

Inspection reference: Sample Building Room by Room Report

# Confidential Inspection Report

1 Purchase Road  
Sydney NSW 2000



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.

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## 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**

#### *Estimate Building Age:*

The building is new or of recent construction. If the building was completed after 1st July 2002, the Home Warranty Insurance is six (6) years for structural problems and two (2) years for non structural items. These periods are from the date of completion.

The following information should be requested from the building contractor:

- Constructional Final Certificate/Occupation Certificate.
- Engineering certification for detention tanks, structural steel work and non-standard timber beams.
- Council stamped and approved plans, development approval and specifications.
- Home Building Warranty Insurance with specific reference to building contractor and this project.
- Manufacturers certification for roof trusses is applicable.
- Survey certificate verifying correct setout of the work including height of building.
- Final certificates of compliance for fire protection systems, gas, electrical and plumbing services.
- Waterproofing guarantees for all wet area waterproofing.
- All warranties/instructions for all fittings, fixtures and appliances.
- Certification of termite protection used in the house and surrounds.

### **EXTERNAL AREAS**

#### **STAIRS:**

##### *Stairs Condition:*

The stairs are constructed primarily from concrete. The condition of the stairs are generally acceptable. A full builders final clean including, cleaning, removal of trade marks, scuffs and touchup of paintwork is required to provide an acceptable finish to this area.

#### **VERANDAH**

##### *Defects or Maintenance Items:*

Marks and dirt are evident to the tiled areas. These areas will require cleaning. Rectification will be required. Minor paint touch required around door frame. Rectification will be required.

## BALCONY

### *Construction & Condition:*

Constructed from timber and masonry.

Note: Where timber is used in construction it is very important to ensure these timbers are well maintained and in sound condition. Timbers that are not regularly checked may develop timber decay damage or suffer timber pest attack and failure could cause injury or death.. The condition of the structure is generally acceptable. A full builders final clean including, cleaning, removal of trade marks, scuffs and touchup of paintwork is required to provide an acceptable finish to this area.

## **ROOF SYSTEM EXTERNAL**

### 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. Some downpipes do not appear to be connected to a legal stormwater dispersal system. This should be rectified. The roof area has a boxed gutter installed that is located above an internal section of the building. These type of gutters require regular maintenance to keep clear and prevent overflow. Any leaking, from over flow, poor joints or damage, will allow water to enter the building. Recommend this area be closely monitored for water entry. Rectification will be required.

## **GARAGING**

### GARAGING

#### *External Door Condition:*

Impact damage was noted to external door. Rectification will be required.

## **OUTBUILDINGS**

### LAUNDRY

#### *Tub & Taps:*

A laundry tub is not provided to the laundry area and is a contravention of the Standards. Recommend a wash tub be provided. Rectification will be required.

#### *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. Rectification will be required.

## **ROOMS/AREAS**

### INTERNAL ROOM AREAS

#### *Doors Condition:*

The condition of the doors is generally acceptable. Doors have excessive movement when closed. Doors or striker plates require adjustments to secure the doors firmly when closed. The condition of the door hardware is generally acceptable.

### FAMILY ROOM:

#### *Internal Walls Condition:*

Painting is not complete, appears transparent and requires rectification to provide a suitable finish. Rectification will be required.

**BEDROOMS****BEDROOM ONE:***Woodwork:*

Minor damage noted requiring paint repair. Rectification will be required.

**WET AREAS****LAUNDRY:***Internal Walls Condition:*

Poorly finished surfaces were noted to some sections of the wall materials and repairs are required prior to repainting. Rectification will be required.

Painting to the vanity side wall is not complete, appears transparent and requires rectification to provide a suitable finish. Rectification will be required.

*Woodwork:*

Door jamb/s are damaged and these areas will require maintenance, repair or replacement. Minor damage noted requiring paint repair. Rectification will be required.

**CONCLUSION****OTHER INSPECTIONS AND REPORT REQUIREMENTS***Recommended Inspections and Reports:*

Alarm/Intercom/Data Systems. Common Areas Inspection. Appliance Inspection. Air-conditioning Equipment Inspection. Timber Pest Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection. Council Plan Inspection.

