

RESIDENTIAL BUILDING REPORT

34 Raleigh St
WINDSOR

Report Prepared: 2 August 2013



PRE-PURCHASE INSPECTION RESIDENTIAL BUILDING REPORT

Complies with Australian Standard AS 4349.1 – 2007 Inspection of Buildings Part 1:
Pre-Purchase Inspections – Residential Buildings – Appendix “C”
(For use in all States & Northern Territory but not the Australian Capital Territory)

ADMINISTRATION DETAILS

Property Address: 34 Raleigh St, WINDSOR

AGREEMENT DETAILS

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 does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed and reasonably maintained buildings of approximately the same age.

Agreement Number: 12501
Date of Agreement: Friday, 2 August 2013
Time of Agreement: 7:47am

Specific requirements/conditions required by You were:

- Not Applicable

Changes to the inspection agreement requested:

- Not Applicable

Date the changed agreement was accepted:

- Not Applicable

Time the changed agreement was accepted:

- No Changes

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



INSPECTION DETAILS

Date of the inspection:

- 2 August 2013

Time of inspection:

- 9:30am

Persons in attendance:

- Agent
- Vendor

Weather conditions at the time of inspection: Dry

Comments: None

Recent weather conditions: Dry and wet periods

Comments: None

Building furnished: Yes

Comments: Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and settlement. The client is advised to perform a careful check of all areas during the final walk through. The client is also advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to the attention of the selling agent, vendor and/or the vendors solicitor prior to settlement of this property.

Building tenancy: Occupied

Comments: None

AREAS INSPECTED AND RESTRICTIONS TO THE INSPECTION

The inspections included: The Building and the Site including fences that are up to 30 metres from the building and within the boundaries of the Site.

The Actual Areas Inspected Were

- The building interior
- The building exterior
- The roof space
- The roof exterior
- The site

Restrictions

(a) Areas NOT inspected including reason(s) were:

- The subfloor
 - The entire subfloor area was unable to be inspected as there was not suitable access and/or crawlspace. The subfloor was only viewed from (limited to) the exterior perimeter. Access should be granted to provide a thorough visual inspection of the entire subfloor area.



(b) Areas NOT FULLY inspected including reason(s) were:

- The roof space
 - The southern section of the roof is a combination of a cathedral and skillion style roof. Due to the design of the roof, there is no roof space. The roof frame and interior was unable to be inspected without removing the roof covering, which is outside the scope of this inspection. Access should be granted to provide a thorough visual inspection to take place.

RECOMMENDATIONS TO GAIN ACCESS AND REINSPECT

The area(s) and/or section(s) to which Access should be gained or fully gained are:

- The entire roof space
- The entire subfloor

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.



FACTORS THAT INFLUENCED THE INSPECTION/REPORT OUTCOME

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

The limitations were:

- None

Details of apparent concealment of possible defects:

- No visual sign of apparent concealment observed

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:

- There was no additional information provided

Details of Other Factors influencing the inspection:

- None

Description and Identification of the Property Inspected

Type

- Free standing domestic house

Style

- Single storey

Construction Type

- Double Brick / Cavity Brick
- Weatherboard Construction- timber framing with weatherboard cladding in southern section

Interior

- Lathe and Plaster
- Plasterboard
- Rendered brickwork
- Timber wall panelling

Piers

- Hardwood stumps as viewed from the perimeter only

Flooring (Interior)

- Combination of tongue and groove pinewood and hardwood sections.
- Tongue and groove sheet particle board
- Tile
- Carpet

Verandahs

- Verandah located at the front of the property

Roofing

- Combination of skillion roof and a hardwood pitched roof

Roof Covering

- Slate
- Metal roofing

Out Structures

- Not applicable



Other Inspections and Reports Required

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

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

Important: Strata Title - Where an item in the inspection findings below is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.



INSPECTION FINDINGS

The following areas were inspected where present and within the scope of the inspection:

1. Interior
2. Exterior
3. The Roof Exterior
4. The Roof Interior
5. The Subfloor
6. The Site
7. Cracking to Building Members

SIGNIFICANT ITEMS

Note: In accord with AS4349.1-2007 minor defects are not reported unless they are arising directly from a Major Defect.

