Affordable Inspections

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Property Address:

9 Redman Street Islington

Date:

18th November 2021

Building Report



Notable 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. 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.

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:	Your Agency.
YOUR CONTACT:	Affordable Inspections 0418425515 Lic No BC938.
YOUR REF/FILE NUMBER:	B-9 Redman Street Islington.
DATE OF INSPECTION	18th November 2021.
PROPERTY ADDRESS:	9 Redman Street Islington.
INSPECTED BY:	David Teasel License No. Builder 142105c License No. Pest 01826 Contact: 0418425515 Affordable Inspections.
Testing Equipment:	Tramex Moisture Encounter was used for the testing of moisture during the inspection. Thermal imaging camera Flir C2 assisted in detecting possible leaks and/or termite activity.

Contact the Inspector: 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 prior to acting on this report.

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

This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.
Part 1: Pre Purchase Inspections - Residential Buildings
If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.
If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

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

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

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

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property.

Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

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

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

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

Limitations

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

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

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

Safe and Reasonable Access

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

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

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

Property Description:

Building type:	Two storey dwelling.
External walls constructed from:	Single brick: Brick veneer:
Roof Construction:	The roof is of pitched construction.
Roof Covering:	Concrete tiles:
Internal walls covered with:	Plasterboard:
Internal ceilings covered with:	Plasterboard:
Windows are constructed from:	Timber and aluminium:
Footings:	The building is constructed on concrete slab footings.
Estimate Building Age:	Between 10 and 20 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007. The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

Overall Condition of Property

Major Defects in this Building:	The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be: **Typical**: The frequency and/or magnitude of major defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.
Minor Defects in this Building:	The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be: **Typical**: The frequency and/or magnitude of minor defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.
Overall Condition:	A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **average**. There may be areas/elements requiring minor repairs or maintenance. **Important Note:** The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

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

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

Summary of Areas Inspected:

Details: Roof void: Internal area: Garage: External area:

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

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

Summary of Areas Not Inspected:

Roof void: Perimeter top plate of the dwelling.

Subfloor: The entire subfloor: Being on a concrete slab.

Furnished Properties:

Was the property furnished at the time of inspection? No. Inspection to the upperside of flooring was concealed by carpets, rugs or other floor coverings. No inspection was made to the upperside of flooring where floor coverings were present.

Weather Conditions:

Recent Weather Conditions: Dry & wet periods.

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

Details of the Inspection Agreement:

AGREEMENT DETAILS: Supplied on the 18-11-21.

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:

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 physical access was possible to part of the external roof area due to the roof not being accessible from a 3.6 metre ladder placed on the ground.

Roof Covering Condition in Detail: The overall condition of the roof coverings is good.

Flashings:

Roof Flashing - Type and Condition: Flashing material is of lead. Flashings appear to be in serviceable condition. It should be noted that flashings are only viewed from a distance in some areas and sometimes defects are very small and not clearly visible. Flashing is cracked, missing, damaged or in poor condition and will require rectification or replacement in the following areas: At the rear of the structure although other areas may also be effected.



The following action is recommended: A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

Gutters & Downpipes:

Gutters & Downpipes: Appear to be in serviceable condition. Guttering joints are leaking and should be repaired. Downpipe is leaking this will require resealing.

The following action is recommended: A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

Valleys:

Condition:	The overall condition of the valley metal is good.

Eaves, Fascias & Barge Boards:

Eaves Type & Condition:	The eaves are lined with fibre cement sheeting. The paint work to the eaves is deteriorating and maintenance is required.
Fascias & Bargeboards Type & Condition:	The overall condition of the fascias/bargeboards is good. Minor corrosion was noted to fascia boards.

ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Access Restrictions: Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out.

Location/area Perimeter top plate of the dwelling.

Inspection Restrictions: 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 inspection report.

Roof Framing:

Roof Supports - Type and Condition: The timber truss roof system is adequate for the roof covering.



Insulation & Sarking:

Insulation Status: Insulation Batts have been installed.

Sarking Status: There is no sarking membrane present in the roof area.

INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:	The condition of the ceilings is generally good.
Location/area	Through out.

Walls:

Internal Walls Condition:	The condition of the walls is generally good. Defective or poor surfaces were noted to wall materials and will need repair prior to next painting.
Location/area	Through out.
The following action is recommended:	A Licensed painter should be called to make a further evaluation and repairs or rectification as needed.

Windows:

Windows Condition:	The condition of the windows is generally good. Adjustment is required to some windows to ensure smooth operation. Sill height to the window(s) is below BCA Standards and may be a hazard. Recommend the sill be raised or a safety rail be installed, seek advice for current Rules & Regulations on window requirements.



Location/area	Through out.
The following action is recommended:	A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

Doors:

Doors Condition:	Some doors bind and minor adjustments are required to ensure correct operation. The sliding doors are stiff and need adjustment and/or repair. Swelling was noted to base of bathroom door.
Location/area	Through out.
The following action is recommended:	A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

Floors:

Floors General Condition:	Floors are concealed by floor coverings.
Location/area	Through out.

Woodwork:

Woodwork	The condition of the woodwork is generally good.
Location/area	Through out.

KITCHEN

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

Kitchen:

Kitchen Fixtures: The condition of the fixtures is generally good.
Sink & Taps: The sink and taps appear to be in a serviceable condition.

BATHROOMS

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

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

Main Bathroom:

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

Tiles: The condition of the tiles is generally good.

Basin & Taps: The basin & taps appear serviceable.

Vanity Unit: The condition of the vanity unit is generally good.

Ensuite 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. Evidence of a past water leak was noted under shower recess.

Tiles: The condition of the tiles is generally good.

