

VISUAL VENDOR MAINTENANCE BUILDING INSPECTION REPORT **25206-2017**

Date Inspection carried out: Thursday, 15th JUNE 2017

For:

STUART LOWE.

**3/14 Frenchs Forest Road,
FRENCHS FOREST NSW 2086
0416 207 215**

stuart@skylinerealestate.com.au



22 Inverness Avenue, FRENCHS FOREST.

Comprehensive Building Inspections Pty. Limited

ACN 001 492 342

Building Consultant Lic. BC 708

Inspector: Andrew Chalkley

Accredited Consultant - Institute Of Building Consultants

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

Items observed that require attention are listed under the appropriate sub headings 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. The completed report may include additional information of concern to the client. The entire Inspection Report, including limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. 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.

Here is a list of items that need further evaluation or repair by appropriately Licensed Contractors.

Summary of Areas where Inspection was Impaired:

Roof Covering:

1. The main roof covering/s was inspected from near ground level areas or if safe, from the upper section of ladder only. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

Subfloor:

2. Below the bathroom area:

Summary of High Risk areas where access should be gained/Inspected:

Roof Covering:

3. Condition of roof covering/s could not be fully determined at time of inspection, due to limited access onto the roof areas. A further detailed investigation (by a competent person e.g. licensed roofing contractor) is recommended to determine as to the need or otherwise for rectification or repair works and associated costs.

External Roof:

Roof Access Limitations:

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

The following action is recommended:

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

Flashings:

Roof Flashing - Type and Condition:

6. Flashings / seals to roof penetrations and roof/wall junctions are a potential source of water leakage. therefore damage to framing members and ceiling / wall linings Early and then periodical checking for defects will be required. A further detailed investigation (by a competent person e.g. a licensed roofing contractor) is recommended to determine as to the need or otherwise rectification or repair works. Application of a suitable protective paint finish may prevent premature degradation and extend service life.

Gutters & Downpipes / Roof drainage provisions:

Condition:

7. Some sections of the gutters and downpipes are damaged or rusting. These should be repaired or replaced as necessary. A further detailed investigation (by a competent person e.g. licensed roof plumber contractor) is recommended to determine as to the need or otherwise for rectification or repair works and associated costs.

Some downpipes do not appear to be connected to a stormwater dispersal system. The situation will allow excess roof water, during heavy rain conditions to pond or flow directly adjacent to the main house structure and footings. As a result localised differential settlement can occur to the foundation areas and cause structural damage to the house structure. Recommend all downpipes be connected to a legal point of discharge. A licensed roof plumber should be called to make a further evaluation and repairs or rectification as needed and to advise of likely associated costs.

Valleys:

Condition:

8. The overall condition of the valley metal is poor and should be treated or replaced as required. A further detailed investigation (by a competent person e.g. a licensed roofing contractor) is recommended to determine as to the need or otherwise rectification or repair works and associated costs.

Eaves, Fascias & Barge Boards:

Fascias & Bargeboards:

9. The overall condition of the fascias / barge boards is acceptable. Minor wet rot decay is present to timber fascias and barge boards. The paint work is deteriorating; consider maintenance as well as a cosmetic upgrade.

Chimneys:

Condition:

10. Flashings / seals to chimney penetrations are a potential source of water leakage. Early and then periodical checking for defects will be required. A further detailed investigation (by a competent person e.g. a licensed roofing contractor) is recommended to determine as to the need or otherwise rectification or repair works.

The chimney should be tested and cleaned prior to being put into use by a suitably qualified person.

Insulation & Sarking:

Insulation Status:

11. Ceilings to accessible / visible areas are not insulated. Consider the installation of suitable insulation.

Electrical wiring:

12. Evidence was seen of extensive upgrading of visible electrical wiring with-in the accessible ceiling cavity, however original rubber insulated cables are still evident. Allowance could be made for further upgrading with PVC insulated cables as part of renovation works. A further detailed investigation (by a competent person e.g. a licensed electrical contractor) is recommended to determine the rectification or repair work costs.

