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# Building Report

Report Commissioned By:

Sample Report Lawyers

Property Address:

123 Sample St Sampleville

Report Reference:

Sample Building Report



Discussions regarding this report or its content should be directed to John Lagakis on 0415 795 731

# VISUAL BUILDING INSPECTION REPORT

## Client & Site Information:

COMMISSIONED BY:

Sample Report Lawyers.

YOUR CONTACT:

Bob Smith.

YOUR REF/FILE NUMBER:

0001001.

DATE OF INSPECTION:

24 September 2010.

PURCHASER:

John Cool.

PROPERTY ADDRESS:

123 Sample St Sampleville.

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

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

Part 1: Pre Purchase Inspections - Residential Buildings

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

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

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

**The Purpose of the Inspection:** The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

**The Scope of the Inspection:** The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

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

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

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

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

### Limitations

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

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

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

### Safe and Reasonable Access

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

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

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

### Property Description:

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**Building type:**

Single storey free standing dwelling.

**External walls constructed from:**

Timber Frame with Timber Cladding.

**Roof Construction:**

The roof is of pitched and skillion construction.

**Roof Covering:**

Concrete tiles:

**Internal walls covered with:**

Lath & plaster:

**Internal ceilings covered with:**

Lath & plaster:

**Windows are constructed from:**

Timber:

**Footings:**

The building is constructed on strip footings and piers.

**Estimate Building Age:**

Between 40 and 50 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

## Overall Condition of Property

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### Major Defects in this Building:

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

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

### Minor Defects in this Building:

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

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

### Overall Condition:

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

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

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

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

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

## Summary of Areas Inspected:

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### Details:

Roof void: Internal area: Subfloor area: External area: Outbuildings:

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

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

## Summary of Areas Not Inspected:

Roof void:

Above the laundry area:

Subfloor:

Front verandah:

## Summary of Areas where Inspection was Impaired:

Roof void:

Above the laundry area:

Subfloor:

Front verandah:

## Summary of High Risk areas where access should be gained:

Roof void:

Above the laundry area:

Subfloor:

Front verandah:

## Furnished Properties:

Was the property furnished at the time of inspection?

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

## Weather Conditions:

Recent Weather Conditions:

Dry & wet periods.

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

Wet. Rainfall was occurring at the time of inspection.

# ROOF SYSTEM EXTERNAL

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

## External Roof:

Roof Style:

The roof is of pitched and skillion construction.

Roof Access Limitations:

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

**Roof Covering Condition  
in Detail:**

The overall condition of the roof coverings is fair.

**Flashings:**

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**Roof Flashing - Type and  
Condition:**

The roof flashings are not visible and therefore no comment regarding roof flashings is made. There may be defects to the flashing materials that cannot be determined, and may only become evident later.

**The following action is  
recommended:**

Roofing Plumber.

**Gutters & Downpipes:**

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**Gutters & Downpipes:**

Guttering joints are leaking and should be repaired. The gutters and downpipes rusted and should be repaired or replaced as necessary. Down pipes are rusted and should be repaired or replaced as necessary.

**The following action is  
recommended:**

Roofing Plumber.

**Skillion Roof A:**

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**Position/Location:**

Rear elevation.

**Roof Access Limitations:**

The roof was too slippery to walk on due to the rain at the time of the inspection.

**Skillion Roof Covering  
Status:**

The overall condition of the skillion roof coverings is fair.

**The following action is  
recommended:**

A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

**Roof Flashing - Type and  
Condition:**

The roof flashings are not visible and therefore no comment regarding roof flashings is made. There may be defects to the flashing materials that cannot be determined, and may only become evident later.

**The following action is  
recommended:**

Roofing Plumber.

**Valleys:**

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**Condition:**

Access was not gained to all of the roof valley area to conduct an inspection of the valley material. Defects may be present and not detected.

**The following action is  
recommended:**

Roofing Plumber.

## Eaves, Fascias & Barge Boards:

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### Eaves Type & Condition:

The eaves are lined with timber lining boards.

