



The Property Inspectors

Residential Pre-Purchase Building Inspection Report

Complies with Australian Standard AS 4349.1-2007
Inspection of Buildings Part 1: Pre-Purchase
Inspections Residential Buildings - Appendix C



Client: Reza Rahimi
Property Address: 53 Chesterfield Road Epping
Date of inspection: 04/04/2017



DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:

IMPORTANT

The information on this page is important and must be read before looking at the accompanying report.

You should not rely on this report if you wish to purchase the property.

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This report can be relied upon if a sales transaction is made and/or a person's name is added to the report.



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SAMPLE



Results of Building Inspection - Summary

A Summary of the inspection is below:

	Found	Not Found
Safety Hazard	✓	
Major Defect	✓	
Minor Defect	✓	

Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is Average.

Results of Pest Inspection - Summary

Were active subterranean termites (live specimens) found?	No - Read the Report in Full
Was visible evidence of subterranean termite workings or damage found?	No - Read the Report in Full
Was visible evidence of borers of seasoned timber found?	No - Read the Report in Full
Was evidence of damage caused by wood decay (rot) fungi found?	Yes - Read the Report in Full
Are further inspections recommended?	Yes - Read the Report in Full
Were any major safety hazards identified?	Yes - Read the Report in Full
At the time of the inspection, the DEGREE OF RISK of subterranean termite infestation was considered to be	Medium

SAMPLE



Conclusion & Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered:

High

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered:

Low

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

Average

Overall Condition Comments:

Structurally the house is in good condition for its age

The house needs the water entry points addressed within the roof tiles, external walls and internal floors if any

The deck and balustrade needs to be made compliant together with window restrictors applied to the bedroom and change room windows as noted in the report

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

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



Part 1: Purpose and Scope of Inspection

This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings.

Inspection Agreement - Individual title property

Requirement for Inspection agreement AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

Purpose of Inspection

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

Important Information and Disclaimer

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

The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.



Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, 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.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

What is reported on:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions
- The inspection comprises 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.
- The following areas shall be inspected where applicable:
 - The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
 - The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
 - The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barge
 - The roof space: roof covering; roof framing; sarking; party walls; insulation
 - The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
 - The property within 5m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (excluding swimming pool fences); surface water (drainage effectiveness)

What is not reported on:

- general exclusions detailed in the standard AS 4349.1 - 2007
- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower



- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

Special Requirements

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

Limitations

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

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor & a structural engineer carry out an assessment of the structural integrity of the property.

This report is limited to (unless otherwise noted) the main structure on the site and no other building, structure or outbuilding within 5m of the main structure and within the site boundaries including fences.



Safe and Reasonable Access

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

Dimensions for Reasonable Access

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

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

SAMPLE



Part 2: General Comments and Weather Observations

Weather conditions at the time of inspection **Heavy rain**

Special note :

We have been engaged to inspect this property at the requested date and time by the commissioning party

It was raining heavily at the time of the inspection

The floor and roof elevations were wet and unsafe to use a ladder to gain access to assess the roof elevations, roof plumbing and external linings of the house

We will comment on these aspects of the home but our advice is not a full and comprehensive assessment due to limited access and our assessment was carried out from afar, the information within this report can not be relied upon

We did not gain access to the roof elevations due to WH&S regulations due to the rain at the time of the inspection or due to the slippery surfaces because of the rain

If you require a comprehensive assessment of the areas noted above a 2nd inspection is required which will attract a fee

Recent weather conditions **Moderate rain**

Due to recent inclement weather in the past 7 days, it is not unusual to see the sub-floor area of the property to be damp or wet

This does not mean that the sub-floor ventilation is inadequate though the area should be monitored and re-evaluated once the wet weather has past.

Date & Time Inspection Commenced **4 April 2017 12:05 PM**

Is the building furnished? **Yes (Excess furniture/belongings found within the property)**

Yes (there was excessive furniture and belongings found within the property at the time of the inspection)

This limits our ability to assess and report on the conditions of the property

We have not reported on the room(s) conditions or areas which have excessive belongings or belongings up against the walls, floors, ceilings or belongings that fill the room, making our assessment of the areas non compliant with Australian Standards conditions and requirements of the consultant



We do not move the Vendor/Tenants belongs when we carry out our inspection.