Windows:

Windows Condition:

13. The condition of the windows is generally acceptable for age and types.

Windows are mostly original, therefore ongoing maintenance will be required.

Woodwork:

Woodwork

14. Wet rot decay damage was evident to base of door jamb. Patching / replacement of damaged sections may be required, prior to re-paint. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Moderate degradation is evident to most painted surfaces. Moderate surface preparation will be required, prior to re-paint.

The following action is recommended:

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

Bathroom:

Ventilation:

16. All ceiling mounted heat-lamps were not in correct working order at the time of the inspection. Defective heat lamps will require replacement. A further detailed investigation (by a competent person e.g. a licensed electrical contractor) is recommended.

Laundry:

Floor/Floor Waste:

17. There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care. Water could present a potential slip hazard. It is recommended that a builder / plumber advise of the scope and associated costs for rectification.

Windows / Doors External Condition:

Condition:

18. The condition of the exterior of the windows is generally acceptable for age and type. Paint is peeling off the window frames and maintenance is required.

Moderate wet rot decay is present to window frames. Maintenance will be required. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Verandah:

Defects or Maintenance Items:

19. Construction of a suitable handrail and balustrades may be required to comply with BCA Standards for height and spacing. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Cracking and settlement is noted to the floor area. A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

Pergola:

Defects or Maintenance Items:

20. Moderate wood decay is present to the structure. Some repairs or maintenance will be required. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Restrictions:

Restrictions/description:

21. Crawl space below the area(s) listed below was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. We STRONGLY recommend that access be gained to all inaccessible areas. Access should be gained to enable a further inspection to be carried out prior to purchase.

Wood decay damage:

Description:

22. Moderate wood decay damage was noted. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Affected subfloor timbers

23. Bearers: Floor joist/s: Shower/bathroom/ensuite timbers:

Ventilation:

Description:

24. The underfloor ventilation appeared to be limited at the time of our inspection. The accessible underfloor areas should be inspected after a period of sustained wet weather. We recommend that the adequacy of sub-floor ventilation provisions be investigated further by a builder with experience in ventilation issues to comment and provide a scope of work and associated costs to upgrade / provide additional ventilation.

Sub Floor - Other Defects or Issues:

Details:

25. Moderate localised debris and builders rubble was evident to the under-floor areas available for inspection. Early removal is recommended to reduce risk of termite activity and improve sub-floor ventilation. This may be considered the vendors responsibility, prior to settlement.

The following action is recommended:

26. A rubbish removal contractor should be contacted to advise on method of rubbish removal and costs.

Garage / Car Accommodation:

Internal Walls Condition:

27. The condition of the walls is generally acceptable.

Elevated moisture meter readings could suggest that "Rising/lateral-Dampness" may be evident to several internal and perimeter walls. Chemical injection treatment may be required where on-going dampness occurs. A further detailed investigation (by a competent person e.g. a licensed building contractor) is recommended to determine the method and extent of any remedial work required, and associated costs.

Fences & Gates:

Fences Type & Condition:

28. The fences are mainly constructed from timber. The fences are mainly constructed from welded mesh. The fences are mainly constructed from brick. The fences are generally in fair condition, however some repairs or maintenance is required. We recommend a qualified fencer provide a scope of work and associated costs for repairs / upgrading. Moderate wet rot or defects were noted to the wooden fences and minor repairs are needed.

Whilst we are not qualified pest inspectors there appears to be minor damage consistent with termite attack to visible accessible timbers. We strongly recommend that a licensed pest inspector be engaged to inspect the dwelling. The damage was noted but not limited to the following timbers and areas.

Drainage - Surface Water:

Description:

29. Site water drainage management provisions appear to be acceptable for normal wet weather conditions, however the site should be monitored during heavy rain to determine whether the existing drains are adequate for heavier than normal wet weather. If drainage provisions are inadequate, then additional drains / upgrading

may be required.

