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Informed Building Reports
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Visual Building Inspection Report

Complies with Australian Standard AS 4349.1-2007

Skyline Real Estate

22 Creer Place Narrabeena



Report Number 22 creer pl narrabeena 210616

Significant Items - Summary

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, where prices have been noted, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to purchase. **You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

OUTBUILDINGS

INSPECTION LIMITATIONS

Restrictions:

Stored items restricted inspection to the interior. These goods must be removed to enable a more complete report to be submitted.

SUB FLOOR AND FOOTINGS

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

Crawl space was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Access gained under ground floor NE bedroom ONLY.

ROOF SYSTEM INTERNAL

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

An entry point is not present or the entry point could not be located to some sections of the roof. A comment is not made where access was unable to be gained. Inspection was restricted above the following locations and or areas: Balcony.

INSPECTION LIMITATIONS

Restrictions:

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

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.

EXTERNAL AREAS

RETAINING WALLS

Type & Condition:

The masonry retaining walls are in poor condition and should be repaired urgently. This is a safety hazard & must be remedied. A suitably qualified Structural or Geo technical Engineer should investigate the condition of the retaining wall. 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 Geo

technical Engineer.

Position/Location:

Northern elevation. Eastern elevation. Western elevation. Southern elevation.

DRAINAGE

Surface Water:

The surface water drainage at the front & rear of the property appears to be inadequate. Drains should be installed to divert seepage and surface runoff water away from the building to prevent possible structural damage. The drains should be connected to a stormwater drainage system.

STAIRS:

Stairs Condition:

The stairs are constructed primarily from concrete. The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be updated. Concrete spalling is present to the stair area and this damage should be repaired. Recommend a structural engineer inspect & detail Remedial works.

The steps adjacent to verandah western end have subsided & require repair. This appears to be a drainage issue.

Position/Location:

Western elevation.

BALCONY

Defects Or Maintenance Items:

It is strongly recommended a structural engineer inspect & certify the structure for safety & structural integrity. The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be modified. Moisture damage to floor area. Active leak noted to the floor area. This could be due to a waterproofing defect or failure of the membrane. Significant rectification may be required and this could involve removal of floor finishes and installation of a new water proof membrane.

ROOF SYSTEM EXTERNAL

GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition:

Gutters are damaged or rusting and should be repaired or replaced as necessary. Some down pipes do not appear to be connected to a legal stormwater dispersal system. This should be rectified.

INTERNAL AREAS

CEILINGS

Ceiling Condition:

Asbestos may be present to ceiling linings. Further testing will be required to ascertain the amount if any of asbestos fibre present. Cracking is present to cornices and these areas will require maintenance and or repair. There was evidence of water penetration through the ceiling below the ensuite and this area will require repair. Minor maintenance and or repairs are required prior to next repainting.

SUB FLOOR AND FOOTINGS

SUB FLOOR - OTHER DEFECTS OR ISSUES

Details:

The under floor soil is damp. This may be due to a drainage problem or some other factor. This area should be monitored to determine a cause for the dampness and the problem rectified.

CONCLUSION

OTHER INSPECTIONS AND REPORT REQUIREMENTS

Recommended Inspections And Reports:

Timber Pest Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection. Council Plan Inspection. Asbestos Inspection. Roofing Inspection. Appliance Inspection. Swimming Pool Inspection. Fire Place & Chimney/Flue Inspection. Sub floor ventilation inspection.

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.

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.

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

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

Overall Condition:

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

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: Chris Dyce

Contact Number:

Company:

ABN:

Dated this: 21.06.2016

SIGNED FOR AND ON BEHALF OF:

INFORMED BUILDING REPORTS

PROPERTY REPORT DETAILS

DETAILS OF THE INSPECTION

Commissioned By:

Skyline Real Estate.

Contact:

Stuart Bath.

Client:

P & M Doyle.

Date Of Inspection:

21.06.2016.

Property Address:

22 Creer Place Narraweena.

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: Chris Dyce

Contact Number:

Company:

ABN:

Persons At Inspection:

Real Estate Agent or Representative. Vendor or Representative.

DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building Type:

2 storey, freestanding domestic residence.

DETAILS OF THE INSPECTION AGREEMENT:

Agreement Details:

21.06.2016.