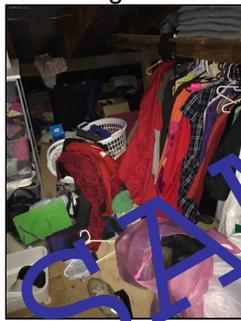
We do not move nor touch objects within the property.

For Example:

We do not move any objects in the following areas nor look at nor report on the conditions of the property if they are obstructed by the vendor or tenant objects store within the following rooms, and not limited to these rooms and objects:

1. We do not look behind bed heads, nor beds when they are up against a wall or two walls within the room
2. We do not look at the walls and floors which are covered by furniture or objects stored or placed up against the walls and floors
3. We do not look at the walls and floors which are covered by portable cupboards/furniture/tables
3. We do not look behind nor move curtains, blinds or fixed or loose shutters
4. We do not look behind nor move goods within robes/walk in robes/linen cupboards/stairwells/ kitchen and laundry cupboards /vanity units
4. We do not look behind nor move goods found the garage or store room
5. We do not look behind nor move goods within the roof voids
6. We do not look behind nor move goods with the subfloor areas

If a defect is hidden behind or in these areas due to an obstruction we don't report on them nor do we take responsibility for including these defects within our report



SAMPLE

Did the inspector access all areas of the property?
e.g. Were there excess belongings within the
Garage, or Storeroom, or Was the Sub Floor Area,
Roof Space, Roof Tile/Roof Sheeting/Roof
Plumbing, Laundry, Shed, Garage, Under the
Stairwell, able to be inspected?

No i could not inspect all areas within the property. I did not inspect the following areas :, Roof linings, Roof plumbing, Subfloor area, Below Timber decks, Roof tiles due to height restrictions, Roof roof sheets due to height restrictions, Roof plumbing due to height restrictions, Partial access to the sub floor area, due to limited space within the sub floor area, I was unable to gain access to all areas of the sub floor area and this portion of the house is excluded from my report, Partial access to the roof



void area, due to limited space within the roof void area, I was unable to gain access to all areas of the sub floor area and this portion of the house is excluded from my report

I could not inspect all areas of the house today

The areas noted below are excluded from our report, you can not rely upon any facts within this report for these areas, even if I make comment to them in this report, as I may have been able to inspect the areas in question IN PART BUT NOT IN FULL.

As I could not inspect the areas in FULL I therefore, make the entire area(s) excluded from our report

I strongly recommend the commissioning party or the reader of this report request that the vendors or their agent make the following areas available to be inspected/re-inspected once access is created

We encourage you to re-engage our office to carry out a second inspection to include the non-inspected areas an additional fee is applicable for a 2nd inspection

The areas not inspected in full nor included in this report are: , .

The Roof linings were not inspected in full , .

The Roof plumbing (Gutters Downpipes flashings capping valley irons and box gutters) were not inspected in full , .

The Subfloor areas were not able to be gained in full at the time of this inspection , .

I did not access all areas below the timbers deck , .

This property has roof tiles / roof elevations higher than allowed within current regulations

I did not access the roof due to the height exceeding the safe use of a 3.6m ladder, The safe use is 2.7 metres in height from the finished ground floor or the roof(s) being over a single storey structure, complying with current WH&S regulations.

This property has roof sheets (Metal roofing) / roof elevations higher than allowed within current regulations

I did not access the roof due to the height exceeding the safe use of a 3.6m ladder, The safe use is 2.7 metres in height from the finished ground floor or the roof(s) being over a single storey structure, complying with current WH&S regulations.

This property has roof plumbing (Gutters, valleys, flashings, cappings, Box gutters, downpipes) / Roof elevations higher than allowed within current regulations

I did not access the roof due to the height exceeding the safe use of a 3.6m ladder, The safe use is 2.7 metres in height from the finished ground floor or the roof(s) being over a single storey structure, complying with current WH&S regulations.