1. INTERIOR OF THE BUILDING

Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
1.1 Interior			
a) Ceilings			
	Material deterioration	<ul style="list-style-type: none">Location: ThroughoutMinor defect	<ul style="list-style-type: none">There is unprofessional patching and finishing (below standard workmanship) of the ceiling coverings. This patching is over previous cracking from movement in the roof framing. Bracing of the framing may be required. Initially it is suggested that a "Licensed Plasterer" be contacted for further evaluation and repair. If cracking re-appears then seek the advice of a qualified builder.



b) Walls			
	Material deterioration	<ul style="list-style-type: none"> • Location: Throughout • Major defect 	<ul style="list-style-type: none"> • There is unprofessional patching and finishing (below standard workmanship) of the wall coverings. This patching appears to be over previous wall cracking due to movement in the footings or a lack of expansion joints in the brickwork. Initially it is suggested that a "Licensed Plasterer" be contacted for further evaluation and repair. If cracking re-appears then seek the advice of a qualified bricklayer and/or a structural engineer.



c) Timber Floors			
	Material deterioration	<ul style="list-style-type: none"> • Major defect • Location: Throughout • Location: Kitchen • Minor defect 	<ul style="list-style-type: none"> • There is significant sloping and unevenness in the timber flooring indicating that the timber subfloor (bearers, joists and stumps) need to be rectified and/or re-levelled (restumped). It is recommended that you seek the advice from a qualified carpenter or restumper/reblocker to determine level of rectification required. • There is evidence of timber pest activity (borer- Furniture Beetle) and/or damage present throughout the timber flooring. There are a number of timber boards throughout the house interior that need to be replaced by a qualified carpenter. It is also recommended that a certified pest controller undertake a form of 'pest control' to prevent further more significant damage occurring in the future.



d) Concrete Floors			
	Not applicable		
e) Windows			
	Material deterioration	<ul style="list-style-type: none"> • Location: Throughout • Minor defect 	<ul style="list-style-type: none"> • There are a number of windows that are in need of sanding back and sealing by a qualified painter to ensure deterioration doesn't occur.



f) Doors and Door Frames			
	Material deterioration	<ul style="list-style-type: none"> Location: Northern bedroom door Minor defect 	<ul style="list-style-type: none"> The strike plate has been removed and is not present. It is recommended that this be installed by a qualified carpenter to ensure the door clicks in/functions as originally intended.
g) Skirting and Architraves			
	No significant defects		<ul style="list-style-type: none"> The general condition of the architraves and skirting boards appeared to be in serviceable condition at the time of the inspection.
h) Stairs Interior			
	Not applicable		
i) Floor Tiles			
	Not applicable		
j) Other Interior			
	No significant defects		



Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
1.2 Kitchen			
a) Bench Tops			
	No significant defects		<ul style="list-style-type: none"> The visible portion of the kitchen bench tops appeared to be in serviceable condition at the time of the inspection.
b) Cupboards / Cabinetry			
	No significant defects		<ul style="list-style-type: none"> The visible portion of the cabinets appeared to be in serviceable condition at the time of the inspection.
c) Sinks/Taps Kitchen			
	No significant defects		<ul style="list-style-type: none"> The kitchen sink, tap ware and visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.
d) Floor Tiles			
	Not applicable		<ul style="list-style-type: none"> There are no floor tiles. The flooring is timber.
e) Splashback			
	No significant defects		<ul style="list-style-type: none"> The splashback appeared to be in serviceable condition at the time of inspection
f) Kitchen Rangehood			
	Installation	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> There is no mechanical ventilation or rangehood installed. It is recommended that some form of mechanical ventilation/rangehood be installed by a qualified electrician.
g) Windows			
	No significant defects		<ul style="list-style-type: none"> The windows were serviceable at the time of the inspection.
h) Doors and Door Frames			
	Not applicable		
i) Walls Interior			
	Material deterioration	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> There is unprofessional patching and finishing (below standard workmanship) of the wall coverings. It is suggested that a "Licensed Plasterer" be contacted for further evaluation and repair.



j) Ceilings			
	Material deterioration		<ul style="list-style-type: none"> The general condition of the visible and accessible interior ceiling appeared serviceable at the time of the inspection.



Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
1.3 Bathroom, WC and Ensuite			
a) Floor Tiles			
	No significant defects		<ul style="list-style-type: none"> The floor tiles appeared to be in serviceable condition at the time of inspection
b) Cistern and Pan			
	No significant defects		<ul style="list-style-type: none"> The toilet appeared to be in serviceable condition at the time of inspection.
c) Wall Tiles			
	No significant defects		<ul style="list-style-type: none"> The wall tiles appeared to be in serviceable condition at the time of inspection.
d) Bath			
	Material deterioration	Minor defect	The bath has some marks and chips which are generally commensurate with the age of the bath.
e) Shower			
	No significant defects		<ul style="list-style-type: none"> The shower appeared to be in serviceable condition at the time of inspection.
f) Vanity / Cabinetry			
	No significant defects		<ul style="list-style-type: none"> The cabinetry/vanity unit appeared to be in serviceable condition at the time of inspection.
g) Bathroom Ventilation			
	Installation	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> There is no mechanical ventilation installed. Ventilation is achieved by opening the window and/or door. It is recommended that some form of mechanical ventilation be installed by a qualified electrician to reduce the chance of moisture build up throughout the ceiling and walls.
h) Mirrors			
	No significant defects		<ul style="list-style-type: none"> The mirror was in serviceable condition at the time of inspection.



i) Walls Interior			
	Material deterioration	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> There is unprofessional patching and finishing (below standard workmanship) of the wall coverings. It is suggested that a "Licensed Plasterer" be contacted for further evaluation and repair.
j) Ceilings			
	Material deterioration	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> There is unprofessional patching and finishing (below standard workmanship) of the ceiling coverings. It is suggested that a "Licensed Plasterer" be contacted for further evaluation and repair.
k) Doors and Door Frames			
	No significant defects		<ul style="list-style-type: none"> The doors appeared to be in serviceable condition at the time of the inspection.
l) Windows			
	Material deterioration	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> There is a cracked windowpane. This needs to be replaced by a qualified glazier.



Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
1.4 Laundry			
a) Vanity / Cabinetry			
	Not applicable		<ul style="list-style-type: none"> There is a laundry tub present, there is no vanity unit.
b) Laundry Ventilation			
	Installation	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> There is no mechanical ventilation installed. Ventilation is achieved by opening the window and/or door. It is recommended that some form of mechanical ventilation be installed by a qualified electrician to reduce the chance of moisture build up throughout the ceiling and walls.
c) Walls Interior			
	Material deterioration	<ul style="list-style-type: none"> Location: Laundry northern wall Major defect 	<ul style="list-style-type: none"> There is a significant crack in the brickwork. Regardless of the appearance of the cracks 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 Home Owner resulting in major expensive rectification work been carried out.



		Major defect	<ul style="list-style-type: none"> The laundry timber walls are separating from the main building. This laundry is a timber addition to the house and demolition may be a consideration as significant defects exist in the walls, flooring and roofing.
d) Laundry Floor			
	Material deterioration	Major defect	<ul style="list-style-type: none"> There are no floor tiles. The flooring is timber and in poor condition. Replacement of the flooring may be a consideration.



e) Windows			
	Material deterioration	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> The window is aging and deterioration is present. These windows and window jamb/frame needs to be urgently rectified by a qualified painter. The timber needs to be sanded right back (remove rotting areas) and appropriately filled and sealed to remove any further more significant rotting and deterioration occurring.
f) Doors and Door Frames			
	Material deterioration	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> The door has deteriorated. It is recommended that repair or replacement be undertaken by a qualified carpenter.
g) Wall Tiles Laundry			
	Not applicable		



h) Ceilings			
	No significant defects		<ul style="list-style-type: none"> The general condition of the visible and accessible interior ceiling appeared serviceable at the time of the inspection.



