

**ACCURATE PROPERTY INSPECTIONS
BUILDING INSPECTION REPORT**

Agreement Details

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

The report does not include an estimate of the cost for rectification of the defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

An Agreement was sent via: Email	Date of Agreement Sent: 15 th January, 2015
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Date of inspection: 19th January, 2015

Time of inspection: 10:00 am

Weather conditions at time of the inspections: Overcast

Recent weather conditions: Dry with wet periods

General Property Description:

Domestic, two storey, brick veneer and weatherboard, brick piers, timber floors with concrete areas and a tiled roof.

The front entry leads onto the foyer, lounge/dining room, family room, bathroom/laundry, kitchen, living area, bathroom, second bedroom, third bedroom, fourth bedroom and fifth bedroom.

There is a staircase leading up to the first floor, living area and main bedroom with ensuite.

There is a tennis court to the rear.

There is off street carparking.

The property was furnished at time of inspection: No

Orientation of Building:

The property is approximately facing west.

The land slopes towards the rear and south side of the property.

The Areas Inspected Include: The site, building interior, building exterior, roof space, roof exterior and sub floor.

The inspection includes the building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

Important Note Regarding Strata Title: In the case of strata and company title properties, the inspection is limited to the interior and only the associated exterior of the particular property being inspected. The complete inspection of common property is recommended but does fall outside the scope of this inspection.

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Other Area(s)* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include:

- Underneath the concrete floor area to the rear, north side as there is no access underneath this type of floor construction.
- No Inspection was made of concealed frame timbers or any areas concealed by wall linings/siding, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, sarking and insulation, hollow blocks/posts or any other obstructions to visual inspection.

Area(s) in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include:

- The sub floor area towards the north side where there is minimal access.
- The main roof area where access is minimal to the perimeter of the roof and there is sarking and insulation.
- The external parts of the building concealed by soil, vegetation, plumbing pipes, downpipes, conduits and other services against the building.
- The wall framing concealed behind wall cladding and coverings. The internal floor surface including carpet smooth edge and the covered sections of timber joinery covered by floor coverings. Timber joinery concealed by furniture, stored goods, pictures and appliances.
- Fences and retaining walls concealed with vegetation, soil and other structures.

High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of significant defects include:

The sub floor area, roof void, the external areas of the building, fences and retaining walls.

Important: If a complete inspection of the above areas was not possible, significant damage may exist in these areas.

Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible significant damage exists.

Other Inspections and Reports Required

It is Strongly Recommended that the following Inspections and Reports are obtained prior to any decision to purchase the property, so that the purchaser can be well equipped to make an informed decision. These inspections and Reports fall outside the guidelines for a Standard Property as specified in AS4349.1-2007 and excluded from this Report:

- Timber Pest Inspection
- Structural engineer Inspection
- Electrical Inspection
- Plumbing Inspection
- Mechanical & Appliances Inspection
- Geotechnical Inspection
- Asbestos Inspection
- Estimating Report

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Site Inspection:

Note: It should be noted that all cracks in hard surfaces, concrete and masonry including paths and/or retaining walls should be inspected by an engineer to determine the cause of the cracking, the rectification work required and the associated costs involved in the rectification prior to your decision to purchase this property.

Boundary Fences:

Condition: The fences are in average condition for the site's age and type.

There is natural rock and sandstone blockwork retaining the land to the north side of the property. The rock and retaining walls will need to be further assessed by an engineer to determine the retaining walls structural adequacy. There may need to be handrails fitted above the retaining walls for safety reasons. No inspection could be made to the fences or retaining walls covered by vegetation.

Site Drainage:

Condition: The drainage is in average condition for the site's age and type.

Comments on surface water drainage are limited as where there has been either little or no rainfall, surface water drainage may appear to be adequate, but 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.

A lack of drainage to the site and sub floor area can cause significant cracking of the external walls and movement of the floor structure. The retention of water from surface runoff could have an effect on the foundation material which in turn could affect the footings to the house.

The site should be monitored during heavy rain to determine whether the existing drainage is adequate. Best practise is to monitor the flow of surface water and stormwater runoff and have the water directed away from the house or to stormwater pipes by a licensed plumber/drainier.