Partial access to the sub floor area, due to limited space within the subfloor area, I was unable to gain access to all areas of the sub floor area and this portion of the house is excluded from my report

Limited access to the sub floor area, due to no access hatch nor crawl space found at the time of the inspection not meeting Australian Standards access regulations

Access hatches must be 400mm x 500mm, and with 600mm x 600mm minimum crawl space, the entire subfloor area is not inspected on this basis

NOTE (If the sub floor area is commented on its on the basis of the inspector viewing the subfloor chamber only from the one access hole only and this report can not be relied upon in that one area).

Partial access to the roof void area, due to limited space within the roof void area, I was unable to gain access to all areas of the sub floor area and this portion of the house is excluded from my report.

Due to excess clothing/furniture/belongings present at the time of the inspection, or no access to the rooms/spaces, which room(s) or spaces/ areas have NOT been inspected in full and are excluded from this report?

Excess goods were found in the bedrooms, Excess goods were found in the sub floor area, Excess goods were found in the roof void, Refer To Supplementary Text Below

Once the vendor/tenants belongings are removed within the bedrooms we will be able to inspect and report on the condition of this room/space.

Once the vendor/tenants belongings are removed within the subfloor area we will be able to inspect and report on the condition of this room/space.

Once the vendor/tenants belongings are removed within the roof void we will be able to inspect and report on the condition of this room/space , Refer To Supplementary Text Below

Location : Studio



SAMPLE



This report was commissioned by the?
We assume the property is occupied by?

Prospective Buyer
Vendor and two tenants

Part 3: Description of Building

Type of Building

Residential

Style of Building

Period Building

Type of Structure

House

Number of Storeys

Two Storey Building

Approximate age of the Original Building

Approximatley thirty to fifty years old

NOTE: The buyer must do their own investigation to confirm the age of the house and the last known renovation/extension dates as this could be vital if Home Owners Warranty is applicable and available on this property

No Home Owners Warranty is available for this property if it's older than six years old

Your solicitor must do their own investigation to confirm if this is the case or not (we only assume the age of the house)

If renovation works / new building works have been completed within the past six years and the contract sum was above \$20K you will then have the right to request a copy of the Home Owners Warranty Insurance Policy that belongs to the property and the works carried out.

We strongly recommend that you request a certificate of currency of the Home Owners Warranty Policy to be supplied by the Builder/Developer/Owner Builder prior to the settlement of this property

Department Of Fair Trading guidelines make Builders, Owner Builders or Developers provide the consumer/the owner of the property a warranty for the period of two years and or six years against all defects from the date of the Practical Completion of the project

Roof Covering

Terracotta Tiles, Colourbond Steel

Roof Frame

Timber Truss Roof, Timber Hand Pitched Roof

Roof Pitch (approximate degree of steepest roof pitch)

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External Walls

Rendered Masonry Walls, Fibrous Cement Walls, Timber Cladding Walls, Weather Board Walls

Floor Construction

Slab On Ground or Raft Concrete Slab, Timber Flooring on Timber Framing, Fibrous Cement



**Flooring / Particle Board on Timber Framing,
External Timber Deck, External Timber Deck &
Timber Staircase, External Pavers, External
Concrete pathways, External Concrete stairs,
Internal Timber Staircases**

Slab On Ground or Raft Concrete Slab:

Raft slab on ground construction requires the edges of the slab visible for periodic pest inspection

Pest inspections should be carried out every six to nine months to monitor any potential pest activity.

The exposed concrete edges and slabs should be inspected and reported on every twelve to fourteen months for concrete cancer or any deterioration of the concrete slabs

Timber Flooring on Timber Framing:

Timber floor covering on a timber structure can be a combination of hard or softwood joists covered with plywood, particle board flooring, hard or softwood strip flooring

All floor framing should be inspected and treated every six to nine months for pest activity

Fibrous Cement Flooring / Particle Board Floor coverings on Timber Framing:

We cannot confirm if this house has compressed fibrous floor linings within the wet rooms

We assume that this property has been built with timber frames and compressed fibrous floor linings,

In newly built homes " Project Homes " it is common to find particle board flooring installed over the timber floor joints and then waterproofed within each bathroom, laundry/wet rooms

All floor framing should be inspected and treated every six to nine months for pest activity

External Timber Deck:

Timber decks require periodic maintenance including cleaning and oiling/painting to ensure its longevity.