Special Conditions:

There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:

WEATHER & ORIENTATION:

Weather Condition:

The weather condition on the day of the inspection was generally fine.

Orientation

For the purpose of identification South is assumed to be approximately at the main street frontage of the property.

PROPERTY DESCRIPTION

BUILDING REPORT

Report Type:

Visual Pre Sale or Vendor 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. Brick veneer.

Roof Construction:

The roof is of pitched style construction.

Roof Is Covered With:

Terracotta tiles.

Footings:

The building is constructed on the following footing type/s: Masonry strip and pier.

Estimate Building Age:

Between 40 and 50 years old.

EXTERNAL AREAS

SITE ACCESS LIMITATIONS

Restrictions:

Boundary and or common external walls & fences were not fully inspected as access was not gained to adjoining properties.

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 has some visible cracking. Should this cracking deteriorate further it is recommended a structural engineer inspect & detail rectification. The driveway has a raised edge in some areas and will require repair, maintenance and or replacement. IMPORTANT NOTE: This is a potential trip hazard. Where a trip hazard is identified, it MUST be attended to &/or rectified to avoid the possibility of personal injury to oneself or other parties.



FENCES & GATES

Type & Condition:

Brick fencing has signs of major cracking and will require repair and or replacement. The fences are mainly constructed from brick and block .



Location:

Drive way, northern, eastern, western and south elevations.

RETAINING WALLS

Type & Condition:

The masonry retaining walls are in poor condition and should be repaired urgently. This is a safety hazard & must be remedied. A suitably qualified Structural or Geo technical Engineer should investigate the condition of the retaining wall. 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 Geo technical Engineer.

Position/Location:

Northern elevation. Eastern elevation. Western elevation. Southern elevation.



Retaining walls require re build.

PATHS/PAVED AREAS

Type & Condition:

The paved paths/paved areas have subsided in areas and will require repair and or relaying particularly to western areas.

ENTERTAINMENT AREAS

Swimming Pool:

A swimming pool is present. This inspection specifically excludes any inspection of the pool, safety fences or surrounds. An inspection should be made by a specialist pool inspector to determine the condition of the pool, safety fencing and surrounds.

DRAINAGE

Surface Water:

The surface water drainage at the front & rear of the property appears to be inadequate. Drains should be installed to divert seepage and surface runoff water away from the building to prevent possible structural damage. The drains should be connected to a stormwater drainage system.

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

EXTERNAL WALLS

Wall Condition:

The condition of the walls is generally fair.

Weepholes And Vents:

Vents are present to the external walls.

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 damp course material.

LINTELS:

Type & Condition:

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

WINDOWS:

Condition:

Paint is peeling off the window frames and maintenance is required. Putty in windows has deteriorated and requires attention. Moderate wet rot decay is present to window frames and damaged timbers will require maintenance and repair.

Position/Location:

Southern elevation.

DOORS:

Condition:

The condition of the exterior of the doors is generally fair. In the interests of safety, shatterproof film or safety glass should be installed to large glass panes within 600mm of the floor and 300mm of a doorway. Paint is peeling off the door frames and maintenance is required.

Position/Location:

Northern elevation.

STAIRS:

Stairs Condition:

The stairs are constructed primarily from concrete. The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be updated. Concrete spalling is present to the stair area and this damage should be repaired. Recommend a structural engineer inspect & detail Remedial works.

The steps adjacent to verandah western end have subsided & require repair. This appears to be a drainage issue.



Position/Location:
Western elevation.

VERANDAH

Position/Location:
Ground floor north.

Construction & Condition:

Constructed from concrete or masonry. Recommend that an upgrade of this structure be carried out.

Roof Construction & Covering:

Balcony over.

Defects Or Maintenance Items:

Cracking and settlement is noted to the floor area. Damaged areas require repair or replacement. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.

BALCONY

Position/Location:
Northern elevation.

Construction & Condition:

Constructed from concrete or masonry. Constructed from timber.

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.

Roof Construction & Covering:

The roof is of skillion style construction.

Roof Is Covered With:

Terracotta tiles.

Roof Covering Condition Detail:

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

Defects Or Maintenance Items:

It is strongly recommended a structural engineer inspect & certify the structure for safety & structural integrity. The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be modified. Moisture damage to floor area. Active leak noted to the floor area. This could be due to a waterproofing defect or failure of the membrane. Significant rectification may be required and this could involve removal of floor finishes and installation of a new water proof membrane.