See comments regarding natural seepage water to the accessible under-floor areas.

Water Lines & Pressure:

Details:

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

Under-floor sewer / stormwater piping appears to be mainly original. It is possible that these clay pipes are blocked, cracked or damaged below the soil surface. This should be referred to a licensed plumber.

Conclusion and Summary:

Overall Condition:

31. Therefore the overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is 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.

With older structures, general wear and tear and maintenance issues are considered normal. It can be expected that initial repairs and on-going maintenance will be required.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Contact the Inspector

Thank you for selecting our firm to conduct you home inspection. 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:

Andrew Chalkley

Dated this: Thursday, 15th JUNE 2017

SIGNED FOR AND ON BEHALF OF:



Andrew Chalkley
Comprehensive Building Inspections Pty. Limited
Principal
Building Consultant Lic. BC708

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:

STUART LOWE.

3/14 Frenchs Forest Road,
FRENCHS FOREST NSW 2086
0416 207 215
stuart@skylinerealestate.com.au.

YOUR CONTACT:

STUART LOWE.

YOUR REF/FILE NUMBER:

25206-2017.

YOUR CLIENT:

STUART LOWE.

PROPERTY ADDRESS:

22 Inverness Avenue, FRENCHS FOREST.

Details of the Inspection Agreement:

AGREEMENT DETAILS

Agreement Reference: 25206-2017
Date of Agreement: 15th June 2017.

REPORT TYPE:

Vendor Maintenance Building Inspection.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a Vendor 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 contributions 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.

Details of the Inspection

DATE OF INSPECTION:

Thursday, 15th JUNE 2017.

TIME INSPECTION CARRIED OUT:

1:30pm.

WEATHER CONDITION:

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

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.

ORIENTATION

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

PERSONS PRESENT AT TIME OF INSPECTION:

The building consultant from Comprehensive Building Inspections was the only person present at the time of the inspection.

General Inspection Restrictions:

Was the property furnished at time of inspection?

No.

Inspection to the upperside of flooring was restricted by floor coverings.

Areas Inspected:

Details:

The main roof covering/s:

The main roof covering/s from ground level areas only:

Internal area:

Sub-floor area:

Garage:

External area:

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: 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 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.**

Summary of Areas where Inspection was Impaired:

Roof Covering:

The main roof covering/s was inspected from near ground level areas or if safe, from the upper section of ladder only. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

Subfloor:

Below the bathroom area:

Summary of High Risk areas where access should be gained/Inspected:

Roof Covering:

Condition of roof covering/s could not be fully determined at time of inspection, due to limited access onto the roof areas. A further detailed investigation (by a competent person e.g. licensed roofing contractor) is recommended to determine as to the need or otherwise for rectification or repair works and associated costs.

Property Description:

Building type:

Single storey dwelling.



External walls constructed from:

Brick veneer:

Roof Construction & Covering:

The roof is of pitched construction.

Roof is covered with:

Concrete tiles:

Internal walls covered with:

Plasterboard: Fibrous plaster: Asbestos cement sheeting:

Internal ceilings covered with:

Plasterboard: Fibrous plaster: Asbestos cement sheeting:

Windows and doors are constructed from:

Timber and aluminium.

Footings:

The building is constructed on strip footings and piers.

Extension:

The building appears to have had an extension/addition. Interested parties should contact the local council to ensure that the extension/addition has been approved and inspected as required.

Estimate Building Age:

Between 50 and 60 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 investigations should be made.

It is Strongly Recommended that the following Inspections and Reports be obtained.

