

Inspection reference: Sample Building Compact Report

**Confidential Inspection Report**  
**2 Purchase Road**  
**Brisbane OLD 7000**



Prepared for:  
**Will Buyer**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

# Inspection Contents

SUMMARY	3
PROPERTY REPORT DETAILS	7
PROPERTY DESCRIPTION	8
EXTERNAL AREAS	9
ROOF SYSTEM EXTERNAL	13
GARAGING	15
INTERNAL AREAS	16
WET AREAS	18
SUB FLOOR AND FOOTINGS	19
ROOF SYSTEM INTERNAL	20
UTILITIES	21
CRACKING OF BUILDING ELEMENTS	22
CONCLUSION	23

## VISUAL BUILDING INSPECTION REPORT

### **BRIEF SUMMARY:**

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, where prices have been noted, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to acting on this report.

### **PROPERTY DESCRIPTION**

#### *Strata:*

The building may be part of an Owners Corporation (Strata Title). The purchaser should ensure that an Owners Corporation inspection is carried out. Only common property areas in the immediate vicinity of the subject property have been inspected. Please note that cost of repairs to common areas can be passed on as levies to owners. Recommend a strata report be commissioned.

#### **Important Advice: -**

1. 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.

2. Magnesite was commonly used in buildings as a floor leveler. This product is not readily detected due to floor coverings. If moisture is present and in contact with the magnesite a chemical reaction occurs causing the steel reinforcement to be attacked. Damage of this kind can be expensive to repair. Recommend the building records be evaluated and current vendor be requested to provide any history of floor concrete maintenance and or repairs and if magnesite is or was used in the building. If repairs and or replacement of concrete is identified recommend a certification and warranties be requested and that these documents and rectification be further evaluated by a concrete repair specialist qualified in metal corrosions. Magnesite if identified should be tested for asbestos. Although we are not qualified in the detection of asbestos material, this item may contain asbestos fibers. Recommend an analysis by a qualified removal expert be conducted of these materials to confirm the amount and importance of the asbestos present.

### **EXTERNAL AREAS**

#### **RETAINING WALLS**

##### *Type & Condition:*

The masonry retaining walls are in poor condition and should be repaired or replaced. The retaining wall appears to be under designed. This is not a qualified engineer's opinion and we recommend that you seek advice from Structural or Geotechnical Engineer.

The masonry retaining wall is leaning and should be monitored for additional movement. A suitably qualified Structural or Geotechnical Engineer should investigate condition of the retaining wall.

## EXTERNAL WALLS

### *Wall Condition:*

Cracks are evident to masonry. Visible cracking appears major and a Structural Engineers opinion should be sought. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.

Cracks are evident to brickwork. Visible cracking appears major as they are in a structural component of the building. Cracking appears to be brick growth and is common in brick buildings that have long runs of brick walls without control joints. A Structural Engineers opinion should be sought on how to repair these damaged areas. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.

Estimate cost from: Not available (Quotations should be commissioned)

## **ROOF SYSTEM EXTERNAL GUTTERS AND DOWNPIPES:**

Estimated cost from: \$1200.

## EAVES, FASCIAS & BARGE BOARDS:

Water damage/staining is present to the eaves linings and this may be due to damaged sarking, gutter backflow or leaking roof. Recommend this area be further evaluated by a roofing contractor. Some eave linings are sagging; Consider repairs/re fixing.

Estimated cost from: \$850.

## **INTERNAL AREAS**

### WALLS

#### *Internal Walls Condition:*

Lateral dampness was detected in the wall backing onto the bathroom. This could be the result of a plumbing leak or leaking bathroom fixture and should be further investigated.

## **WET AREAS**

### KITCHEN

#### *Kitchen Fixtures:*

The condition of the fixtures is generally poor. Recommend kitchen cupboards be upgraded. Cabinets are water damaged and repair or replacement of affected areas is required.

Estimated cost from: \$2000.

### BATHROOM

#### *Shower/Bath Condition:*

The shower recess was tested and found to be leaking. As a guide, the cost to repair a leaking shower can be upward from \$1,800.00 plus the cost of tiles. Where framing timbers are present and damaged, additional expense may be involved.

Estimated cost from: \$1800.