### Fascias & Bargeboards Type & Condition:

Moderate wet rot decay is present to timber fascias and barge boards. Maintenance or replacement is required. The paint work is deteriorating and maintenance is required. Water damage/staining is present.

### The following action is recommended:

A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

## Chimneys:

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### Condition:

The chimney appears to have been blocked off. This should not be used.

# ROOF SYSTEM INTERNAL

## Restrictions - Roof Interior:

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### Access Restrictions:

A section of the roof is of skillion type construction and there is no accessible cavity for inspection.

### Location/area

Rear of the House.

### Inspection Restrictions:

Sarking membrane covered parts of the tile battens therefore restricting inspection.

## Roof Framing:

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### Roof Supports - Type and Condition:

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

## Insulation & Sarking:

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### Insulation Status:

There is insulation provided to some sections of the ceiling cavity.

### Sarking Status:

Sarking membrane has been provided to part of the roof area only.

## Party Walls:

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### Details:

A party wall is not present between the inspected property and the adjoining property. This can result in a potential fire and/or security risk. recommend a party wall be installed.

## Timber Pest Attack - Evidence Noted:

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### Description:

There appears to be moderate damage consistent with timber pest attack to visible accessible timbers. We strongly recommend an inspection by a qualified pest inspector be commissioned. Due to timber pest damage some timber replacement is required. The full extent of timber replacement and/or repair can not necessarily be determined during this visual inspection and a more invasive inspection will be required.

**Affected roof timbers**



Top wall plate timbers: Rafters:

**Location/area**

Laundry:

**The following action is recommended:**

A licensed builder should be called to make a further evaluation and repairs or rectification as needed. A licensed pest inspector should be called to make a further evaluation and recommendations as needed.

**Wood decay damage:**

**Description:**

Moderate wood decay damage was noted. Repairs may be required.

**Affected roof timbers**

Rafters: Tile battens:

**Location/area**

Laundry:

**The following action is recommended:**

A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

**Defibration**

**Evidence of defibration**

Defibration was noted to some roof timbers. This is a cellular breakdown of the timber caused by the exposure to either salt air or industrial fallout (eg. motor vehicle gases). This is an extremely slow process and no chemical treatment is applicable. In rare instances with small diameter timbers such as tile battens, defibration can cause these timbers to fail over time.

**Affected roof timbers**

Rafters:

**INTERIOR CONDITION REPORT**

**Ceilings:**

**Ceiling Condition:**



The condition of the ceilings is generally fair. Minor settlement cracks were noted and these are typical of this type of material. Periodic maintenance may be required. Minor cracking is present to cornices. This will require maintenance. Painting is of a poor standard and requires rectification. Peeling paint was noted to ceilings. Repairs are required to ceiling linings.



**Location/area**

Main bathroom: Laundry: Kitchen: Main bedroom: Bedroom two: Bedroom three:  
Lounge room: Family room: Hallway:

**The following action is recommended:**

A Licensed painter should be called to make a further evaluation and repairs or rectification as needed. A plasterer should be called to make a further evaluation and repairs or rectification as needed.

**Walls:**

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**Internal Walls Condition:**

The condition of the walls is generally poor. Peeling paint was noted to some wall surfaces. Minor cracking is evident to wall linings. Periodic maintenance may be required.

**Location/area**

Main bathroom: Laundry: Kitchen: Main bedroom: Bedroom two: Bedroom three:  
Lounge room: Hallway:

**The following action is recommended:**

A Licensed painter should be called to make a further evaluation and repairs or rectification as needed. A plasterer should be called to make a further evaluation and repairs or rectification as needed.

**Windows:**

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**Windows Condition:**

The condition of the windows is generally poor. Sticking window sashes were noted and will require repair or maintenance to be operational. Sash is nailed or screwed shut. Fungal decay damage is present to window sash/frame and damage timbers should be repaired or replaced. The condition of the window hardware is generally poor. Some repairs or maintenance will be required.

**Location/area**

Main bathroom: Kitchen: Main bedroom: Bedroom two:

**The following action is recommended:**

A glazier should be called to make a further evaluation and repairs or rectification as needed.