A drainage expert should be consulted to determine the drainage requirements for this property's site and subfloor area and the associated costs of any rectification required. It is also recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

Tree Growth:

Condition: The tree growth is in average condition for the site's age and type.

The large trees growing on and around the property will need to be trimmed down and kept back well clear. Their root growth will need to be monitored and removed as required.

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.

All gardens and vegetation should be moved at least one metre away from the perimeter of the house because the vegetation acts as an entry point for termites and other pests and can also retain different water levels in comparison to the surrounding areas. The

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difference in water levels can cause cracking to the surrounding brickwork and movement to the floor structure.

Driveway, Paths & Paving:

Condition: The driveway, paths and paving are in average condition for their age.

Note: It should be noted that all cracks in hard surfaces, concrete and masonry including paths and/or retaining walls should be inspected by an engineer to determine the cause of the cracking, the rectification work required and the associated costs involved in the rectification prior to your decision to purchase this property.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder.

Front bitumen & concrete driveway and north side path:

There is hairline cracking evident. The cracks appear to be an appearance defect. Parts of the bitumen will need to be levelled for aesthetic reasons and to prevent a tripping hazard.

There is sandstone flagging retaining the land to the side of the driveway and north side path. Parts are cracked and leaning and will need to be repaired.

Rear paved terrace area:

The paving will need to be cleaned and maintained and parts will need to be levelled.

Veranda's and Entries:

Condition: The veranda's and entry areas are in average condition for their age.

Note: It is recommended that an engineer's inspection should be carried out to all external structures including timber framed decks, veranda's, balconies and/or awning roofs to determine their structural adequacy and/or if there is any rectification work required prior to your decision to purchase this property, for safety reasons. 6-12 monthly inspections are required to all external timber structures to determine their condition and if there is any maintenance or rectification work required, for safety reasons.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder.

Front tiled veranda:

The cracked tiles will need to be replaced for aesthetic reasons.

A durable slip resistant finish or a suitable non-skid strip will need to be fitted to the edge of the stairs for safety reasons.

Rear concrete veranda:

A durable slip resistant finish or a suitable non-skid strip will need to be fitted to the edge of the stairs for safety reasons.

There will need to be vertical balustrades fitted to the handrails for safety reasons.

Tennis Court:

Condition: The tennis court is in average condition for its age.

Note: All repairs and rectification work recorded to this section of the report should be overseen by a licensed builder.

There is a concrete tennis court to the rear of the property. There is artificial grass to the surface.

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There are bush rocks, timber sleepers and cement block walls retaining the ground towards the south side of the tennis court area. The retaining walls will need to be further inspected by an engineer to determine their structural adequacy.

There is a cement block wall retaining the land to the east side of the tennis court. The retaining wall is cracked and leaning and will need to be inspected by an engineer to determine the cause and to determine if rectification work is required.

The Sub Floor area (underfloor space):

Sub Floor area:

Condition: The sub floor area is in average condition for its age and type.

No inspection or make comment is made on the geotechnical condition of the ground on which the building is constructed or if it is flood prone. If these particular issues are of concern further investigation will be required by your solicitor and/or a geotechnical survey carried out to the property.

The foundation material appears to be mainly clay and sandstone.

The sub floor ventilation is important in minimising infestations by timber pests and preventing damp problems. The ventilation will need to be assessed by a ventilation expert and upgraded if required.

Access Restrictions:

Access is generally satisfactory, although it is minimal to the north side.

The floor structure to the north side is concrete. There is no access underneath this type of floor construction.

Floor Structure:

Condition: The floor structure is in average condition for its age and type.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder.

Brick perimeter walls and brick piers support hardwood bearers, joists and timber strip flooring. The floor will need to be resecured where there is minor creaking and movement evident.

Ensure that ant cappings are fitted wherever timber touches masonry. Ant cappings do not stop termites but bring them to open edges of the piers and foundation walls making them easier to look for.

The first floor is timber framed and covered with timber flooring. No inspection could be made to the floor structure as it is concealed with floor coverings and ceiling linings.

The Exterior of the Building:

Important Advice:

Cracking of Building Items

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

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Obtaining information regarding:

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

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

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural problems for the home owner resulting in major expensive work been carried out.

Please note that if cracks have been identified in the report, A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase or settlement.

External Walls

Condition: The external walls are in average condition for their age and type.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder. An engineer will be required to oversee and rectification to cracked surfaces (Brickwork and concrete, etc).