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 part of the external roof area due to the roof not being accessible from a 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.

Position/Location:

Northern elevation. Southern elevation. Eastern elevation.

Roof Covering Condition Detail:

Mortar beds to the hip and ridge capping are cracked and require maintenance or re bedding and pointing in areas. Roof area should be cleaned to remove, lichen and or moss buildup. Some repair & maintenance of the roofing material may be required following clean. A roofing expert should further evaluate the roof area.

Roof Flashing - Type And Condition:

Flashings appear to be in serviceable condition to accessible areas.

GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition:

Gutters are damaged or rusting and should be repaired or replaced as necessary. Some down pipes do not appear to be connected to a legal stormwater dispersal system. This should be rectified.



Recommend down pipe connected to street

EAVES, FASCIAS & BARGE BOARDS:

Eaves Type & Condition:

The eaves & or gables appear to be lined with asbestos fibre sheeting. Although we are not qualified in the detection of asbestos material, this item appears to contain asbestos. Asbestos material should not be disturbed or damaged and should only be removed or altered by a licensed asbestos removal contractor. Asbestos is hazardous to health and should be sealed to prevent exposure. Recommend an analysis by a qualified removal expert be conducted of these materials to confirm the amount and importance of the asbestos present, and the cost to seal or remove. 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.



Fascias & Bargeboards Condition:

Moderate wet rot decay is present to some sections of the timber fascias/bargeboards. Maintenance and or replacement of damaged timber will be required.

CHIMNEYS/FLUE

Condition:

Sewer vent pipe is damaged and should be repaired or replaced.

GARAGING

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:

Carport.

Location:

Attached to the main building.

General Condition:

The structure is generally in fair condition.

Roof Construction & Covering:

The roof is of skillion style construction.

Roof Covering Condition Detail:

The metal roofing is rusted and requires treatment to prevent further deterioration.

Gutter & Downpipes Condition:

Appear to be in serviceable condition.

External Wall Or Support Construction:

Single brick. Brick piers.

Lintels - Type & Condition:

Lintel type/s noted: Mild steel. Rust is evident to some steel lintels. Rusted areas should be treated to prevent further deterioration.

Floor - Type & Condition:

The concrete floor shows signs of minor cracking. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.

OUTBUILDINGS

INSPECTION LIMITATIONS

Restrictions:

Stored items restricted inspection to the interior. These goods must be removed to enable a more complete report 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.

OUTBUILDING

Type Of Outbuilding:

Metal garden shed.

Position/Location:

Southern elevation.

General Condition:

The structure is generally in fair condition.

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

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:

Asbestos may be present to ceiling linings. Further testing will be required to ascertain the amount if any of asbestos fibre present. Cracking is present to cornices and these areas will require maintenance and or repair. There was evidence of water penetration through the ceiling below the ensuite and this area will require repair. Minor maintenance and or repairs are required prior to next repainting.



Location/Area:

Laundry. Study. Ensuite.

WALLS

Internal Walls Condition:

Fibro wall linings containing asbestos were common in the era of this property construction. Asbestos may be present to some wall linings (usually to wet areas) & further detailed testing will be required to ascertain the amount if any of asbestos fibres present. Walls to the kitchen adjacent to ensuite and lounge under eastern window area are moist and this may be the result of a roof or plumbing leak, lateral dampness or the presence of timber pest. Recommend further invasive investigation be conducted to determine the cause of the moist area.

Walls to the ground floor masonry wall area are moist and this may be the result of rising or lateral dampness.

Recommend further invasive investigation be conducted to determine the cause of the moist area. 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. Peeling wall paper was noted to some wall surfaces.

Location/Area:

Kitchen. Lounge room. Dining room. South & NE bedroom walls and study.

WINDOWS

Windows Condition:

Sash/s are sticking or fixed in the closed position and will require easing or repair to be operational. Cracked glass was evident and will require replacement. Window sill height is low and may be hazardous. Recommend a safety rail be installed or modifications be made to prevent injury.(Upper Level).

Location/Area:

Kitchen. Bedrooms. Lounge. Entry/Foyer.

DOORS

Doors Condition:

Some doors bind and adjustments are required to ensure correct operation. In the interests of safety, shatterproof film or safety glass should be installed to large glass panes within 600mm of the floor and 300mm of a doorway.