*Vanity Unit:*

The condition of the vanity unit is generally poor. Water damage is noted to vanity cabinet and repair or replacement of affected areas is required.

LAUNDRY*Floor/Floor Waste:*

There is no visible floor waste and no way for any overflow of water to escape. In the case of an overflow water may enter areas adjacent and cause a safety hazard or damage. Recommend a floor waste be installed or a fall be provided to the external of the building.

Estimated cost from: NOTE ONLY.

**ROOF SYSTEM INTERNAL  
INSULATION & SARKING***Sarking Status:*

Sarking is present but is torn or has holes in some areas. This may affect the waterproofing ability of the sarking and damaged areas should be considered for repair.

Estimated cost from: \$350.

PARTY WALLS*Details:*

A party wall is not present in the roof cavity between apartments on the top floor. This area may currently be a potential fire and security risk and may be a future cost to the owners corporation.

Estimate cost from: Not available (Quotations should be commissioned)

## **CONCLUSION**

### **OTHER INSPECTIONS AND REPORT REQUIREMENTS**

#### *Recommended Inspections And Reports:*

Asbestos Inspection. Common Areas Inspection. Structural (Engineer). Timber Pest Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection. Council Plan Inspection.

### **CONCLUSION AND SUMMARY**

#### *Minor Defects In This Building:*

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

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

#### *Overall Condition:*

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There may be areas of the property requiring repair or maintenance. Please refer to report for details.

**You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

### **CONTACT THE INSPECTOR:**

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

The inspection and report was carried out by:



Name: Dale Kennedy  
Contact Number: 0452 223 008  
Company: Alpha Building Services Pty Ltd  
ABN: 47 103 963 471.

## PROPERTY REPORT DETAILS

### DETAILS OF THE INSPECTION

*Commissioned By:* My Conveyancor.  
*Contact:* Sue Jones.  
*Ref/File Number:* 123:123.  
*Client:* Will Buyer.  
*Date Of Inspection:* 21/07/2015.  
*Property Address:* 2 Purchase Road, Sydney QLD 7000.  
*Note:* *If this report is associated with a contract for sale then you should not rely on the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.*  
*Inspector:* Name: Dale Kennedy  
Contact Number: 0452 223 008  
Company: Alpha Building Services Pty Ltd  
ABN: 47 103 963 471.  
*Persons At Inspection:* Tenant or Representative.

### DESCRIPTION OF STRUCTURE(S) INSPECTED:

*Building Type:* Multi level, residential building with this apartment located within the structure.

### DETAILS OF THE INSPECTION AGREEMENT:

*Agreement Details:* 1013334.  
*Special Conditions:* There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:  
*Agreement Changes:* There are NO changes to the Inspection Agreement:

### WEATHER & ORIENTATION:

*Weather Condition:* The weather condition on the day of the inspection was generally fine.  
*Orientation:* For the purpose of identification North is assumed to be approximately at the main street frontage of the property.



## PROPERTY DESCRIPTION

### BUILDING REPORT

*Report Type:* Visual Pre Purchase Inspection.

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

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

### INSPECTED PROPERTY DESCRIPTION

*External Wall Construction:* Full or double brick.

*Roof Construction:* The roof is of pitched style construction.

*Roof Is Covered With:* Concrete tiles.

*Footings:* The building is constructed on the following footing type/s: Concrete strip and pier. Concrete slab. Masonry base and a suspended concrete slab floor.

*Accommodation:* Bedrooms: Two. Bathrooms: One.

*Estimate Building Age:* Between 40 and 50 years old.

*Strata:* The building may be part of an Owners Corporation (Strata Title). The purchaser should ensure that an Owners Corporation inspection is carried out. Only common property areas in the immediate vicinity of the subject property have been inspected. Please note that cost of repairs to common areas can be passed on as levies to owners. Recommend a strata report be commissioned.

#### **Important Advice: -**

1. 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.

2. Magnesite was commonly used in buildings as a floor leveler. This product is not readily detected due to floor coverings. If moisture is present and in contact with the magnesite a chemical reaction occurs causing the steel reinforcement to be attacked. Damage of this kind can be expensive to repair. Recommend the building records be evaluated and current vendor be requested to provide any history of floor concrete maintenance and or repairs and if magnesite is or was used in the building. If repairs and or replacement of concrete is identified recommend a certification and warranties be requested and that these documents and rectification be further evaluated by a concrete repair specialist qualified in metal corrosions. Magnesite if identified should be tested for asbestos. Although we are not qualified in the detection of asbestos material, this item may contain asbestos fibers. Recommend an analysis by a qualified removal expert be conducted of these materials to confirm the amount and importance of the asbestos present.