The external walls of the house are masonry (brick) that have been cement bagged and painted.

The walls have been recently painted making it hard to detect cracking to the brickwork. It does appear that some vertical cracks to the brickwork to the south side, towards the rear and to the north side, adjacent to the side pathway have been partly repaired. The brickwork will need to be inspected by an engineer to determine if rectification work is required and to determine if expansion joints are required to allow for movement to occur.

Note: No inspection could be made to the cavity between the inside and outside walls to the perimeter of the building. Therefore it could not be determined whether or not there are any blockages to the cavity or if the flashings, damp course, brick ties or services have been fitted correctly.

Some of the walls to the north side and first floor are timber framed covered with weatherboards

External Painting:

Condition: The external painting is in above average condition for its age.

The external painting requires maintenance to the timber joinery for aesthetic reasons and to prevent further weathering.

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Windows:

Condition: The windows are in average condition for their age and type.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder and/or window repair expert.

There are powder coated aluminium sliding windows and doors fitted.

Some windows and doors will need to be eased and adjusted to operate correctly.

Some of the windows to the first floor level are less than 1 metre high from the internal floor level. These windows will need to have security/safety screens fitted to prevent a possible fall hazard.

Roof:

Roof Space/Structure:

Condition: The roof structure is in average condition for its age and type.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder.

The roof and ceiling structure is pitched.

The roof has been constructed with conventional frame work.

Period of 48 hours prior to inspection was wet and no visible evidence was seen of current roof leakage sufficient to cause staining or damage to the ceiling structure.

There is sarking fitted.

There is some insulation fitted. It is recommended that the roof area covered with insulation be inspected by a licensed electrician to ensure that the insulation has been installed correctly and does not pose a fire hazard to the property.

Access Restrictions:

Inside the eaves, the low parts to either side of the roof and the top plates to the perimeter of the building as access is not deemed reasonable.

Inspection Restrictions:

Where insulation is present in the roof cavity, this restricts inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building report.

Where sarking paper is covering the tile battens, this restricts inspection to some roofing timbers. Removal of sarking is not within the scope of a standard visual building report.

Roof Covering:

The inspection 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 a prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factors, further investigations should be carried out prior to purchase.

Condition: The roof covering is in average condition for its age and type.

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Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder and/or roofing expert.

The roof is covered with terracotta roofing tiles and ridge cappings.

Note: It is recommended that a licensed roof plumber inspect and detail the requirements to ensure that the roof cappings and flashings are functional and adequate for the situation.

The valley gutters will need to be cleaned and maintained against corrosion to prevent possible water penetration inside the building.

Fascia and Barge Boards:

Condition: The fascia and barge boards are in average condition for their age and type.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder.

Fascia and barge boards are painted timber. Some parts will need to be resecured and some of the joins sealed. The timber will need to be maintained to prevent further weathering and decay. The decayed parts will need to be repaired.

Eaves:

Condition: The eaves are in average condition for their age and type.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder.

Eaves are lined with fibro sheeting and timber cover moulds with joining strips. The timber will need to be maintained to prevent further weathering. The fibro sheeting may contain asbestos. The sheeting should be further investigated by a qualified asbestos expert as to the amount and importance of any asbestos present.

Gutters and Downpipes:

Condition: The gutters and downpipes are in average condition for their age and type.

The roof gutters are painted metal quad type. The gutters will need to be cleaned and maintained to prevent possible water penetration inside the building. The guttering should be inspected by a licensed roof plumber to determine if the guttering has been installed correctly and if there is rectification work required.

Parts will need to be straightened and resecured.

Downpipes are 100mm round PVC.

Note: It is recommended that a licensed roof plumber inspect and detail the requirements to ensure that the guttering and downpipes are functional and adequate for the situation.

Services:

All of the internal and external services to the property (For example; alarms, heating and cooling devices, ceiling fans, garden sprinklers, water features, automatic blinds and awnings, hotwater units, phones and other telecommunications) should be inspected and tested by the appropriate trade/expert to ensure their working order for peace of mind before purchase.

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Electrical Service:

It is recommended that a licensed electrician be consulted to determine the condition of the electrical meter board, the buildings electrical wiring, switches, power points and other associated electrical items to the property.