Other more detailed Inspections and Report Requirements:

Recommended Inspections and Reports:

Asbestos Inspection: To obtain more information you can visit www.workcover.com.au "Living with Asbestos". This pre-purchase inspection will only comment if asbestos is obvious at the time of our inspection. We recommend that if you have concerns relating to the possible presence of asbestos that you undertake a separate specialist asbestos identification inspection. This will identify the areas of materials containing asbestos, precautions required to minimise exposure and recommendations, including safe removal if required. Materials containing asbestos may be safe if it is enclosed, but reasonable exposure may result in asbestos related illnesses if adequate precautions are not taken. These inspections take reasonable additional time and is not required to be included in a standard pre-purchase inspection. If it is unclear to determine the presence of materials containing asbestos you could arrange for the material to be laboratory tested.

Electrical Inspection:

Appliance Inspection:

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 report are relevant only in light of the conditions present at the time of inspection.

Air-conditioning Equipment Inspection:

Fire Place & Chimney/Flue Inspection:

ROOF SYSTEM EXTERNAL

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

External Roof:

Roof Style:

The roof is of pitched construction.

Roof Access Limitations:

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

Roof Covering Condition Detail:

The overall condition of the visible areas of roof covering/s appears acceptable for age and type/s.

Evidence was seen of past application of a coloured surface coating and re-pointing of bedding to the ridge and hip capping tiles. No opinion can be offered on the long term durability of this non-original coating.



The following action is recommended:

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

Flashings:

Roof Flashing - Type and Condition:

Flashings / seals to roof penetrations and roof/wall junctions are a potential source of water leakage. therefore damage to framing members and ceiling / wall linings Early and then periodical checking for defects will be required. A further detailed investigation (by a competent person e.g. a licensed roofing contractor) is recommended to determine as to the need or otherwise rectification or repair works. Application of a suitable protective paint finish may prevent premature degradation and extend service life.



Gutters & Downpipes / Roof drainage provisions:

Condition:

Some sections of the gutters and downpipes are damaged or rusting. These should be repaired or replaced as necessary. A further detailed investigation (by a competent person e.g. licensed roof plumber contractor) is recommended to determine as to the need or otherwise for rectification or repair works and associated costs.

Some downpipes do not appear to be connected to a stormwater dispersal system. The situation will allow excess roof water, during heavy rain conditions to pond or flow directly adjacent to the main house structure and footings. As a result localised differential settlement can occur to the foundation areas and cause structural damage to the house structure. Recommend all downpipes be connected to a legal point of discharge. A licensed roof plumber should be called to make a further evaluation and repairs or rectification as needed and to advise of likely associated costs.

Leaves and debris are present in gutters. These should be cleared. Water is ponding in the gutters and they require realigning.



Valleys:

Condition:

The overall condition of the valley metal is poor and should be treated or replaced as required. A further detailed investigation (by a competent person e.g. a licensed roofing contractor) is recommended to determine as to the need or otherwise rectification or repair works and associated costs.



Eaves, Fascias & Barge Boards:

Eaves:

The eaves are lined with asbestos cement sheeting. The overall condition of the eaves lining is acceptable.

Fascias & Bargeboards:

The overall condition of the fascias / barge boards is acceptable. Minor wet rot decay is present to timber fascias and barge boards. The paint work is deteriorating; consider maintenance as well as a cosmetic upgrade.



Chimneys:

Condition:

Flashings / seals to chimney penetrations are a potential source of water leakage. Early and then periodical checking for defects will be required. A further detailed investigation (by a competent person e.g. a licensed roofing contractor) is recommended to determine as to the need or otherwise rectification or repair works.

The chimney should be tested and cleaned prior to being put into use by a suitably qualified person.



ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Access Restrictions:

Inspection over the eaves was restricted due to the low pitch construction, allowing only a limited visual inspection.

Location/area

Various areas.

Roof Framing:

Roof Supports - Type and Condition:

The cut and pitched roof timbers appear to provide adequate support. It is not uncommon to see minor deflection to the main framing timbers as a result of initial settlement and shrinkage of some framing timbers.



Insulation & Sarking:

Insulation Status:

Ceilings to accessible / visible areas are not insulated. Consider the installation of suitable insulation.