Location/Area:

Dining room. Upper level.

FLOORS

Floor Covering Type And Condition:

Carpet to areas.

Floors Condition:

The condition of the floors is generally fair.

STAIRS INTERNAL

Stairs Condition:

The stairs are constructed primarily from timber. The handrails and balustrades do not comply with Standards for height and or spacing. (This includes openings to wall adjacent to stairs). Recommend they be updated.



WOODWORK

Woodwork:

The condition of the woodwork 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

Kitchen Fixtures:

The condition of the fixtures is generally fair.



Tiles:

The condition of the tiles is generally fair.

Sink & Taps:

Sink and taps appear in serviceable condition. The following problems were noted at the drain: Drain appears serviceable.

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

Room Location:

Ground floor.



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. The bath appears to be in fair condition. The area will need to be kept well sealed to prevent water penetration to surrounding areas. Recommend all aging, worn and or missing tap hardware be professionally serviced and or upgraded.

Tiles:

The condition of the tiles is generally fair. Some drummy, loose tiles were noted and these areas will require repair and or replacement.

Basin & Taps:

The basin & taps appear serviceable. Drain appears serviceable.

Vanity Unit:

Water damage is noted to vanity cabinet and repair or replacement of affected areas is required.

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.

Exhaust Fan:

An exhaust fan has not been provided to this area.

ENSUITE

Room Location:



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 fair.

Basin & Taps:

The basin & taps appear serviceable. The basin is cracked or damaged and required replacement.

Vanity Unit:

The condition of the vanity unit is generally fair.

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

Room Location:

Ground floor.



Tub & Taps:

The tub is loose and should be secured to the wall. Drain appears serviceable.

Tiles:

Tiles are not present to wet areas. Recommend tiles be installed to prevent water penetration.

Floor/Floor Waste:

Floor waste is not present to the wet area. However, the floor appears to have a fall to the external of the building and any overflow appears to be able to escape, however a water flood test was not able to be conducted to confirm this opinion.

Exhaust Fan:

An exhaust fan has not been provided to this area.

SUB FLOOR AND FOOTINGS

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

Crawl space was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Access gained under ground floor NE bedroom ONLY.



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:

Due to the method of construction or lack of under floor aces we are unable to comment on sub floor ventilation.

SUB FLOOR - OTHER DEFECTS OR ISSUES

Details:

The under floor soil is damp. This may be due to a drainage problem or some other factor. This area should be monitored to determine a cause for the dampness and the problem rectified.

FOOTINGS

Type & Condition:

The building is constructed on a combination of strip footings and piers. The footings appear to be generally sound to accessible areas.

Recent Weather Conditions:

The weather of recent times has been wet and this may cause soil on the property to be affected, in turn 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

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

An entry point is not present or the entry point could not be located to some sections of the roof. A comment is not made where access was unable to be gained. Inspection was restricted above the following locations and or areas:
Balcony.

INSPECTION LIMITATIONS

Restrictions:

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

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.

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 been provided to the roof void. Electrician should be engaged to certify all wiring in roof void & verify lights & transformers are not covered by insulation material. This can be a potential safety hazard.

Sarking Status:

Sarking has been provided to the roof area. 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.

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:

The cold water was operational but the adequacy was not tested and is not commented on. Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on. Ceramic electrical fuses were identified to the electrical circuit board and these type of fuses are an outdated electrical safety device. To improve electrical safety we recommend this form of circuit protection equipment be upgraded by an electrician. Upright free standing stove is present to the property. The stove should be adequately secured to wall/bench to restrict movement. This is a safety issue. Electricity Meter Box is damaged and repairs or replacement is required.

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: 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.

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

Appearance Defect Cracking:

Located: Garage.

SUSPENDED CONCRETE SLAB

Structural Defect Cracking:

Located: Verandah Width: 10mm Length: 2.0M.

Located: Stairs landing western elevation is spalling.

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:

Timber Pest Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection. Council Plan Inspection. Asbestos Inspection. Roofing Inspection. Appliance Inspection. Swimming Pool Inspection. Fire Place & Chimney/Flue Inspection. Sub floor ventilation 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.

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.

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

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

Overall Condition:

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average to below. There are areas of the property requiring urgent 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/drainier.

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.