The electrical meter board is fitted on the south side of the house, in a metal cabinet.

Visible electric wiring is PVC insulated cable. There are circuit breakers fitted.

Water Service and Hot Water Unit:

It is recommended that a licensed plumber be consulted to determine the condition of the hot water service and the buildings plumbing service.

The water meter is fitted to the front. The main water service is copper. The water pressure is satisfactory.

The hot water unit is located underneath the house. It is a Rheem, mains pressure, electrically operated, water storage heater, approximately 125 litre capacity and date of manufacture is 9/09.

It should be noted that the average hot water unit has a life span of between 8 to 10 years due to corrosion of the internal components. An allowance should be made to upgrade the hot water unit at this time. The overflow pipe will need to be directed away from the unit and fitted over a drain because the water can attract termites and cause other drainage related problems.

Internal Services:

Condition: The internal services are in average condition for their age and type.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder and/or the appropriate specialist/expert.

The toilets were operational at the time of the inspection.

The taps were functional at the time of the inspection.

The lights were operational at the time of the inspection. Some downlights/light bulbs were not operational and will need to be serviced by a licensed electrician.

There are multiple smoke detectors fitted to the property. Please note: Smoke detectors AS 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that a licensed electrician be consulted to advise on those installed or install these detectors.

The Interior of the Building:

Ceilings:

Condition: The ceiling linings are in above average condition for their age and type.

The ceilings are lined with plasterboard sheeting.

Walls:

Condition: The wall linings are in above average condition for their age and type.

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The internal walls are lined with plasterboard sheeting.

Solid door stops should be fitted to avoid scarring of walls.

Internal Wall Coatings:

Condition: The internal painting is in above average condition for its age and type.

Floor Coverings:

Condition: The floor coverings are in above average condition for their age and type.

There is carpet, tiles and timber flooring fitted to the living areas.

Timber Joinery:

Condition: The timber joinery is in average condition for its age and type.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder and/or carpenter.

Minor isolated repairs to timber joinery will be required.

Ease some doors binding and adjust so they open, close and catch correctly.

Service some of the locks, handles and fittings to the doors, cupboards and drawers to operate correctly.

There is a staircase fitted. The gap between the stairs and wall towards the top of the staircase will need to be sealed for safety reasons.

Kitchen:

Condition: The kitchen is in average condition for its age and type.

Note: All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder.

Adjust some of the cupboard doors and drawers to operate correctly and repair the chipped laminate to the cupboards for aesthetic reasons.

There are minor chips to the edge of the kitchen bench top.

No inspection is made on the kitchen appliances or equipment. The gas and electrical equipment in the kitchen will need to be further inspected by a licensed electrician and/or gas expert to ascertain if the equipment is operational and functioning correctly.

Bathroom:

Condition: The bathroom is in above average condition for its age and type.

Maintain the waterproof flexible sealant to the perimeter of the shower to help prevent possible water leakage.

Shower leaks can occur at anytime and may not be able to be detected during a visual inspection, especially if the shower has not been used for sometime. Monitor the shower recess regularly for any signs of leaks. If leaks occur, the shower recess will need to be waterproofed and maintained.

The type of ventilation provided is mechanical and it appears to be generally adequate.

Ensuite:

Condition: The ensuite is in average condition for its age and type.

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Maintain the waterproof flexible sealant to the perimeter of the shower to help prevent possible water leakage.

Shower leaks can occur at anytime and may not be able to be detected during a visual inspection, especially if the shower has not been used for sometime. Monitor the shower recess regularly for any signs of leaks. If leaks occur, the shower recess will need to be waterproofed and maintained.

The type of ventilation provided is mechanical and it appears to be generally adequate.

Bathroom/Laundry:

Condition: The bathroom/laundry is in average condition for its age and type.

Maintain the waterproof flexible sealant to the perimeter of the shower, wash basin and laundry cabinet to help prevent possible water leakage.

Shower leaks can occur at anytime and may not be able to be detected during a visual inspection, especially if the shower has not been used for sometime. Monitor the shower recess regularly for any signs of leaks. If leaks occur, the shower recess will need to be waterproofed and maintained.

The type of ventilation provided is mechanical. The fan was not operational at time of inspection and will need to be serviced by a licensed electrician.