If timber members have been oiled, painted or stained it cannot be confirmed if they are fit for purpose for exterior use, if items are not suitable for exterior use, the longevity of this item would be compromised.

If at the time of inspection, access beneath the deck is unavailable, it is assumed that the structure has the appropriate ground clearance to meet required regulations, further investigation would be required.

All floor framing should be inspected and treated every six to nine months for pest activity.

, .

External Timber Deck & Timber Staircase:

Timber decks require periodic maintenance including cleaning and oiling/painting to ensure its longevity.

If timber members have been oiled, painted or stained it cannot be confirmed if they are fit for purpose for exterior use, if items are not suitable for exterior use the longevity of this item would be compromised.

If at the time of inspection, access beneath the deck is unavailable, it is assumed that the structure has the appropriate ground clearance to meet required regulations, further investigation would be required.

All floor framing should be inspected and treated every six to nine months for pest activity.

, .

This home has pavers applied to the external floor linings, which needs to be maintained , .

This home has concrete pathways around the property .

External stairs are formed concrete., .

The Internal staircase within the property is made of timber.

Footings

**Slab on Ground (raft slab with combined footings),
Concrete Pad Footings, Concrete Strip Footings,
Brick Footings (pad and or strip footings)**

.

Slab on ground has the footings combined within the slab structure, .

Concrete pad footings appear to be in place supporting piers and the floor/wall structure above , .

The outer and inner walls of the property appear to have the walls built off the concrete strip footings , .

This property appears to have brick footings embedded within the foundations



Outbuildings (All outer structures within 30 meters of the house is included within this report subject to access being available at the time of the inspection)

Carport

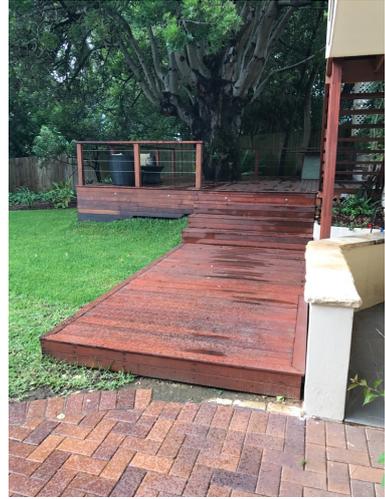
Front of Building Faces (approx)?

South East

SAMPLE



General Photographs:



SAMPLE





SAMPLE



The Property Inspectors

Part 3a: Areas Inspected

- Interior of Building

I have Inspected the internal spaces within the property.

- Exterior of Building

I have inspected the external elevations of the building.

- PARTIAL Roof Exterior

I have only inspected the roof in part - Partial Roof Exterior.

*We have not been able to inspect this entire area due to limited access at the time of the inspection

*This means that this entire area of the property is not assessed nor reported on nor covered by our office in relation to the condition of this aspect of the building, this means that this portion of the property and our report cannot be relied upon by the reader of this report when making a decision on purchasing this property

*If these areas need to be assessed, reported on and relied upon by the reader or potential buyer of this property, a second inspection needs to be commissioned prior to making a decision to purchase this property.

- PARTIAL Sub Floor Space

We have not been able to inspect the entire subfloor area due to limited access at the time of the inspection

*This means that this entire area of the property is not assessed nor reported on nor covered by our office in relation to the condition of this aspect of the building, this means that this portion of the property and our report cannot be relied upon by the reader of this report when making a decision on purchasing this property

*If these areas need to be assessed, reported on and relied upon by the reader or potential buyer of this property, a second inspection needs to be commissioned prior to making a decision to purchase this property.