Basin & Taps: The basin & taps appear serviceable.

Vanity Unit: The condition of the vanity unit is generally good.

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

LAUNDRY

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

Laundry:

General condition of area:	This area is generally in good condition.
Tub & Taps:	The tub and taps appear serviceable.
Tiles:	The condition of the tiles is generally good.
Toilet Condition:	The toilet appears to be in working order.

TOILETS

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

Toilet:

Room Location:	Adjacent to the bathroom.
General condition of area:	This area is generally in good condition.
Toilet Condition:	The toilet appears to be in working order.
Tiles:	The condition of the tiles is generally good.

STAIRS INTERNAL

Stairs Internal:

Type & Condition: The stairs are constructed primarily from timber. The overall condition of the stairs is good.

EXTERIOR

External Walls:

General Condition: The condition of the walls is generally good. Expansion joints should be filled with a flexible sealant.

Position/Location: All elevations.

Lintels:

Type & Condition: The lintels are of: Galvanised steel: The condition of the lintels is generally good.

Position/Location: All elevations.

Windows:

Windows Condition: The condition of the exterior of the windows is generally good.

Position/Location: All elevations.

Damp Course:

Type & Condition: A polythene damp proof coursing material is visible in the external walls and it should continue to be effective unless damaged or bridged.

Position/Location: All elevations.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Verandah:

Position/Location:	Front elevation.
Construction & Condition:	Constructed from timber. Constructed from concrete or masonry.
Roof Construction:	The roof is of pitched construction.
Roof is covered with:	Concrete tiles:
Roof Covering Condition Detail:	The overall condition of the roof coverings is good.
Defects or Maintenance Items:	Paint deterioration was noted to timber posts.

Balcony:

Position/Location:	Front elevation.
Construction & Condition:	Constructed from timber. Constructed from metal. Constructed from concrete or masonry. The general condition of this structure is good.
Roof Construction:	The roof is of pitched construction.
Roof is covered with:	Concrete tiles:
Roof Covering Condition Detail:	The overall condition of the roof coverings is good.
Defects or Maintenance Items:	Cracked and drummy floor tiles are present and require repair or replacement. Paint deterioration was noted to timber post.

SUBFLOOR

Flooring: Timber Flooring construction. Concrete Flooring construction.

Ventilation:

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

FOOTINGS

Footings:

Type & General Condition:	The building is constructed on a concrete slab. The footings appear to be generally sound.
Position/Location:	All elevations.

GARAGING

Garage:

Garage Location: To the front of the main building.

General Overall Condition: The overall condition of the garage is good.

External walls constructed from: A combination of double and single brick:

External Wall General Condition: The condition of the walls is generally good.

Front Doors - Type & Condition The main garage door is a panel lift style door and is in fair condition. There is moderate impact damage to the door.



Ceiling Condition: The condition of the ceilings is generally good.

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

Floor - Type & General Condition The concrete floor is generally in good condition.

Cracking to Masonry or Concrete Elements: Cracks are evident. Visible cracking has been categorized as an appearance defect. Cracking of a building element is an appearance defect where in the opinion of the inspector the appearance of the element is blemished however, the expected consequence of this cracking is unknown until further information is obtained.

Cracking can be expected in a building of this age and construction.

SITE

Driveway:

Type & Condition: The concrete driveway stands in good condition.

Fences & Gates:

Fences Type & Condition: The fences are mainly constructed from timber and metal. The fences are mainly constructed from brick. Rust was noted to metal fencing this will require treatment or replacing. The fences are leaning and repairs are required.

Location: Right hand side: Left hand side: Rear section: Front section:

The following action is recommended: A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

Paths/Paved Areas:

Type & Condition: The paths/paved areas are constructed mainly of; Concrete: The concrete paths/paved areas are in good condition.

Drainage - Surface Water:

Description: Site drainage appears to be acceptable. However, the site should be checked during heavy rain to determine whether the existing drains can cope by a qualified tradesperson (eg Plumber, Drainer etc.). If they cannot cope, then additional drains may be required.

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

SERVICES

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

Services:

Details: Gas is connected to the premises but has not been inspected. 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. Air-conditioning is installed in the premises but has not been inspected.

Water Lines & Pressure:

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

Hot Water Service:

Hot water is provided by the following: Gas hot water system: Located externally:

Age of Unit: We were unable to determine the age of the unit.

Important Information

Important Information:

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

Definitions

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.
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.
Low: 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.
Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.
Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.
Below Average: The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.
Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
Minor Defect: Any defect other than what is described as a major defect.
Accessible area is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

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

Good - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.
Fair - The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.
Poor - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The Definitions relate to the inspectors opinion of the Overall Condition of the Building or area inspected

Above Average - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.
Average - The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.
Below Average - The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.
Appearance Defect - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further

information is obtained.
Serviceability Defect - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
Structural Defect - Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
Accessible Area - An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
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.
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.
Low: 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.
Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.
Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.
Below Average: The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.
Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
Minor Defect: Any defect other than what is described as a major defect.

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.

Definitions
Accessible area is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.
Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.
Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in

trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.
Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.
Retaining Walls: Where retaining walls are located more than 1.0 meter high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated by a qualified engineer with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.
Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.
Trees: Where trees are to close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.
The septic tanks: Should be inspected by a licensed plumber.
Swimming Pools: Swimming Pools/Spars 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.

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.

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

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

2) THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal

possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

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

Accordingly this Report is <u>not a guarantee</u> that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (**NB: Such matters <u>may</u> 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.

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.

IMPORTANT DISCLAIMER

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

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - 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 and payment is agreed on and made then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

CONTACT THE INSPECTOR

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

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