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Front View



Replace the cracked tiles for aesthetic reasons

South Side



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Rear View



Monitor and assess the drainage and upgrade if required to prevent water ponding and water penetration underneath the building.

North Side



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Roof Covering



Maintain the valley gutters against corrosion.

It is recommended that a licensed roof plumber inspect and detail the requirements to ensure that the roof cappings and flashings are functional and adequate for the situation.

Maintain the gutters to prevent possible leakage inside the roof area.



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Roof Structure



It is recommended that the roof area covered with insulation be inspected by a licensed electrician to ensure that the insulation has been installed correctly and does not pose a fire hazard to the property.



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Floor Structure



Ventilation is important in minimising infestations by timber pests and preventing damp problems. The ventilation will need to be assessed by a ventilation expert and upgraded if required.



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Kitchen



Bathroom



Ensuite



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Bathroom/Laundry



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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 property 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 is still fit for purpose.

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 happens to be any discrepancy between anything in the report and anything in the summary, the information in the report shall override that in this summary.

The building appears to be approximately 35 to 40 years old.

No inspection has been carried out to determine if this property is currently council approved in its current form. The garage has been closed in to form a living area and the house appears to have been added to the first floor. It could not be determined if the alterations and additions have been council approved. This will need to be further verified prior to the exchange of contracts.

A property survey is recommended to determine if this property is within its boundary or if any part of the property is encroaching on the adjoining properties.

The house condition at time of inspection was average for its age, type and for the general expectations of similar properties.

The general incidence of **major** defects in the subject residence compared with otherwise similar properties of approximately the same age that have been reasonably well maintained is considered low.

The general incidence of **minor** defects in the subject residence compared with otherwise similar properties of approximately the same age that have been reasonably well maintained is considered typical.

The exterior of the building was average for its age and type.

The floor structure was average for its age and type.

The roof structure was average for its age and type.

The roof covering was average for its age and type.

The interior of the building was above average for its age and type.

It is recommended that all defects reported may deteriorate or cause further defects or be a safety hazard if not attended to by a qualified, licensed and insured person.

If you are unsure, all repairs and rectification work noted in this report should be overseen by a licensed builder or please contact the inspector for further clarification and assistance.

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Terminology

Major Defects;

Unsafe conditions, loss of utility and/or further deterioration of the property are considered as Major defects of sufficient magnitude where rectification has to be carried out.

Minor Defects;

Minor defects are common to most properties and it is expected that defects of this type would be rectified as part of the normal ongoing property maintenance. Minor defects may include, weathering cracking, corrosion, general deterioration, unevenness, marks and indentations and other physical damage to materials and finishes.

The definitions (high), (typical) and (low) relate to the inspectors opinion of the Overall Condition of the Building:

Definitions:

High	The frequency and/or magnitude of defects are beyond the inspector's 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 inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
Low	The frequency and/or magnitude of defects are lower than the inspector's 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 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.

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Cracking of Building Elements

The definitions (Appearance Defect), (Serviceability Defect) and (Structural Defect) relate to the inspectors opinion of the Overall Condition of a cracked element:

Definitions:

Appearance Defect	Where in the inspector's 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 inspector's 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.

GENERAL GLOSSARY OF TERMS

Accessible area:	An area on the site where sufficient, safe and reasonable access is available to the area being inspected.
Agricultural Drainage Line:	Commonly called "Agg line". Generally a trench in the ground with a liner, blue metal and sock covered perforated acrylic pipe covered with the blue metal.
Ant caps:	Steel plates affixed to the ends of wooden posts that support a floor. As termites cannot penetrate steel, they are forced into the open and can be detected.
Architrave:	A moulding used to disguise the gap between joinery and other work.
Bearer:	A sub-floor timber that supports the floor joists.
Brick veneer:	A house where the walls consist of a layer of brick covering timber framework. The bricks have no structural role.
Cladding:	A layer of material that protects the structural elements of a building. Metal, brick, timber and cement sheets are all common types of cladding.
Construction joint:	Where two successive placements of concrete meet, allowing for expansion and contraction.
Cornice:	A moulding used at the join of a ceiling and a wall.
Dampness:	Moisture has gained access to unplanned and/or unacceptable areas.
Distortion, Warping, Twisting:	The item has moved out of shape or moved from its position.
Drummy:	Defective plaster, cement rendered or tiled work which has not bonded properly to a masonry or concrete substrate.
Dampcourse:	Waterproof membrane that protects brickwork or masonry from rising damp.
Eaves:	The overhang at the lower edge of the roof that projects over the wall.
Fascia:	A board which runs horizontally along the ends of the roof rafters, creating the 'edge' of the roof.