**CONCLUSION AND SUMMARY***Overall Condition:*

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There 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 their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The inspection and report was carried out by:



Name: Dale Kennedy  
Contact Number: 0425 223 008  
Company: Alpha Building Services Pty Ltd  
ABN: 47 103 963 471.

## PROPERTY REPORT DETAILS

### DETAILS OF THE INSPECTION

**COMMISSIONED BY:** My Solicitor.  
**CONTACT:** Sue Jones.  
**CLIENT:** Will Buyer.  
**DATE OF INSPECTION:** 10/12/2014.  
**PROPERTY ADDRESS:** 1 Purchase Road, Best Home.  
**Note:** *If this report is associated with a contract for sale then you should not be relied upon the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.*  
**INSPECTOR:** Name: Dale Kennedy  
Contact Number: 0425 223 008  
Company: Alpha Building Services Pty Ltd  
ABN: 47 103 963 471.  
**PERSONS AT INSPECTION:** Vendor or Representative.

### DESCRIPTION OF STRUCTURE(S) INSPECTED:

**BUILDING TYPE:** Three level townhouse.

### DETAILS OF THE INSPECTION AGREEMENT:

**AGREEMENT DETAILS:** 1012538.  
**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 East is assumed to be approximately at the main street frontage of the property.

## PROPERTY DESCRIPTION

### BUILDING REPORT

*Report Type:* Visual Completion Building 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:* Timber frame with hardboard cladding.  
*Roof Construction:* The roof is of skillion style construction.  
*Roof is covered with:* Metal decking.  
*Footings:* The building is constructed on the following footing type/s: Concrete strip. Concrete slab.  
  
*Accommodation:* Bedrooms: Four. Bathrooms: Four.  
*Estimate Building Age:* The building is new or of recent construction. If the building was completed after 1st July 2002, the Home Warranty Insurance is six (6) years for structural problems and two (2) years for non structural items. These periods are from the date of completion.

The following information should be requested from the building contractor:

- Constructional Final Certificate/Occupation Certificate.
- Engineering certification for detention tanks, structural steel work and non-standard timber beams.
- Council stamped and approved plans, development approval and specifications.
- Home Building Warranty Insurance with specific reference to building contractor and this project.
- Manufacturers certification for roof trusses is applicable.
- Survey certificate verifying correct setout of the work including height of building.
- Final certificates of compliance for fire protection systems, gas, electrical and plumbing services.
- Waterproofing guarantees for all wet area waterproofing.
- All warranties/instructions for all fittings, fixtures and appliances.
- Certification of termite protection used in the house and surrounds.



## 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 acceptable condition.

### FENCES & GATES

*Type & Condition:* The fences are mainly constructed from metal. The fences are generally in acceptable condition.

### PATHS/PAVED AREAS

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

### DRAINAGE

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

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

### EXTERNAL WALLS

*Wall Condition:* The condition of the walls is generally acceptable.

*Weepholes and Vents:* Vents and or weep holes are not present to the base of brick walls. The absence of vents and or weep holes can lead to ventilation and dampness problems. Recommend brick vents and or weep holes be installed to comply with current Standards.

### DAMPCOURSE

*Type & Condition:* A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, dampness, rising or otherwise, may become a future problem. Recommend an invasive inspection to determine the status of the dampcourse material.

### LINTELS:

*Type & Condition:* Lintel type/s noted: Unknown material. We could not determine the material as they are concealed.

### WINDOWS:

*Condition:* The condition of the windows is generally acceptable.

### DOORS:

*Condition:* The condition of the doors is generally acceptable.

### STAIRS:

**Stairs Condition:**

The stairs are constructed primarily from concrete. The condition of the stairs are generally acceptable. A full builders final clean including, cleaning, removal of trade marks, scuffs and touchup of paintwork is required to provide an acceptable finish to this area.