Sarking Status:

No sarking protection is installed under roof coverings to accessible areas, therefore localised water leakage is possible during periods of heavy rain and high wind.

Electrical wiring:

Evidence was seen of extensive upgrading of visible electrical wiring with-in the accessible ceiling cavity, however original rubber insulated cables are still evident. Allowance could be made for further upgrading with PVC insulated cables as part of renovation works. A further detailed investigation (by a competent person e.g. a licensed electrical contractor) is recommended to determine the rectification or repair work costs.



Roof leakage:

Evidence of roof leakage

Containers placed inside the ceiling cavity may suggest active roof leakage. A licensed roofing contractor should be called to make further evaluation and repairs as needed and to determine expected costs.



INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:

The condition of the ceilings is generally acceptable for age and type. Moderate to extensive localised surface preparation will be required, prior to next re-paint.

Location/area

Various areas.

The following action is recommended:

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

Walls:

Internal Walls Condition:

The condition of the walls is generally acceptable. Moderate localised surface preparation will be required, prior to next re-paint.

Location/area

Various areas.

The following action is recommended:

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

Windows:

Windows Condition:

The condition of the windows is generally acceptable for age and types.

Windows are mostly original, therefore ongoing maintenance will be required.

Doors:

Doors Condition:

The condition of the doors is generally acceptable.

Floors:

Floors Condition:

The condition of the floors is generally acceptable. Floor coverings are in poor condition and should be considered for upgrading / replacement. Floors are concealed by floor coverings.

Woodwork:

Woodwork

Wet rot decay damage was evident to base of door jamb. Patching / replacement of damaged sections may be required, prior to re-paint. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Moderate degradation is evident to most painted surfaces. Moderate surface preparation will be required, prior to re-paint.



The following action is recommended:

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

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:

Kitchen facility appears to have been upgraded since original. No appliances were checked for correct operation at time of inspection. Vendor may retain original warranty documentation and / or operation manuals. Kitchen facility and fittings are degraded and considered to be nearing or at end of service life.



Tiles:

The condition of the tiles is generally fair for age.

Sink & Taps:

Appears serviceable for age and types.

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 penetrate into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

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

Bathroom:

Shower/Bath Condition:

Bathroom facility appears to have been upgraded since original.

The most common cause of leaking showers is due to building movement and settlement causing weakening or cracking of grout, or the waterproof membrane under the tiles fails. At the time of the inspection the shower enclosures were tiled. Accordingly it is impossible to establish if an Australian Standards approved seamless waterproofing membrane system has been installed. Neither shower flooding or water testing or the use of moisture meters can necessarily detect defective showers. It is possible that the vendor may have applied a liquid re-waterproofing system which given time or increased usage may fail. It is also possible that the shower is not in use and that previous signs or leakage have been obscured. Accordingly it is suggested that you discuss the condition of the showers with the vendor and satisfy yourself that the showers do not leak.



Tiles:

The condition of the tiles is generally fair for age. General re-grouting of all areas will reduce risk of water penetration and enhance appearance. A licensed tiler should be called to make a further evaluation and repairs or rectification as needed.

Basin & Taps:

The basin & cabinets appear to be nearing end of service life, due to age degradation and exposure to moisture. Viewing below the basin area was restricted at time of inspection. Defects may be concealed by stored goods.

Toilet Condition:

The toilet cistern was turned on and flushed and appeared to be in working order at time of inspection.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockages may be present and not detected. A licensed plumber should be called to make further evaluation and repairs as needed.

Ventilation:

All ceiling mounted heat-lamps were not in correct working order at the time of the inspection. Defective heat lamps will require replacement. A further detailed investigation (by a competent person e.g. a licensed electrical contractor) is recommended.

Ensuite Bathroom:**Shower/Bath Condition:**

Ensuite facility appears to be mainly original, therefore it is considered normal for age and water / exposure degradation to be evident to surrounding areas.