- PARTIAL Roof Void/Roof Space

I have Inspected the roof void in part, Partial Roof Void/Roof Space.

*We have not been able to inspect the entire roof void within this property due to limited access at the time of the inspection

*This means that this entire roof void of the property is not assessed nor reported on, nor covered by our office in relation to the condition of this aspect of the building, this means that this portion of the property and our report cannot be relied upon by the reader of this report when making a decision on purchasing this property.

*If these areas need to be assessed, reported on and relied upon by the reader or potential buyer of



this property, a second inspection needs to be commissioned prior to making a decision to purchase this property.

- The Entire Site (Within 30m of the main house)

I have inspected the entire external site within 30m of the house.

*All other objects/structures or assets outside the 30m radius is not inspected nor assessed nor reported on within this report.

- Detached Garage

I have inspected the detached garage.

- Electrical

We inspected the following aspects of the electrical fit out

*NOTE: This is not an assessment carried out by a qualified electrician

*We inspected and comment on the light fittings

*We inspected and comment on the electrical fixtures

*We inspected and comment on the smoke alarm

*We inspected and comment on the sub board

*We inspected and comment on the meter box/board.

- Plumbing

We inspected the following aspects of the plumbing trade

*NOTE: This is not an assessment carried out by a qualified plumber

*We inspected and comment on the plumbing fittings

*We inspected and comment on the plumbing fixtures

*We inspected and comment on the sanitary ware that has running water

*We inspected and comment on the sanitary ware that has drainage lines or drainage points.

- Refer To Supplementary Text Below

SAMPLE

Part 4: Interior of Building

Ceilings; Are all ceilings free of sagging, nail popping, cracking, staining or other damage?

Minor sagging and minor imperfections in places, Sagging through centre of sheets, Minor cornice cracking, Poor ceiling sheet linings and joints, Slight cracking to ceiling joints & cornices, Waterstains / Discolouration in the ceiling / cornices, Refer To Supplementary Text Below



Minor sagging and minor imperfections in places, I can see there is :

1. Sagging of the plasterboard ceilings in various locations
2. Minor defects found within the plasterboard ceiling linings
3. Minor cracks found in the cornices and wall junctions
4. Minor cracks found in the cornices and ceiling linings

NOTE:

Any home beyond two years old can have cracks in the plasterboard and cornices and this will be rated a minor defect, and those defects may not all reach this report

If the house was recently painted, we cannot pick up defects in the plasterboard ceilings nor old or existing moisture issues within the ceilings and cornices

We only report on major defects and not minor imperfections or typical wear and tear issues within older plasterboard ceilings and cornices

Our objective is to advise on areas of concern that may involve future liability or expenses, I cannot see any major issues within this property within the ceiling linings or cornices in their current condition

Any cracks in the ceiling linings that have roof access above could have been created by a service contractor or owner when accessing the roof void, making the cracks within the ceiling non critical.

I recommend that all roof voids are not to be used as storerooms, as the additional loads to the roof framing, plasterboard linings and cornices may create or contribute towards cracks within the ceilings and cornices (Unless a new timber floor structure and floor lining boards are installed and are detached to the ceiling joints) ,.

There is sagging through the center of the sheets, this is a common occurrence in houses and it can be left as is.

The ceiling plasterboard sheets are normally securely fastened at the edges however the adhesive in the center of the sheets may have let go, allowing some sag to take place, which is not structurally significant.

Sagging of the plasterboard ceiling is evident in places which is very common in period homes as the timber battens give way, or in newer homes or renovated homes ceilings glue gives way creating minor defects within the plasterboard ceiling linings, this leads to minor cracks found in the cornices and wall junctions and minor cracks found in the cornices and ceiling linings

Minor cornice cracks are seen between the cornices and ceilings and cornices and walls, this is possibly due to normal movement within a home and is considered an acceptable and non-structural issue



1. Cracks were found within the cornices where each length of cornices meet and are set together
2. A good plasterer and painter can repair and make good these issues quite easily and cost effectively.