## EXTERNAL AREAS

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

### DRIVEWAY

*Type & Condition:*

The concrete driveway stands in fair condition.

### FENCES & GATES

*Type & Condition:*

The fences are mainly constructed from metal. The fences are generally in fair condition but some repairs or maintenance are required. The fences are leaning and repairs will be required.

*Location:*

Western side.

### RETAINING WALLS

*Type & Condition:*

The masonry retaining walls are in poor condition and should be repaired or replaced. The retaining wall appears to be under designed. This is not a qualified engineer's opinion and we recommend that you seek advice from Structural or Geotechnical Engineer.

The masonry retaining wall is leaning and should be monitored for additional movement. A suitably qualified Structural or Geotechnical Engineer should investigate condition of the retaining wall.





*Position/Location:*

Western elevation. Front elevation.

## **PATHS/PAVED AREAS**

*Type & Condition:*

The paths have some visible cracking and damaged areas require repair and or replacement.

The paths have subsided in areas and will require repair and or relaying.



## **DRAINAGE**

*Surface Water:*

Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

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

**EXTERNAL WALLS**

*Wall Condition:*

Cracks are evident to masonry. Visible cracking appears major and a Structural Engineers opinion should be sought. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.

Cracks are evident to brickwork. Visible cracking appears major as they are in a structural component of the building. Cracking appears to be brick growth and is common in brick buildings that have long runs of brick walls without control joints. A Structural Engineers opinion should be sought on how to repair these damaged areas. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.



*Position/Location:*

Western elevation. Rear elevation.

*Weepholes And Vents:*

Estimate cost from: Not available (Quotations should be commissioned)

Vents are present to the external walls.

**DAMPCOURSE**

*Type & Condition:*

Aluminium core damp proof coursing material is present and should be considered effective against rising damp unless damaged or bridged.

**LINTELS:**

*Type & Condition:*

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

**WINDOWS:**

*Condition:*

The condition of the exterior of the windows is generally fair.

**DOORS:**

*Condition:*

The condition of the exterior of the doors is generally fair.

**STAIRS:**

*Stairs Condition:*

The stairs are constructed primarily from concrete. The overall condition of the stairs are fair.

**BALCONY**

*Position/Location:*

Front elevation.

*Construction & Condition:*

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

*Defects Or Maintenance Items:*

The handrails and balustrades do not comply with Standards for height. Recommend they be modified.



## ROOF SYSTEM EXTERNAL

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

### EXTERNAL ROOF

*Roof Style:*

The roof is of pitched construction.

*Roof Access Limitations:*

No access was possible to the external roof area due to the roof not being accessible from 3.6 metre ladder. Due to work cover constraints, aging, unsafe materials, safety rail, perimeter scaffold, and/or harness requirements it should be clearly understood that no human access, or attempts to walk on or traffic the roof external surface was made by the inspector at any point of this inspection. If a detailed assessment of the roof fabric beyond this report is sort, a licensed roofing experts opinion should be commissioned. Please refer to the strata, present and historical records, as no roof top access was gained to this area, and there may be evidence of past or recent remedial works.

*Position/Location:*

All elevations.

*Roof Covering Condition Detail:*

The overall condition of the roof coverings could not be determined due to limited access.

### VALLEYS

*Condition:*

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

### GUTTERS AND DOWNPIPES:

*Gutter & Downpipes Condition:*

Due to access limitations the guttering and associated areas were not inspected. Defects may be present and not detected. Downpipes are damaged or rusting and should be repaired or replaced as necessary. Downpipes appear to be connected to the stormwater dispersal system, however, correct connection can only be confirmed with a smoke test.



Estimated cost from: \$1200.

### EAVES, FASCIAS & BARGE BOARDS:

*Eaves Type & Condition:*

The eaves appear to be lined with fibre cement sheeting. Water damage/staining is present to the eaves linings and this may be due to damaged sarking, gutter backflow or leaking roof. Recommend this area be further evaluated by a roofing contractor. Some eave linings are sagging; Consider repairs/re fixing.