**VERANDAH**

*Position/Location:*

Rear elevation.

*Defects or Maintenance Items:*

Marks and dirt are evident to the tiled areas. These areas will require cleaning. Rectification will be required. Minor paint touch required around door frame. Rectification will be required.



**BALCONY**

*Position/Location:*

Front elevation.

*Construction & Condition:*

Constructed from timber and masonry.

Note: Where timber is used in construction it is very important to ensure these timbers are well maintained and in sound condition. Timbers that are not regularly checked may develop timber decay damage or suffer timber pest attack and failure could cause injury or death.. The condition of the structure is generally acceptable. A full builders final clean including, cleaning, removal of trade marks, scuffs and touchup of paintwork is required to provide an acceptable finish to this area.



## 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 skillion 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.

### 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. Some downpipes do not appear to be connected to a legal stormwater dispersal system. This should be rectified. The roof area has a boxed gutter installed that is located above an internal section of the building. These type of gutters require regular maintenance to keep clear and prevent overflow. Any leaking, from over flow, poor joints or damage, will allow water to enter the building. Recommend this area be closely monitored for water entry. Rectification will be required.



## GARAGING

### INSPECTION LIMITATIONS

*Restrictions:* The structure is fully lined preventing inspection to all framing timbers.

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

### GARAGING

*Accommodation Type:* Garage.  
*Location:* To the rear of the main building.  
*General Condition:* The condition of the structure is generally acceptable.  
*External Door Condition:* Impact damage was noted to external door. Rectification will be required.



*Front Doors - Type & Condition:* The main garage door is a panel lift style door and is in acceptable condition.  
*Floor - Type & Condition:* The concrete floor is generally in acceptable condition.  
*Ceiling Condition:* The condition of the ceiling area is generally acceptable.  
*Internal Walls Condition:* The condition of the walls is generally acceptable.  
*Doors Condition:* The condition of the doors is generally acceptable. The condition of the door hardware is generally acceptable.

## OUTBUILDINGS

### INSPECTION LIMITATIONS

*Restrictions:* The structure is fully lined preventing inspection to all framing timbers.

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

### OUTBUILDING

*Type of Outbuilding:* Studio.  
*Position/Location:* Western elevation.  
*General Condition:* The condition of the structure is generally acceptable.  
*Roof Construction & Covering:* The roof is of skillion style construction.  
*Roof is covered with:* Metal decking.  
*Roof Covering Condition Detail:* The overall condition of the roof coverings is acceptable.  
*Gutter & Downpipes Condition:* Appear to be in serviceable condition. Downpipes appear to be connected to the stormwater dispersal system, however, correct connection can only be confirmed with a smoke test.  
  
*Wall Condition:* The condition of the walls is generally acceptable.

### INSPECTION LIMITATIONS:

*Restrictions:* Floorcoverings were present and restricted inspection to the upperside of flooring. A full builders final clean including, vacuuming, cleaning, removal of skuffs and marks and touchup of paintwork is required to provide an acceptable finish to the internal and external area.



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 ceiling area is generally acceptable.

### WALLS

*Internal Walls Condition:* The condition of the walls is generally acceptable.

### WINDOWS

*Windows Condition:* The condition of the windows is generally acceptable. The condition of the window hardware is generally acceptable.

### DOORS

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

### FLOORS

*Floors Condition:* The condition of the floor area is generally acceptable.

## WOODWORK

*Woodwork:* The condition of the woodwork is generally acceptable.

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

## KITCHEN

*Kitchen Fixtures:* The condition of the fixtures is generally acceptable.

*Tiles:* The condition of the tiles is generally acceptable.

*Sink & Taps:* Sink and taps appear in serviceable condition. Drain appears serviceable.

## 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.

*Tiles:* The condition of the tiles is generally acceptable.

*Basin & Taps:* The basin & taps appear serviceable. Drain appears serviceable.

*Vanity Unit:* The condition of the vanity is generally acceptable.

*Toilet Condition:* The toilet appears to be in working order.