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:**

Laundry facility appears to be mainly original, therefore it is considered normal for age and water / exposure degradation to be evident to surrounding areas. This area is generally in acceptable condition.

It is likely that the internal walls / ceilings to the wet areas (bathroom / Laundry facilities) are lined with asbestous cement sheeting.

**Floor/Floor Waste:**

There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care. Water could present a potential slip hazard. It is recommended that a builder / plumber advise of the scope and associated costs for rectification.

Tiles:

The condition of the tiles is generally fair for age.

EXTERIOR

External Walls:

Condition:

The condition of the walls is generally acceptable.

Moderate to advanced age and exposure degradation is evident to most painted surfaces. Moderate to extensive surface preparation will be required, prior to re-paint.

Lintels:

Type & Condition:

The lintels appear to be of galvanised steel, The condition of the lintels is generally acceptable.

Windows / Doors External Condition:

Condition:

The condition of the exterior of the windows is generally acceptable for age and type. Paint is peeling off the window frames and maintenance is required.

Moderate wet rot decay is present to window frames. Maintenance will be required. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.



External Stairs:

Type & Condition:

The stairs are constructed primarily from concrete. The overall condition of the stairs is acceptable for age and construction type.

Wood decay damage:

Description:

Minor wood decay damage was noted. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Dampcourse:

Type & Condition:

Aluminium core damp proof coursing material is present and should be considered effective against rising damp unless damaged or bridged. A polythene damp proof coursing material is visible in the external walls and it should continue to be effective unless damaged or bridged.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Verandah:

Position/Location:

Front elevation.

Construction & Condition:

Constructed from concrete or masonry. The general condition of this structure is acceptable for age.

Defects or Maintenance Items:

Construction of a suitable handrail and balustrades may be required to comply with BCA Standards for height and spacing. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Cracking and settlement is noted to the floor area. A licensed builder should be called to make a further evaluation and repairs or rectification as needed.



Deck / Terrace:

Position/Location:

Rear elevation.

Construction & Condition:

Constructed from concrete or masonry. The general condition of this structure is acceptable for age.

Pergola:

Position/Location:

Rear elevation.

Construction & Condition:

Constructed from timber. The general condition of this structure is fair for age.

Defects or Maintenance Items:

Moderate wood decay is present to the structure. Some repairs or maintenance will be required. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.



SUBFLOOR

Restrictions:

Restrictions/description:

Crawl space below the area(s) listed below was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. We STRONGLY recommend that access be gained to all inaccessible areas. Access should be gained to enable a further inspection to be carried out prior to purchase.

Below the following location or area:

Bathroom:

Timber Pest Attack - Cautionary Note:

Description:

The underfloor soil appears damp. This should be referred to a drainer or builder with experience in improving sub-floor ventilation and reducing dampness as moist soil conditions are highly conducive to timber pest attack. Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage.

Wood decay damage:

Description:

Moderate wood decay damage was noted. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Affected subfloor timbers

Bearers: Floor joist/s: Shower/bathroom/ensuite timbers:

Below the following location or area:

Bathroom:

Ventilation:

Description:

The underfloor ventilation appeared to be limited at the time of our inspection. The accessible underfloor areas should be inspected after a period of sustained wet weather. We recommend that the adequacy of sub-floor ventilation provisions be investigated further by a builder with experience in ventilation issues to comment and provide a scope of work and associated costs to upgrade / provide additional ventilation.

Electrical wiring:

Evidence was seen of extensive upgrading of visible electrical wiring within the accessible sub-floor areas, however original rubber insulated cables are still evident. Allowance could be made for further upgrading with PVC insulated cables as part of renovation works. A further detailed investigation (by a competent person e.g. a licensed electrical contractor) is recommended to determine the rectification or repair work costs.

Sub Floor - Other Defects or Issues:

Details:

Moderate localised debris and builders rubble was evident to the under-floor areas available for inspection. Early removal is recommended to reduce risk of termite activity and improve sub-floor ventilation. This may be considered the vendors responsibility, prior to settlement.