Estimated cost from: \$850.

## GARAGING

### INSPECTION LIMITATIONS

*Restrictions:*

The area was locked, keys were not provided at the time of inspection and a report on this area is not able to be submitted.

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we **STRONGLY** recommend access be gained to enable a full inspection of the area.



## INTERNAL AREAS

### INSPECTION LIMITATIONS:

*Restrictions:*

Furnishings were present and restricted inspection within this area. Inspection was limited in the following locations and or areas: All internal areas.

### ACCESS LIMITATIONS:

*Restrictions:*

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



Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

### CEILINGS

*Ceiling Condition:*

The condition of the ceilings is generally fair. Painting is in poor condition and recommend repainting.

*Location/Area:*

Bathroom. Kitchen.

### WALLS

*Internal Walls Condition:*

Lateral dampness was detected in the wall backing onto the bathroom. This could be the result of a plumbing leak or leaking bathroom fixture and should be further investigated.



*Location/Area:*

Bedroom two. Hallway.

Estimate cost from: Not available (Quotations should be commissioned)

## **WINDOWS**

*Windows Condition:*

The condition of the windows is generally fair. The condition of the window hardware is generally fair. Some repairs or maintenance will be required.

## **DOORS**

*Doors Condition:*

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

## **FLOORS**

*Floors Condition:*

The condition of the floors is generally fair.

## WET AREAS

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

### KITCHEN

<i>Kitchen Fixtures:</i>	The condition of the fixtures is generally poor. Recommend kitchen cupboards be upgraded. Cabinets are water damaged and repair or replacement of affected areas is required.  Estimated cost from: \$2000.
<i>Tiles:</i>	Some drummy, loose tiles were noted and these areas will require repair and or replacement. Movement and or settlement cracking to the junctions around fixtures should be filled with a flexible sealant to provide an acceptable finish and prevent water penetration.  Estimated cost from: \$800.
<i>Sink &amp; Taps:</i>	Sink and taps appear in serviceable condition. Drain appears serviceable. Stored goods restricted inspection of the area below the sink. Damage and or defects may be present and not detected. Recommend the area be cleared to allow a full inspection of this area.

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.

### BATHROOM

<i>Room Location:</i>	Adjacent to hall.
<i>Shower/Bath Condition:</i>	The shower recess was tested and found to be leaking. As a guide, the cost to repair a leaking shower can be upward from \$1,800.00 plus the cost of tiles. Where framing timbers are present and damaged, additional expense may be involved.  Estimated cost from: \$1800.
<i>Tiles:</i>	The condition of the tiles is generally fair.
<i>Basin &amp; Taps:</i>	Tap is leaking at the o-ring/seals. Repairs are required. Drain appears serviceable.  Estimated cost from: \$140.
<i>Vanity Unit:</i>	The condition of the vanity unit is generally poor. Water damage is noted to vanity cabinet and repair or replacement of affected areas is required.  Estimated cost from: \$700.
<i>Toilet Condition:</i>	The inlet valve in the cistern appears faulty and requires repair or replacement.
<i>Floor/Floor Waste:</i>	The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

### LAUNDRY

<i>Room Location:</i>	Adjacent to the kitchen.
<i>Tub &amp; Taps:</i>	The metal tub cabinet is rusting and will require treatment or replacement.
<i>Tiles:</i>	The condition of the tiles is generally fair.
<i>Floor/Floor Waste:</i>	There is no visible floor waste and no way for any overflow of water to escape. In the case of an overflow water may enter areas adjacent and cause a safety hazard or damage. Recommend a floor waste be installed or a fall be provided to the external of the building.  Estimated cost from: NOTE ONLY.

## SUB FLOOR AND FOOTINGS

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

### VENTILATION

*Description:*

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

### FOOTINGS

*Type & Condition:*

The building is constructed on a combination of strip footings, piers and concrete slab. Structural cracking to external walls is evidence of subsidence to the footings. This defect should be referred to a Structural or Geotechnical Engineer for further evaluation.