1.5 Electrical Installation	<i>All electrical wiring, meter boxes and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this inspection</i>		<i>*It is recommended that a licensed electrician be consulted for further advice</i>
1.6 Plumbing	<i>All plumbing needs to be inspected and reported on by a plumber</i>		<i>*Its recommended that a licensed plumber be consulted for further advice</i>
1.7 Smoke Detectors			
		<ul style="list-style-type: none"> Location: None 	<i>AS 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.</i>



2.0 EXTERIOR OF THE BUILDING

Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
a) Walls Exterior			
	Material deterioration	<ul style="list-style-type: none"> Location: Western, southern and eastern walls Major defect 	<ul style="list-style-type: none"> There is movement cracking in the exterior masonry. This cracking may have been caused by lintel movement/deterioration above the windows/doors or a lack of expansion joints present throughout the brickwork. This cracking needs to be closely monitored and sections of the brickwork may need to be replaced by a qualified bricklayer in the short term. Regardless of the appearance of the cracks 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: <ul style="list-style-type: none"> (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 Home Owner resulting in major expensive rectification work been carried out. There are no expansion joints in the brickwork. Expansion joints



		<ul style="list-style-type: none"> • Location: Throughout • Minor defect 	<p>allow for minor movement to occur in walls in a controlled manner while also reducing the likelihood of cracking. It is recommended that you seek the advice of a structural engineer and qualified bricklayer to determine if expansion joints would be a suitable and achievable solution to the cracking.</p> <ul style="list-style-type: none"> • There are sections throughout the brickwork that have been patched. This may have been due to previous cracking, replacement/removal of a window/old air conditioning unit/old pipe penetration or door. This area needs to be closely monitored. If cracking, movement or deterioration occurs then we recommend that you seek the advice of a structural engineer and qualified bricklayer.
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b) External Cladding			
	Material deterioration	<ul style="list-style-type: none"> Location: Western wall Minor defect 	<ul style="list-style-type: none"> There are signs of rot and deterioration throughout the external cladding (weatherboards). It is strongly recommended that the affected weatherboard cladding be painted and sections replaced by a qualified painter and carpenter. This should be done to ensure further rot doesn't occur.



c) Chimneys			
	No significant defects		<ul style="list-style-type: none"> The chimney appeared to be in serviceable condition at the time of the inspection. However it is recommended that this be inspected by chimney specialist prior to close.
d) Timber or Steel Frames and Structures			
	Material deterioration	<ul style="list-style-type: none"> Location: Rear structure Minor defect 	<ul style="list-style-type: none"> The timber structure requires rectification by a qualified carpenter.
e) Balconies / Balustrades			
	Not applicable		
f) Other Exterior			
	No significant defects		



g) Exterior Doors & Door Frames			
	No significant defects		<ul style="list-style-type: none"> The doors appeared to be in serviceable condition at the time of the inspection.
h) Windows			
	Material deterioration	<ul style="list-style-type: none"> Location: Throughout western and eastern windows Minor defect Location: Laundry window Minor defect 	<ul style="list-style-type: none"> A number of windows are aging and deterioration is present. These windows and window jambs/frames need to be urgently rectified by a qualified painter. The timber needs to be sanded right back (remove rotting areas) and appropriately filled and sealed to remove any further more significant rotting and deterioration occurring. There is a cracked windowpane. This needs to be replaced by a qualified glazier.