**Doors:**

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**Doors Condition:**

The condition of the doors is generally fair. The condition of the door hardware is generally poor. Some repairs or maintenance will be required.

**Location/area**

Main bathroom: Toilet: Laundry: Kitchen: Main bedroom: Bedroom two: Front verandah:

**The following action is recommended:**

A Licensed painter should be called to make a further evaluation and repairs or rectification as needed.

## Floors:

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### Floors General Condition:

Squeaking flooring was noted. This will require re fixing to prevent movement. As floor coverings are present over this area, this work should be carried out when the floor coverings are next changed. Floors are concealed by floor coverings.

### Location/area

Main bathroom: Main bedroom: Lounge room: Family room:

### The following action is recommended:

A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

## Woodwork:

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### Woodwork

The condition of the woodwork is generally fair. Skirting boards are damaged and will require maintenance, repair or replacement. Architrave(s) are damaged and will require maintenance, repair or replacement. Door jamb(s) are damaged and will require maintenance, repair or replacement.

### Location/area

Main bedroom: Lounge room: Dining room:

### The following action is recommended:

A Licensed painter should be called to make a further evaluation and repairs or rectification as needed. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

## Built-In Wardrobes

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### Type and Condition

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

### Location/area

Main bathroom: Bedroom two:

## KITCHEN

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

## Kitchen:

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### Kitchen Fixtures:

The condition of the fixtures is generally fair.

### Tiles:

The condition of the tiles is generally fair.

### Sink & Taps:

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

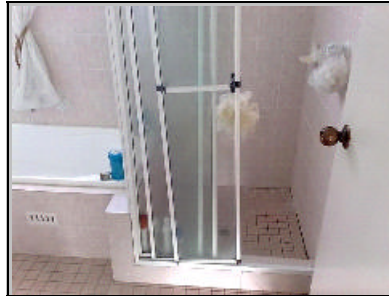
# BATHROOMS

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

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

## Main Bathroom:

### Shower/Bath Condition:



The shower recess was tested and 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. Corrosion/Damage noted at the tap area. Shower screen doors require adjustment, maintenance or repair to operate smoothly.

### Tiles:

The condition of the tiles is generally fair. A flexible sealant should be provided to the gaps between tiled corners or areas to provide an acceptable finish and prevent water penetration.

### Basin & Taps:

The basin & cabinets appear serviceable. The basin & taps appear serviceable.

### Vanity Unit:

The condition of the vanity unit is generally fair. Wear and tear is noted to vanity cabinet.

### Toilet Condition:

The toilet appears to be in working order.

### Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockages may be present and not detected.

### Ventilation:

An exhaust fan is installed to this area but was not operational at the time of inspection.

### The following action is recommended:

An electrician should be called to make a further evaluation and repairs or rectification as needed.

# LAUNDRY

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

## Laundry:

### General condition of area:



This area is generally in fair condition. External timber door seal has wood rot. Its essential a licensed carpenter replaces it as it could attract timber pests.

### Tub & Taps:

The tub and taps appear serviceable.

### Floor/Floor Waste:

There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.

### Tiles:

The condition of the tiles is generally fair. The grout is loose in areas and requires replacing.

## TOILETS

**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:

#### Room Location:

Adjacent to hall.

#### General condition of area:

This area is generally in good condition.

#### Toilet Condition:

The toilet appears to be in working order.

#### Basin & Taps:

The basin & taps appear serviceable.

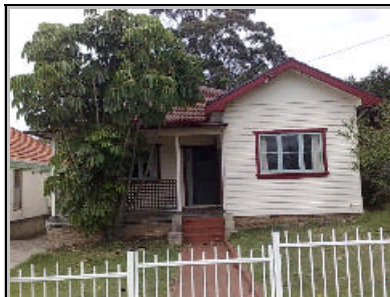
#### Tiles:

The condition of the tiles is generally good.

## EXTERIOR

### External Walls:

#### General Condition:



The condition of the walls is generally poor. The external wall timbers show signs of age and weathering. Maintenance and/or repairs will be required. Paint deterioration was present to external surfaces. Maintenance and/or repairs will be required. Severe wet rot decay is present to external walls. Recommend decayed timbers be replaced.

