Types:

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

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

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

Important

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

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,

- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

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

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

MASONRY WALLS - EXTERNAL:

Appearance

Defect Cracking: Located; West elevation Width 0.5-1mm, Length 2.0M.



MASONRY WALLS - INTERNAL

Serviceability

Defect Cracking: Patched settlement cracking. Various locations: Bedroom one ; Bedroom two ; Bedroom three Hallway. Toilet.

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 unknown factors and the possibility of concealed defects related to cracking in building elements we recommend an engineer be consulted prior to acceptance or purchase of this building.

CONCLUSION - BUILDING

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:

Air-conditioning Equipment Inspection: Appliance Inspection: Plumbing Inspection:
Drainage Inspection and Smoke Test: Electrical Inspection: Council Plan Inspection:

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

CONCLUSION AND SUMMARY:

Major Defects In This Building:

The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

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

Minor Defects In This Building:

The incidence of Minor Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

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

Overall Condition:

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There are areas/members requiring repair or maintenance. There were no major matters that require attention or rectification.

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

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

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

TERMINOLOGY

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.

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

Definitions:

HIGH (Poor):

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 (Average):

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

LOW (Acceptable):

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:

Definitions:

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. They may be areas/members requiring minor repair or maintenance. There were no major matters that require attention or rectification.

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.

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

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

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

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

Minor Defect: A defect other than a major defect.

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

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

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

Structural Defect: Where in the inspectors opinion the structural performance of the building element is impaired at the

time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

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

TERMS AND CONDITIONS

THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1

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

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

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

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

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

4) CONSUMER COMPLAINTS PROCEDURE. In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation, one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by Arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

5) In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

6) ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing

Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

7) 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.

8) 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.

9) 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 DISCLAIMER

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

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

Important Considerations & 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 advise on the best course of action with regards to the trees.

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

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

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

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs,

landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible. 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.

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

Owners Corporation: Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection

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