i) Stairs Exterior			
	Not applicable		



3. THE ROOF EXTERIOR

Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
a) Skylights Vents Flues			
	No significant defects		<ul style="list-style-type: none"> The exposed flashings (surrounding the vents and flues) appeared to be in serviceable condition at the time of inspection.
b) Valleys			
	Not applicable		



c) Gutters			
	Material deterioration	<ul style="list-style-type: none"> • Location: Throughout • Minor defect 	<ul style="list-style-type: none"> • There is early stages of rusting throughout the guttering system that needs to be sealed with a non-corrosive product. It is recommended that this be undertaken by a qualified painter to prevent further more significant rusting occurring and potential replacement.
		<ul style="list-style-type: none"> • Location: Throughout box gutters and southern gutters • Major defect 	<ul style="list-style-type: none"> • There is significant rusting throughout the guttering system that needs to be replaced in the short to medium term. This needs to be undertaken by a qualified roof plumber to enable storm water to escape freely and easily while preventing potential water entering the ceiling/house interior or build up at the base of walls and in the subfloor.
		<ul style="list-style-type: none"> • Location: Eastern and northern gutters • Minor defect 	<ul style="list-style-type: none"> • The gutters were filled with leaves and debris at the time of the inspection. It is essential that cleaning and removal of debris be immediately undertaken and on a regular basis. This condition can cause water build up and water damage throughout the roof interior and ceiling.



d) Downpipes			
	No significant defects		<ul style="list-style-type: none"> The downpipe system appeared to be in serviceable condition at the time of the inspection.
e) Eaves Fascia Barges			
	Material deterioration	<ul style="list-style-type: none"> Location: Throughout Minor defect Location: Throughout Minor defect 	<ul style="list-style-type: none"> The fascia boards are in poor condition as rot and deterioration is present. It is suggested that a "Licensed Builder/ Carpenter and Painter" be contacted for further evaluation and repair. There is evidence of the timber eaves rotting due to moisture build up from the gutters and/or cracked tiles. These sections need to be rectified by a qualified roof plumber to prevent further rot and deterioration occurring in the future, by rectifying the problem area. Also these affected rotted eaves need to be patched by a qualified painter.



f) Other Roof Exterior			
	No significant defects		



g) Roof Covering			
	Material deterioration	<ul style="list-style-type: none"> • Location: Throughout slate roof • Minor defect 	<ul style="list-style-type: none"> • The roof had evidence of unprofessional patching and repair. Given this condition, it is likely that the roof has leaked at one time. It is recommend further evaluation by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the vendor prior to close.
		<ul style="list-style-type: none"> • Location: Throughout • Major defect 	<ul style="list-style-type: none"> • There is significant patching and rusting present throughout the metal sheet roof coverings. These coverings will need to be replaced in the short to medium term by a qualified roof plumber to prevent moisture entering the roof interior causing damage throughout.
		<ul style="list-style-type: none"> • Location: Northern slate roof • Minor defect 	<ul style="list-style-type: none"> • There are loose roof slates located throughout the roof covering. These will need to be refitted by a qualified roof tiler to ensure moisture/water doesn't enter the roof interior causing damage.



4. THE ROOF INTERIOR

Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
a) Roof Framing			
	No significant defects		<ul style="list-style-type: none"> The visible and accessible portions of the timber roof frame appeared to be in serviceable condition at the time of the inspection.
b) Underside of Roof Covering			
	Material deterioration	<ul style="list-style-type: none"> Location: Throughout Major defect Location: Southern metal roof Major defect 	<ul style="list-style-type: none"> There are loose and deteriorated slates located throughout the roof covering. These will need to be replaced by a qualified roof tiler to ensure moisture/water doesn't enter the roof interior causing damage. There is significant rusting present throughout the metal sheet roof coverings. These coverings will need to be replaced in the short to medium term by a qualified roof plumber to prevent moisture entering the roof interior causing damage throughout the roof interior.



c) Insulation			
	Installation	<ul style="list-style-type: none"> Minor defect 	<ul style="list-style-type: none"> There is no insulation present. It is strongly recommended that insulation be installed by a certified insulation installer to improve the thermal properties of the house.



d) Sarking			
	Not applicable		
e) Party Walls			
	Not applicable		
f) Other Roof Interior			
	No significant defects		



5. THE SUBFLOOR

Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
a) Floor Framing Timbers			
	Unable to inspect as there is no suitable access		
b) Suspended Concrete Floors			
	Not applicable		

Sub-floor ventilation

Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is:

Unable to inspect as there is no suitable access and/or crawlspace. The subfloor was only able to be viewed from the perimeter.

c) Piers, Posts, Supports			
	Unable to inspect as there is no suitable access		



d) All Damp Problems			
	Unable to inspect as there is no suitable access		
e) Underside of the Flooring System			
	Unable to inspect as there is no suitable access		
f) Termite Shielding			
	Unable to inspect as there is no suitable access		
g) Other Subfloor			
	Unable to inspect as there is no suitable access		



6. THE SITE

Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
a) Car Accommodation			
	Not applicable		
b) Garden Sheds			
	Not applicable		
c) Retaining Walls			
	Not applicable		
d) Paths			
	No significant defects		<ul style="list-style-type: none"> The visible areas of the path appeared to be in serviceable condition at the time of the inspection.
e) Driveways			
	Not applicable		
f) Steps			
	Not applicable		
g) General Fencing			
	Material deterioration	Minor defect	<ul style="list-style-type: none"> The boundary fence has rot and deterioration present throughout (particularly the horizontal railings). These sections will need to be replaced by a qualified carpenter in the short to medium term.
h) Swimming Pool Fencing			
	Not applicable		
i) Stormwater Run Off			
	No significant defects		<ul style="list-style-type: none"> The surface water drainage appeared to be in serviceable condition at the time of inspection.
j) Other			
	No significant defects		
k) Decking and Pergolas			
	Not applicable		

• **Additional Comments:** None



CRACKING OF BUILDING ITEMS

Is There Cracking to Building Items? **Yes**

- **Appearance Defect**

Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

- **Serviceability Defect**

Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

- **Structural Defect**

Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance 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 Home Owner resulting in major expensive rectification work been carried out.




CRACKING OF BUILDING ITEMS

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase or settlement. PLEASE REFER TO 'COMMENT ON CRACKING' FOLLOWING THIS TABLE FOR DETAILED PHOTOGRAPHS

Areas Inspected	Type of Defect/s (Example- Damage, Distortion, Warping, Twisting, Dampness, Operational etc.)	Location and Significance of the Defect	Description of Defect/Safety Hazard Recommended Action (Duty to Warn) Please also refer to our Important Advice Section
a) Concrete Slabs			
	Not applicable		
b) Suspended Concrete Slabs			
	Not applicable		
c) Masonry Walls			
	Material deterioration	<ul style="list-style-type: none"> Location: Throughout Major defect 	<ul style="list-style-type: none"> Seek the advice of a bricklayer and/or structural engineer.
d) Piers, Posts, Supports			
	Unable to inspect as there is no suitable access		
e) Retaining Walls			
	Not applicable		
f) Paths			
	No significant defects		
g) Other Areas			
	No significant defects		



COMMENT ON CRACKING

Where is the cracked Area?	Detailed Photo of Crack	Width and Length of Crack
Western exterior wall		<ul style="list-style-type: none">• Location: Throughout western wall• Width: 1-2mm• Length: 2000-3000mm



Eastern exterior wall



- Location: Eastern wall
- Width: 1-3mm
- Length: 2000-3000mm





Southern exterior wall
(located in the add on laundry)



- Location: Southern wall
- Width: 2-5mm
- Length: 500-1000mm



Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

- ***The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered HIGH***
- ***The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered HIGH***
The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is BELOW AVERAGE

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

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.

Definitions

High

The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical

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

Low

The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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 reasonable standard of workmanship when compared with buildings of similar age and construction.

Average

The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average

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

Major Defect

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

Minor Defect

Any defect other than what is described as a major defect.

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

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 too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **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, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection. If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.
Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

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

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

- 5) **COMPLAINT INVESTIGATION:** 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 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.”
- 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.

CONTACT THE INSPECTOR

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

The Inspection and Report was carried out by: John Meskanen

Address: PO Box 2129, Richmond South, Melbourne 3121

Insurance Accreditation Number: 05700

Dated: 2 August 2013

SIGNED FOR AND ON BEHALF OF:
Bear Bottom Inspections



John Meskanen