All homes with the above issues should be monitored and if they further develop, a structural engineer should be engaged to assess and report on the entire property .
Poor ceiling joints and setting was noted to ceiling lining.

Re-topping of the joints is recommended.

Advice from an experienced wall and ceiling plastering contractor is required.

..
Minor cracks evident at the plasterboard ceiling joints, these cracks are not structurally significant.

1. Some sagging of the plasterboard ceiling is evident in places.
2. Minor defects found within the plasterboard ceiling linings
3. Minor cracks found in the cornices and wall junctions
4. Minor cracks found in the cornices and ceiling linings

NOTE:

A home beyond two years old can have cracks in the plasterboard and cornices and it is not a major defect

..
There is imperfections in the ceiling, it appears to be old moisture stains within the ceiling / cornices

A painter can repair and make good these issues quickly and inexpensively

Location : All internal cornice within the ground floor building are affected by moisture and dampness, as seen within the ceiling and cornice

Within the ground floor bathroom there is excess moisture and mould seen within the cornice and ceiling linings

Randomly found throughout the ground floor of the house are minor cracks and imperfections within the ceilings and cornice

Apartment ceilings and cornice are cracked and defective

Studio ceilings are sagging, with minor imperfections

Details : I cannot see where the water was entering from, but I suggest a roofing contractor be engaged to assess and comment on the roof tiles and roof plumbing of the house

I rate the defects within the ceiling as a potential major issue, only because there could be current water / moisture ingress into the building



Further investigation is required to obtain the true source of the water entry

Defect Rating: Further investigation





SAMPLE



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au



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Walls; Are the wall linings free of bulging, nail popping, cracking, dampness/staining, vertical distortion and other damage?

Minor cracks to plaster linings - Typical settlement cracks found within a building, Imperfections in flush jointing, Bulging linings, Dampness and/or staining of the wall linings/skirting, Masonry walls - Missing Expansion / control joints in masonry wall, Refer To Supplementary Text Below

Minor cracks were seen within the internal wall linings due to normal settlement and can be left as is.

Hairline cracks in the wall linings are normal and they are normally fixed up by a painting contractor when a house is re-painted

A normal life cycle for painting a house internally is every six to ten years

Note

If the house was recently painted for the sale of the property, we will not be able to see the defects (structural or cosmetic) concealed by the recent work

Defects, if any, will normally re-appear within the next three to twelve months.
(in the change of seasons)

The most common periods to see cracks in walls are in the summer period when house foundation moisture content is lowered or in the reverse if the improvements were carried out in summer, if this is the case, please re-contact our office to re-engage us to carry out a second inspection to obtain a true position of the property



..

Imperfections in flush jointing - The imperfections could easily be rectified prior to the next painting.,.

Bulging of linings was identified, and should be assessed by a carpenter to determine why the linings have been detached.,.

Dampness and/or staining was identified as a result of :

1. Leaking water pipes
- or
2. Rising damp
- or
3. Rainwater entry
- or
4. Blocked cavity
- or
5. Non cavity brick wall
- or
6. Missing weep holes on the external walls
- or
7. Missing or defective damp proof course

A licensed building contractor or specialised contractor should be engaged to determine the cause(s).

..

Missing Expansion / control joints in masonry wall

Best building practice is to have control joints or expansion joints at no greater than 6m spacing for masonry walls (internally and externally)

Location : The apartment and studio down stairs has water entry seen in the external and internal wall junctions where the apartment and studio transition door is present and along the external walls

There is moisture and mould seen in the the apartment bedroom walls and ensuite walls and floor junction under the sliding door

There is moisture seen in the wall and floor junction within the bedroom and ensuite within the apartment

Within the main house there are a few cracks in the walls which have been patched in the past and there are a few present cracks within the masonry and timber framed walls, these cracks are minor and typical for a house of this age, should the cracks develop an engineer should be engaged to assess and



comment on

Details : The dampness within the studio and apartment walls must be addressed as a matter of urgency as this could affect the structural integrity of the house and this could cause pest infestation within the building if left as is