The following action is recommended:

A rubbish removal contractor should be contacted to advise on method of rubbish removal and costs.

FOOTINGS

Footings:

Type & Condition:

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



Footings - Extension or addition:

Type & Condition:

The extension/addition is constructed on a combination of strip footings and piers. The footings to accessible / visible areas appear to be generally sound.



GARAGING / CAR ACCOMMODATION

Garage / Car Accommodation:

Garage Location:

Adjacent to the main building.



Roof Construction:

The roof is of pitched style construction.

Roof Covering:

Concrete tiles:

Roof Covering Condition in Detail:

The overall condition of the roof coverings is acceptable for age.

Wall Construction:

Single brick:

Wall Condition:

The condition of the walls is generally acceptable.

Front Doors - Type & Condition

The main garage door is a roller style door and is in acceptable condition for age. The garage door unit may be due for normal routine servicing. Recommend consult licensed garage door contractor to advise further.

Door appeared to function correctly at time of inspection, however early and then periodical lubrication of guide-rollers (as per manufactures instructions) is recommended to improve and maintain correct operation.

Floor - Type & Condition

The concrete floor is generally in acceptable condition.

Ceiling Condition:

There is no ceiling lining present.

Internal Walls Condition:

The condition of the walls is generally acceptable.

Elevated moisture meter readings could suggest that "Rising/lateral-Dampness" may be evident to several internal and perimeter walls. Chemical injection treatment may be required where on-going dampness occurs. A further detailed investigation (by a competent person e.g. a licensed building contractor) is recommended to determine the method and extent of any remedial work required, and associated costs.



Windows Condition:

The condition of the windows is generally acceptable for age and types.

Doors Condition:

The condition of the doors is generally fair. Repair or replacement should be considered. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.

Eaves Condition:

The eaves are lined with asbestos cement sheeting. The overall condition of the eaves lining is acceptable.

Fascias & Bargeboards Condition:

The overall condition of the fascias/bargeboards is acceptable. Minor wet rot decay is present to timber fascias or barge boards. The paint work is deteriorating and maintenance is required.

External Windows Condition:

The condition of the exterior of the windows is generally acceptable for age and types. Paint is peeling off the window frames and maintenance is required.

OUTBUILDINGS

Outbuilding:**Type of Outbuilding:**

Nil outbuilding is located on the site.

SITE

Driveway:**Type & Condition:**

The concrete driveway stands in fair condition for age. It cannot be determined whether or not these fractures will increase in the short or medium terms. A licensed concreter should be called to make a further evaluation and repairs or rectification as needed and associated costs.

The concrete driveway has some visible cracking. It cannot be determined whether or not these fractures will increase in the short or medium terms. Recommend consult licensed building contractor.

**Fences & Gates:****Fences Type & Condition:**

The fences are mainly constructed from timber. The fences are mainly constructed from welded mesh. The fences are mainly constructed from brick. The fences are generally in fair condition, however some repairs or maintenance is required. We recommend a qualified fencer provide a scope of work and associated costs for repairs / upgrading. Moderate wet rot or defects were noted to the wooden fences and minor repairs are needed.

Whilst we are not qualified pest inspectors there appears to be minor damage consistent with termite attack to visible accessible timbers. We strongly recommend that a licensed pest inspector be engaged to inspect the dwelling. The damage was noted but not limited to the following timbers and areas.



Potential for trees to effect the building structure or surrounding areas:

Potential Risk:

It was noted that trees have been planted within close proximity to the building structure. Their growth should be monitored, and where necessary precautions taken to ensure that their root systems do not compromise the integrity of the paved areas and/or building. Early and then periodical trimming of "die-back" limbs will be required to reduce risk of damage to roof covering and/or roof drainage provisions.