*Floor/Floor Waste:* The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

## LAUNDRY

*Tub & Taps:* A laundry tub is not provided to the laundry area and is a contravention of the Standards. Recommend a wash tub be provided. Rectification will be required.

*Tiles:* The condition of the tiles is generally acceptable.

*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. Rectification will be required.



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.

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.



## ROOMS/AREAS - BUILDING

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

### INTERNAL ROOM AREAS

*Restrictions:*

A full builders final clean including, cleaning and vacuuming is required to provide an acceptable finish to the Internal areas.

*Ceiling Condition:*

The condition of the ceiling area is generally acceptable.

*Internal Walls Condition:*

The condition of the walls is generally acceptable.

*Windows Condition:*

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

*Doors Condition:*

The condition of the doors is generally acceptable. Doors have excessive movement when closed. Doors or strker plates require adjustments to secure the doors firmly when closed. The condition of the door hardware is generally acceptable.

*Floors Condition:*

The condition of the floor area is generally acceptable.

*Woodwork:*

The condition of the woodwork is generally acceptable.

### STAIRS & STAIRWELL AREA:

*Stairs Condition:*

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

### FAMILY ROOM:

*Room Location:*

Adjacent to the kitchen.

*Internal Walls Condition:*

Painting is not complete, appears transparent and requires rectification to provide a suitable finish. Rectification will be required.



## BEDROOMS

### BEDROOM ONE:

*Room Location:*

Level three.

*Restrictions:*

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

*Ceiling Condition:*

Inspection to the upperside of flooring was restricted by carpets.

The condition of the ceiling area is generally acceptable.

*Internal Walls Condition:*

The condition of the walls is generally acceptable.

*Windows Condition:*

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

*Doors Condition:*

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

*Floors Condition:*

The condition of the floor area is generally acceptable.

*Woodwork:*

Minor damage noted requiring paint repair. Rectification will be required.





## WET AREAS

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

### KITCHEN:

<i>Ceiling Condition:</i>	The condition of the ceiling area is generally acceptable.
<i>Internal Walls Condition:</i>	The condition of the walls is generally acceptable.
<i>Floors Condition:</i>	The condition of the floor area is generally acceptable.
<i>Woodwork:</i>	The condition of the woodwork is generally acceptable.
<i>Kitchen Fixtures:</i>	The condition of the fixtures is generally acceptable.
<i>Tiles:</i>	The condition of the tiles is generally acceptable.
<i>Sink &amp; Taps:</i>	Sink and taps appear in serviceable condition. Drain appears serviceable.

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

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

### BATHROOM:

<i>Room Location:</i>	Level three. Adjacent to hall.
<i>Ceiling Condition:</i>	The condition of the ceiling area is generally acceptable.
<i>Internal Walls Condition:</i>	The condition of the walls is generally acceptable.
<i>Doors Condition:</i>	The condition of the doors is generally acceptable. The condition of the door hardware is generally acceptable.
<i>Floors Condition:</i>	The condition of the floor area is generally acceptable.
<i>Woodwork:</i>	The condition of the woodwork is generally acceptable.
<i>Shower/Bath Condition:</i>	The shower recess was tested and there was no visible water penetration to surrounding areas. <b>IMPORTANT NOTE:</b> This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.
<i>Tiles:</i>	The condition of the tiles is generally acceptable.
<i>Basin &amp; Taps:</i>	The basin & taps appear serviceable. Drain appears serviceable.
<i>Vanity Unit:</i>	The condition of the vanity is generally acceptable.
<i>Toilet Condition:</i>	The toilet appears to be in working order.
<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.

### BATHROOM TWO:

<i>Room Location:</i>	Level two. Bedroom ensuite.
<i>Ceiling Condition:</i>	The condition of the ceiling area is generally acceptable.
<i>Internal Walls Condition:</i>	The condition of the walls is generally acceptable.
<i>Windows Condition:</i>	The condition of the windows is generally acceptable. The condition of the window hardware is generally acceptable.
<i>Doors Condition:</i>	The condition of the doors is generally acceptable.
<i>Floors Condition:</i>	The condition of the floor area is generally acceptable.
<i>Woodwork:</i>	The condition of the woodwork is generally acceptable.
<i>Shower/Bath Condition:</i>	The shower recess was tested and there was no visible water penetration to surrounding areas. <b>IMPORTANT NOTE:</b> This test may not reveal water leaks until the shower is put

into constant use and surrounding areas monitored over a period of time.