*Recent Weather Conditions:*

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

## ROOF SYSTEM INTERNAL

### INSPECTION LIMITATIONS:

*Restrictions:*

Sarking membrane covered tile battens restricting inspection. Inspection of framing within the roof cavity was significantly restricted by a heavy build up of dust and debris. This prevents close inspection in detail of many roof timbers. Recommend the roof void be vacuumed to expose roof members for inspection. Inspection was restricted above the following locations and or areas: All internal areas.

### ACCESS LIMITATIONS:

*Restrictions:*

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Items such as top plates and ceiling and roof framing in these areas was not able to be fully inspected. Inspection was restricted above the following locations and or areas: All internal areas.

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we **STRONGLY** recommend access be gained to enable a full inspection inaccessible areas.

### ROOF FRAMING AND STRUCTURE

*Roof Supports - Type And Condition:* The cut and pitched roof timbers appear to provide adequate support.

### INSULATION & SARKING

*Insulation Status:*

Insulation has not been provided to the ceiling cavity.

*Sarking Status:*

Sarking is present but is torn or has holes in some areas. This may affect the waterproofing ability of the sarking and damaged areas should be considered for repair.



Estimated cost from: \$350.

### PARTY WALLS

*Details:*

A party wall is not present in the roof cavity between apartments on the top floor. This area may currently be a potential fire and security risk and may be a future cost to the owners corporation.

Estimate cost from: Not available (Quotations should be commissioned)

## UTILITIES

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

### SERVICES

*Details:*

Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on. An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested.

### WATER LINES & PRESSURE

*Details:*

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

### HOT WATER SERVICE

*Type/Condition:*

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

*Age Of Unit:*

We were unable to determine the age of the unit.

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

## CRACKING OF BUILDING ELEMENTS

### Cracking Defect Types:

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

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

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

### Important

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

Obtaining Information regarding:

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

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

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

### CONCRETE SLAB

*Structural Defect Cracking:* Located: Pathways Width: 10mm Length: Various.

### MASONRY WALLS - EXTERNAL

*Structural Defect Cracking:* Located: Various South elevation West elevation Width: 1-3mm 5mm Length: Various.

### RECOMMENDED ACTION

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



## CONCLUSION

**The Scope of the Inspection was to cover:** The Building and the property within 30m of the building subject to inspection.

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Note: Within the areas inspected some further restrictions may have been present restricting or preventing our inspection.

If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted. Access should be made available to all areas of the property by the selling agent at the time of inspection otherwise a surcharge to re inspect inaccessible areas will be issued. **Further Inspection of these areas with access issues is Essential once access has been obtained and Prior to a Decision to Purchase.**

### OTHER INSPECTIONS AND REPORT REQUIREMENTS

*Recommended Inspections And Reports:* Asbestos Inspection. Common Areas Inspection. Structural (Engineer). Timber Pest Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection. Council Plan Inspection.

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

### CONCLUSION AND SUMMARY

*Major Defects In This Building:*

The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered. There will be areas or items requiring some repairs or maintenance.

*Minor Defects In This Building:*

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

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

*Overall Condition:*

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

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There may be areas of the property requiring repair or maintenance. Please refer to report for details.

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

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

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

### TYPES OF DEFECTS:

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

**Damage** - The building material or item has deteriorated or is not fit for its designed purpose.

**Distortion, Warping, Twisting** - The Item has moved out of shape or moved from its position.

**Water Penetration, Dampness** - Moisture has gained access to unplanned and/or unacceptable areas.

**Material Deterioration** - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

**Operational** - The item or part does not function as expected.

**Installation** - The installation of an item is unacceptable, has failed or is absent.

#### **RATINGS:**

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

**HIGH (Poor, Below Average)** - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**TYPICAL (Fair, Average)** - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

**LOW (Acceptable, Above Average)** - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building in the context of its age, type and general expectations of similar properties:

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

**AVERAGE** - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance.

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

#### **DEFINITIONS:**

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

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

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

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

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

**Minor Defect** - A defect other than a major defect.

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

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

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

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

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

**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/drainer.

#### **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. REPORT CONTENTS:**

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

#### **2. VISUAL INSPECTION ONLY:**

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

#### **3. COMMENTS IN THIS REPORT:**

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

#### **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. 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."

#### **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 **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.

#### **7. 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.

#### **8. 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.

**DISCLAIMER OF LIABILITY:**

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

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:**

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.