Drainage - Surface Water:

Description:

Site water drainage management provisions appear to be acceptable for normal wet weather conditions, however the site should be monitored during heavy rain to determine whether the existing drains are adequate for heavier than normal wet weather. If drainage provisions are inadequate, then additional drains / upgrading may be required.

See comments regarding natural seepage water to the accessible under-floor areas.

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.

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:

The cold water was operational but the adequacy was not tested and is not commented on.

Air-conditioning is installed in the premises but has not been inspected. It may be possible that the current Vendor has the owners / operation manual. This manual should be left with the sale of the property.

Main electrical supply meters and fittings appear to have been modestly upgraded since original, however allowance could be made for further general upgrading and installation of approved "Safety" devices (R.C.D Residual Current Device) and "Hard-Wired" "Smoke-detectors" in the short term to satisfy current building codes. A further detailed investigation (by a competent person e.g. a licensed electrical contractor) is recommended to determine the rectification or repair work costs.



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.

Under-floor sewer / stormwater piping appears to be mainly original. It is possible that these clay pipes are blocked, cracked or damaged below the soil surface. This should be referred to a licensed plumber.

Hot Water Service:

Hot water is provided by the following:

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

**Age of Unit:**

We were unable to determine the age of 250 the litre capacity unit.

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

CONCLUSION

Conclusion and Summary:

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 that have been reasonably well maintained is considered:

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.

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 that have been reasonably well maintained is considered:

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 this Residential Dwelling in the context of its age, type and general expectations of similar properties is 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.

With older structures, general wear and tear and maintenance issues are considered normal. It can be expected that initial repairs and on-going maintenance will be required.

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.

TERMINOLOGY

The Definitions of the Terms in the table below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

Definitions:

Damage:

The fabric of the element has ruptured or is otherwise broken.

Distortion, Warping, Twisting:

An element or elements has been distorted or moved from the intended locations.

Water penetration, Damp Related:

Moisture is present in unintended or unexpected locations.

Material Deterioration (rusting, rotting, corrosion, decay):

An element or component is subject to deterioration of material or materials.

Operational:

An element or component does not operate as intended.

Installation (including omissions):

The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.

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

Definitions:

HIGH (Poor):

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 (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):

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:

Definitions:

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 minor repair or maintenance. There were no major matters that require attention or rectification.

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.

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, fulfils a characteristic function.

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

Minor Defect: A defect other than a major defect.

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

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

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

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

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

TERMS AND CONDITIONS

THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1

Important Information Regarding the Scope and Limitations of 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, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property

Report.)

4) CONSUMER COMPLAINTS PROCEDURE. In the event of any 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 building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

6) Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **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) Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

8) Photo Disclaimer: Any photos provided in this report are merely random photos taken of defects and/or general areas of the property and are not to be relied upon as all the defects / areas identified during the inspection. The inspector accepts no liability for any photos NOT provided throughout the report.

9) CONDITIONS :- This standard property report is conditional upon or conditional in relation to -
- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;

- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

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

a) obtain a statement from the owner as to

- i. any Timber Pest activity or damage
- ii. timber repairs or other repairs
- iii. alterations or other problems to the property known to them
- iv. any other work carried out to the property including Timber Pest treatments
- v. obtain copies of any paperwork issued and the details of all work carried out

b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

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

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

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

14) The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause. However, We may sell the Report to another Person although there is no obligation for Us to do so.

15) You release Us from any and all claims, action, proceedings, judgements, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

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

IMPORTANT DISCLAIMER

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

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- 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.

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.

Important Considerations & Advice:

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 advise on the best course of action with regards to the trees.

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 some buildings (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.

Swimming Pools: If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible. 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.

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 enquires with the Council to ascertain if approval was given.

Owners Corporation: Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

The septic tanks: Should be inspected by a licensed plumber. Sub-soil drainage, sewer piping, water storage tanks and all pumping equipment are not covered as part of this report. It is suggested that Vendor give instructions as to correct operation and maintenance issues.

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