Defect Rating: Major Defect





SAMPLE



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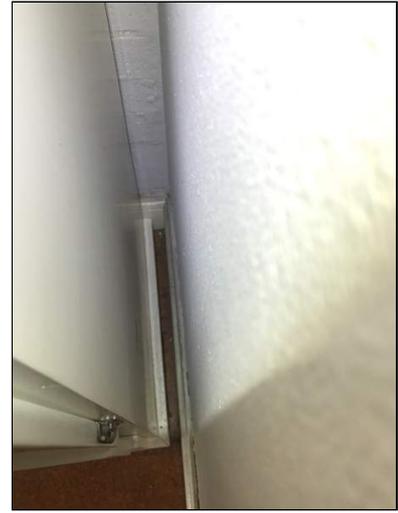
Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

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SAMPLE



The Property Inspectors



Floors; Are floors free of movement such as spring, bounce and or cracking, are they free of dampness/staining and other damage?

Minor spring / bounce / squeaky floor, Floor out of level, Cracked floor tiles, No expansion joints installed to the floor finishes, Split floor boards, Borer / Pest affected floor boards, Moisture / Staining found within floor linings, The bathroom floor within the apartment has moisture within the floor tiles and there is moisture within the floor boards within the studio and floor within the living and dining room within the apartment floor and wall junctions

Refer To Supplementary Text Below

The flooring has minor spring and bounce, which is a typical issue within a timber floor and a building of this age.

All timber floors tend to be bouncy underfoot when assessed

If the furniture begins to move when normal foot traffic is applied to the floor, a carpenter must be engaged to assess and report on the floor substructure (ground floor bearers and joists and first or second floor, floor joists) for structural integrity of the floor

A pest contractor must inspect, report on and treat this house every six to nine months for pest activity

Good crossflow ventilation to the sub floor areas is a very important factor to maintain a healthy sub floor structure (structural members and floor coverings)

SAMPLED



Ample air vents or a simple mechanical fan should be installed to encourage movement of air to the sub floor areas throughout the house if it does not already exist

''
The flooring finish is out of level.

This is may not be structurally significant.

Some floors are out of level because the room may have been an external veranda which has now been converted into a new room and the purpose and use of the room has changed but the floor finish and levels may have not changed

Some floors are out of level due to subsided piers or substrate structure's

''
Cracked floor tiles

The finished floor linings are not perfect, but acceptable and serviceable, they do not create a trip hazard in their current state

''
There are no expansion joints installed to the floor finishes

All floors must have expansion joints

It is good building practice to have an expansion joint every 5.5 Lm in timber flooring

Expansion joints should be installed to all timber, concrete or tiled floor finishes which have a length of 5.5 metres or an area greater than 5.5 metres squared for tiled or concrete floor finishes

''
There are split and cracked floor boards found within the property

''
There is traces of wood eating pests / activity within the floor boards, which should be assessed by a suitability qualified pest contractor

''
There is evidence of moisture within the floor linings, further investigated by suitability qualified contractor is recommended

Location: The main house has squeaky / bouncing floor boards

The studio has lifted and delaminated timber floor boards and floor boards affected by possible rising moisture and dampness through the slab and or from the external and internal walls

The timber deck off the main house on the ground floor is in need of repairs / make good to the balustrade and timber decking boards as they have lifted and there are excessive gaps between the floor boards / decking boards



The cork floor within the apartment is lifting and affected by water entry into the subfloor area

The external pathways should be directing all surface water away from the building, together with any openings within the external masonry walls need to be sealed and the external walls all need to be made water tight, if water still enters the subfloor area then a drain needs to be installed around the entire lower ground floor apartment and studio to intercept and moisture from coming through the internal or external walls

If this doesn't stop the moisture from coming up through the slab then I suggest you engage a specialist to assess the slab on ground and possibly considering applying a membrane to the floor to protect the internal floor linings within the studio and apartment

Details: This is a major problem if left as is, the solution can be a quick and easy one but a full flood test needs to be commissioned together with a de-constructive process and assessment which needs to be carried out with the flood test

Defect Rating: Further investigation



External windows & doors (Timber framed); Are all windows free of broken/cracked glass, damage to putty, staining/decay, or do they operate freely?