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FC Sheeting:	Fibrous cement sheeting, commonly used as a wallboard fitted in wet areas and to eaves. FC sheeting is used as the replacement to asbestos sheeting.
Flashing:	Waterproof material that prevents moisture from penetrating a house through the walls or roof.
Footing:	A rectangular masonry section which is usually made wider than the bottom of the foundation wall or pier it supports.
Foundation:	The part of a building where all loads are transferred to the ground.
Formwork:	Timber left under concrete for support while curing. Generally in ground contact.
Fungal Decay:	The breakdown of timber due to the rise in the level of moisture content (usually above 20%).
Gable:	The triangular wall that sits between the sloping ends of a gable roof.
Grout:	Mortar used to fill the joints and cavities found between pieces of masonry or ceramics.
Joist:	Timbers that provide the main structural support for a ceiling or floor.
Lintel:	A horizontal structural member that supports the load over a door, window or other opening.
Magnesite:	This is a cork material used to level concrete and sometimes timber prior to covering. Water will react with magnesite and concrete to cause an adverse reaction and damage to the concrete and steel reinforcement.
Masonry:	Bricks, concrete blocks, cement bricks, sandstone etc.
Mortar:	The cement material which holds the bricks together after hardening.
Particle board:	A plywood substitute made from coarse sawdust and resin pressed into sheets.
Parapet Wall:	A low wall projecting above the line of a roof.
Pier:	A column or post supporting a super-structure.
Pointing:	To replace damaged, missing or eroding cement, grout, mortar etc. (Generally to bricks, sandstone, ridge cappings, tiles etc.)
PVC:	Polyvinyl chloride – used for resilient flooring, pipes, electrical etc.
Rafter:	Roof structural members that slope downwards to the eaves.
Render:	Cement or plaster applied to brick or masonry walls.
Roof pitch:	The incline or slope of a roof.
Sarking:	A reflective foil laminate that is installed inside roofs. It has many benefits including weather proofing, insulation and reduction of dust and sound.
Skillion:	A sloping roof without a ridge or peak.
Skirting:	A moulding that covers the join between wall and floor.
Soffit:	The under surface of a beam, arch or stair. Often refers to the underside of the eaves of a roof.
Truss:	A structural support unit of three or more members, usually arranged in a triangular shape. Trusses are often used to support roofs and floors.
Underpurlin:	A horizontal member that spans across and supports rafters and roof cladding.
Weepholes:	Small holes in brickwork that allow for expulsion of moisture from beneath the house.

**ACCURATE PROPERTY INSPECTIONS
BUILDING INSPECTION REPORT**

Important Information Regarding the Scope and Limitations of the Inspection and this Report **Rapid Solutions Copyright**

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/sarking, 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, 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 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 enclosure 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); 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.

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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; 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 report. Buildings built prior to 1990 may have wall and/or ceiling sheeting and other products including roof sheeting, eaves and fences that contain Asbestos. 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 sealing or of 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. **No inspection for treated pine timber was carried out at the property and no report on the presence or absence of treated pine timber is provided.** If during the course of the Inspection treated pine timber or materials containing treated pine timber happened to be noticed then this may be noted in the general remarks section of the report. If treated pine timber is noted as present within the property then you should seek advice from a qualified treated pine timber removal expert as to the amount and importance of the treated pine timber present and the cost of removal.
7. **No inspection for lead based paint was carried out at the property and no report on the presence or absence of lead based is provided.** If lead paint is noted as present within the property then you should seek advice from a qualified lead paint removal expert as to the amount and importance of the lead paint present and the cost of removal.

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8. **MOULD; No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** 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. If Mould is noted as present within the property 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.
9. **Magnesite Flooring; 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.
10. No inspection for noise issues, council orders or heritage covenants was carried out and no report on the presence or absence of any such council requirements or orders is provided. Further information should be obtained by your solicitor prior to the exchange of contracts.
11. We cannot be certain if the glass to the windows, doors and shower screen is safety glass to the Australian Standards AS1288, as amended in 1979 and this should be inspected further by a professional glazing company.