*Tiles:* The condition of the tiles is generally acceptable.

*Basin & Taps:* The basin & taps appear serviceable. Drain appears serviceable.

*Vanity Unit:* The condition of the vanity is generally acceptable.

*Toilet Condition:* The toilet appears to be in working order.

*Floor/Floor Waste:* The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

**ENSUITE BATHROOM:**

*Room Location:* Level two. Bedroom ensuite.

*Ceiling Condition:* The condition of the ceiling area is generally acceptable.

*Internal Walls Condition:* The condition of the walls is generally acceptable.

*Windows Condition:* The condition of the windows is generally acceptable. The condition of the window hardware is generally acceptable.

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

*Floors Condition:* The condition of the floor area is generally acceptable.

*Woodwork:* The condition of the woodwork is generally acceptable.

*Shower/Bath Condition:* The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

*Tiles:* The condition of the tiles is generally acceptable.

*Basin & Taps:* The basin & taps appear serviceable. Drain appears serviceable.

*Vanity Unit:* The condition of the vanity is generally acceptable.

*Toilet Condition:* The toilet appears to be in working order.

*Floor/Floor Waste:* The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

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

**LAUNDRY:**

*Ceiling Condition:* The condition of the ceiling area is generally acceptable.

*Internal Walls Condition:* Poorly finished surfaces were noted to some sections of the wall materials and repairs are required prior to repainting. Rectification will be required.



Painting to the vanity side wall is not complete, appears transparent and requires rectification to provide a suitable finish. Rectification will be required.



*Doors Condition:*

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

*Floors Condition:*

The condition of the floor area is generally acceptable.

*Woodwork:*

Door jamb/s are damaged and these areas will require maintenance, repair or replacement. Minor damage noted requiring paint repair. Rectification will be required.



*Tub & Taps:*

The tub, cabinet and taps appear serviceable. Drain appears serviceable.

*Tiles:*

The condition of the tiles is generally acceptable.

*Basin & Taps:*

The basin & taps appear serviceable. Drain appears serviceable.

*Vanity Unit:*

The condition of the vanity is generally acceptable.

*Toilet Condition:*

The toilet appears to be in working order.

*Floor/Floor Waste:*

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

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

## SUB FLOOR AND FOOTINGS

### CAVITY PRESENT/NOT ACCESSIBLE:

*Restrictions:*

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

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

### VENTILATION

*Description:*

The property is constructed on a concrete slab and ventilation is not applicable.

### FOOTINGS

*Type & Condition:*

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

## ROOF SYSTEM INTERNAL

### **ACCESS LIMITATIONS:**

*Restrictions:*

The entire roof is of skillion type construction and there is no accessible cavity for inspection.

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.

## 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:*

Gas is connected to the premises, however, has not been evaluated and should be inspected by a qualified gas fitter. Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on. An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested. The evaluation of air-conditioning is not part of a standard pre purchaser building inspection report and is the subject of a special purpose report. We recommend this be carried out by a specialist in air-conditioning installation, maintenance and control. An alarm system is present, however, the operation or adequacy was not tested.

### WATER LINES & PRESSURE

*Details:*

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

### HOT WATER SERVICE

*Type/Condition:*

The hot water system was not in service at the time of inspection and accordingly no comment on this system is offered.

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

## 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:* Alarm/Intercom/Data Systems. Common Areas Inspection. Appliance Inspection. Air-conditioning Equipment Inspection. Timber Pest Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection. Council Plan Inspection.

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

### 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. There will be areas or items requiring some repairs or maintenance.

*Overall Condition:*

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.

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.

**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.