**Position/Location:**

All elevations.

**The following action is recommended:**

A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed. A Licensed painter should be called to make a further evaluation and repairs or rectification as needed. A licensed pest inspector should be called to make a further evaluation and recommendations as needed.

**Weep Holes and Vents:**

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**Weep Holes:**

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

**Windows:**

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**Windows Condition:**

The condition of the exterior of the windows is generally poor. Paint is peeling off the window frames and maintenance is required. Severe wet rot decay is present to the window frames. Maintenance and/or repairs will be required.

**Position/Location:**

All elevations.

**The following action is recommended:**

A glazier should be called to make a further evaluation and repairs or rectification as needed.

**External Stairs:**

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**Type & Condition:**

The stairs are constructed primarily from concrete.

**Timber Pest Attack - Evidence Noted:**

Please refer to pest inspection for details.

**Damp Course:**

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**Type & Condition:**

A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, rising damp may become a future problem.

**Position/Location:**

Rear elevation.

**The following action is recommended:**

A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

# DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

## Verandah:

**Position/Location:**

Front elevation.

**Construction & Condition:**

Constructed from timber.

**Roof Construction:**

The roof is of skillion construction.

**Roof is covered with:**

Corrugated steel:

**Roof Covering Condition**

**Detail:**

The overall condition of the roof coverings is fair.

**Defects or Maintenance  
Items:**

The handrails and balustrades do not appear to comply with the current BCA Standards for height and spacing. Although this report does not generally comment on items of compliance, this issue may become a safety issue and therefore was included in this report. Recommend you further investigate this matter and upgrade if necessary. The loose hand rail requires securing and additional support. Timber flooring is loose and requires re fixing. Minor wood decay is present to the structure.

**Timber Pest Attack -  
Evidence Noted:**

Please refer to pest inspection for details.

**The following action is  
recommended:**

A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

## SUBFLOOR

### Timber Pest Attack - Evidence Noted:

**Description:**



There appears to be moderate damage consistent with timber pest attack to visible accessible timbers. Please refer to pest inspection for details.

**Affected subfloor timbers**

Floor joist/s: Bearers:

**Below the following  
location or area:**

Laundry:

The following action is recommended:

A licensed pest inspector should be called to make a further evaluation and recommendations as needed.

## Wood decay damage:

Description:

Moderate wood decay damage was noted. Repairs may be required.

Affected subfloor timbers

Floor joist/s:

Below the following location or area:

Laundry:

The following action is recommended:

A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

## Ventilation:

Description:

The underfloor ventilation appeared to be inadequate. This may provide conditions that could encourage decay of timber components. Upgrading of the ventilation is required. If necessary, contact a Licensed Builder for advise and rectification.

The following action is recommended:

A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

## Sub Floor - Other Defects or Issues:

Details:

No all areas have ant caps fitted. The purpose of antcapping is to prevent concealed termite entry by forcing the termites build mud tunnels around the visible sections of the antcapping enabling detection during a pest inspection. Antcapping will not prevent the entry of termites to a structure however, correctly fitted ant caps will assist in early detection. If it is not possible or practicable to fit antcapping, this area should be regularly inspected by a Licensed Pest Inspector. A number of piers have subsided and require re packing or re building. The underfloor soil is damp. This may be due to a drainage problem or some other factor. This area should be monitored.

The following action is recommended:

A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

# FOOTINGS

## Footings:

Type & General Condition:

The building is constructed on a combination of strip footings and piers.

**Cracking to Masonry or Concrete Elements:**



Cracks are evident. Visible cracking has been categorized as a structural defect. Cracking of a building element is a structural defect where in the opinion of the inspector the structural performance of the building element is impaired, or where the cracking is the result of the structural behavior of the building. The expected consequence of this cracking is unknown until further information is obtained.

This must be referred to a Structural Engineer to investigate.

**Position/Location:**

Front elevation.

**The following action is recommended:**

We recommend an engineer be engaged to comment upon and offer further advise regarding the above issue.