LIMITATIONS

- The Inspection Report is not a guarantee or warranty that defects will not occur or appear in the future.
- This report does not relieve the owner or the purchaser of their responsibility to carry out competent maintenance as and when required.
- The Inspection Report does not include the inspection and assessment of items or matters that are not within the building consultant/inspector's direct expertise.
- The inspection only covers areas of the building where reasonable access could be obtained. The inspection does not include those areas which were inaccessible, not visible or obstructed at the time of inspection. Obstructions are defined as any limitation, physical or otherwise, which inhibit or prevent the carrying out of an inspection and may include, but are not limited to, floor coverings, wall linings, fixed ceilings, furniture, fixtures, insulation, sarking, pipes and ducting, vegetation, paving, earth, debris, clothes and stored goods and materials.

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REASONABLE ACCESS:

Reasonable access – areas where safe, unobstructed access is provided, minimal clearances are available and areas within the consultant's line of sight are unobstructed.

Roof Interior;

- The access manhole must be at least 500x400mm.
- The crawl space must be at least 600x600mm or more.
- The access point must be accessible from a 3.6metre ladder.

Roof Exterior;

- The roof exterior must be accessible from a 3.6metre ladder placed safely on the ground.

Sub Floor Area;

- Access is normally not available where dimensions are less than 500x400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or less than 500mm beneath the lowest part of any concrete floor.

EXCLUSIONS

A pre-purchase property inspection report does not cover or deal with:

- Providing an estimate of costs for any rectification or repair work.
- The adequacy of any structural element of construction.
- The detection or non-detection of subterranean termites and timber borers.
- The adequacy of building services, including electrical, plumbing and drainage, gas mechanical services, fire and smoke detection.
- Any swimming and spa pools, spa baths and the associated pool or spa equipment.
- Any appliances such as dishwashers, ovens, stoves, ducted vacuum and air conditioning systems, hot water systems or the like.
- Occupational health and safety issues, such as asbestos content, or the provision of safety glass or swimming pool fencing or the use of treated pine timber or lead based paints.
- Whether the building complies with the requirements of any building Act, code, regulation or by-law.
- The geotechnical condition of the ground on which the building is constructed or if it is flood prone.

ACCURATE PROPERTY INSPECTIONS
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DISCLAIMER OF LIABILITY:- No liability shall be accepted on account of failure of the Report to notify any problems in any 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 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.

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.

Note: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

The Inspection and Report was carried out by: M. Phillips
(Name of Consultant)

Building Consultants Licence No: BC 303

Date of Inspection: 19th January, 2015

SIGNED FOR AND ON BEHALF OF: Accurate Property Inspections
(Name of Company)

Signature:



The report is invalid unless the prescribed fee has been paid.

**ACCURATE PROPERTY INSPECTIONS
BUILDING INSPECTION REPORT**



**PACIFIC
INTERNATIONAL**
Pacific International Insurance Limited

PO Box 19-410 Avondale
Auckland New Zealand
Telephone: (64 9) 820 3433
Fax: (64 9) 820 3434
Email: insurance@pacificintins.com

CERTIFICATE OF CURRENCY

This is intended for use as evidence that the cover summarised below has been effected and shall be subject to all terms and conditions and exclusions of the Policy document and Schedule.

If the Insured has a Premium Funding agreement in place, this Policy may be cancelled in accord with the terms of the Insurance Contracts Act if the Insured fails to make the required payments.

The Insured: Freshwater Properties Pty Ltd
T/as Accurate Property Inspections & Strata Roll Searches

Address: 2/80 Prince Charles Road
FRENCHS FOREST NSW

PARTICULARS OF INSURANCE COVER

Insurer:	Pacific International Insurance Limited	
Policy Number:	AUS-14-245	
Period of Insurance Cover:	09 April 2014 To 09 April 2015	
Limit of General & Public Liability:	\$5,000,000	Any one claim and in the aggregate during the period of insurance.
Limit of Professional Indemnity:	\$1,000,000	In the aggregate and \$500,000 in any one claim during the period of insurance.

Pacific International accepts no responsibility for any failure to notify the recipient of this Certificate of Currency in the event of the policy being cancelled.



Wednesday, 9 April 2014