## OUTBUILDINGS

### Outbuilding A:

**Type of Outbuilding:**

Shed:

**Position/Location:**

To the rear of the property.

**Restrictions:**

The building was locked and therefore no internal inspection was carried out.

**General Condition:**

The structure is generally in fair condition.

**Roof Construction:**

The roof is of pitched construction.

**Roof Covering:**

Corrugated steel:

**Roof Covering Condition in Detail:**

The overall condition of the roof coverings is fair.

**External walls constructed from:**

Corrugated steel.

**External Wall General Condition:**

The condition of the walls is generally fair.



# SITE

## Driveway:

### Type & Condition:

The concrete driveway stands in poor condition. The surface of the driveway is deteriorating and requires repair.

### The following action is recommended:

A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

## Fences & Gates:

### Fences Type & Condition:

Cyclone Wire.

### Location:

Right hand side: Dividing fence section:

## Paths/Paved Areas:

### Type & Condition:

The paved paths/paved areas are in good condition.

## Trees

### Issue and Location



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

### Position/Location:

Front elevation.

## Drainage - Surface Water:

### Description:

Water is ponding on the ground under the structure. This indicates inadequate drainage which should be investigated by an appropriately qualified tradesperson. The drainage at the rear of the property appears inadequate. As a result, evidence suggests that surface water has been ponding. Poor site drainage can create unstable foundations that may have an adverse structural effect over time. Rectification is required. Drains should be installed to divert seepage and surface runoff water away from the house. The drains should be connected to the existing stormwater drainage system. Please contact a Licensed Landscaper or Builder for further information. Due to inadequate drainage, ground water is ponding or flowing within the subfloor area. Poor site drainage can create unstable foundations that may have an adverse structural effect over time. Rectification is required. Drains should be installed to divert seepage and surface runoff water away from the house. The drains should be connected to the existing stormwater drainage system. Please contact a Licensed Landscaper or Builder for further information.

**The following action is recommended:**

A Licensed plumber should be called to make a further evaluation and repairs or rectification as needed.

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

## SERVICES

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

### Services:

**Details:**

Gas is connected to the premises but has not been inspected. Smoke detectors are fitted however, the positioning, operation or adequacy was not tested and is not commented on. No residual current device (RCD) was noted in the electrical meter box. Whilst not necessarily required at the time of construction, it is recommended that an RCD be fitted. Please contact a Licensed Electrical Contractor for further information.

### Water Lines & Pressure:

**Details:**

The visible water lines are in copper and galvanized steel. The galvanized pipe will eventually corrode internally and should be replaced with copper or polybutylene.

**The following action is recommended:**

A Licensed plumber should be called to make a further evaluation and repairs or rectification as needed.

### Hot Water Service:

**Hot water is provided by the following:**

Gas hot water system: Instantaneous:

**Age of Unit:**

We were unable to determine the age of the unit.

## Important Information

### Important Information:

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

#### General Definitions used in this report:

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

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

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

**Poor** - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state

due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

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

**Above Average** - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.

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

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

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

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

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

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

**General and Important Information:**

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

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

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

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

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

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

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

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run-off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run-off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainage.

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

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

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

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

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

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

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

5) **ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no**

**report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

**6) Mould (Mildew and Non-Wood Decay Fungi) Disclaimer:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, mould happened to be noticed it may be noted in the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

**7) 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.

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

Cracking can be generally categorized into:

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

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

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

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

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

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

**10)** If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:

a) Obtain a statement from the owner as to

- i. any Timber Pest activity or damage;
  - ii. timber repairs or other repairs
  - iii. alterations or other problems to the property known to them
  - iv. any other work carried out to the property including Timber Pest treatments
  - v. obtain copies of any paperwork issued and the details of all work carried out
- b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

**11)** The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007

**12)** You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects

**13)** Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

**14)** The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

However, We may sell the Report to any other Person although there is no obligation for Us to do so.

**15)** You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

### **IMPORTANT DISCLAIMER**

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

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

### **CONTACT THE INSPECTOR**

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

..... End Of Report .....