One or more window/door units have cracked glass, One or more window/door units require maintenance, Do not operate freely or lock up the house, Evidence of minor rotting, Sash cords require replacing, Sash/spiral balance requires replacing, Hardware Missing, Window hardware damaged/not operating, Weather damage evident



to external door(s), Refer To Supplementary Text Below

One or more windows have cracked glass panes which should be removed and replaced ,.

One or more windows require maintenance carried out to maintain the operation and function of the external windows/doors ,.

The windows and doors do not operate freely and a carpenter needs to work on the door/window suites so the house can be locked up,.

Evidence of minor rotting found within the external doors / windows

Repairs and re-painting is required by a painting contractor to preserve the timber members ,.

Sash cords require replacing

Sash cords are broken or in a poor state of repair and require replacing,.

Sash/spiral balance requires replacing

Sash/spiral balance is broken and requires replacement,.

Window hardware is missing. ,.

Window hardware is damaged or not operating as designed,.

External door(s) are damaged due to not being adequately protected from the elements.

Location: The main house within the dwelling on the ground floor predominantly has timber frame windows, the windows are in fair and reasonable condition

The timber windows have minor imperfections within the timber junctions, window frames and window sills which allow water ingress with in the building, this can be easily repaired and made good by a handyman, carpenter or painter

Defect Rating: Minor Defect





External windows & doors (Metal framed); Are all windows free of broken/cracked glass, damage to glazing seals, staining/corrosion, or do they operate freely?

One or more window/door units require maintenance, Weather damage evident to external door(s), Refer To Supplementary Text Below

One or more windows / door units require maintenance and or repairs carried out to the external Window / Door units, a carpenter / glazier or handyman can easily repair and make good the issues

External door(s) are damaged due to not being adequately protected from the elements.

A carpenter / glazier or handyman can easily repair and make good the issues

Location: The lower ground floor apartment and studio have aluminium windows and doors

The aluminium sliding doors appear to have water stains present within the timber reveals and moisture seen with in the aluminium sliding track sills

The external windows and doors should be made watertight so the studio and apartment does not have any water ingress via these access points

When inspecting the windows externally there are missing storm moulds and no weep holes above or below each window which would contribute towards the water ingress within the apartment and studio and moisture just seen within the sliding doors and windows

When assessing the external windows and doors they have compromised the ant cappings, the window installer has bent and defected the metal ant cappings and they now do not reflect or deflect possible



termite infestation

Details: A good handyman or window installer could repair and make good the issues with in the aluminium windows and doors

Defect Rating: Minor Defect



Are there windows installed within a bedroom with a fall greater than 2 metres, measured from the internal floor to the outside finish floor level? **Yes**

When windows can open greater than 125mm with a fall greater than 2000mm a window restrictor needs to be applied to the window.

Its best not to install beds or objects near the windows to limit the possibility of a falling person/children from the windows
(Kids tend to jump on beds and this could be fatal if a child was to jump out of a window which has a fall greater than 2m)

Location : Rear bedroom and change room found at the back of the house in the main residence only

Defect rating : Safety Issue





Are there windows installed with a window sill below 865 millimetres with a fall greater than 1 metre ?

Yes

There is a window sill found within the property that is lower than 865mm from the internal finished floor level

The window in question must not open greater than 125mm, if no restrictor is installed to the window a barrier must be installed to prevent a fall

Location : Rear change room within the ground floor within the main residence

Description : Window restrictor must be installed, A handyman or locksmith could repair and make good this issue within one hours work with approximately \$50 worth of hardware

Defect rating : Safety Issue

SAMPLE





Doors & Frames; Do all doors and hardware operate freely and not bind on frames, and are they free of decay/corrosion and other damage?

Refer To Supplementary Text Below

Location: The ensuite cavity door in the apartment is defective and the door frame and door itself is affected by moisture

The lower apartment hinge door in the bathroom is affected by moisture at the base of the door, door jamb and wall junctions

The transition door between the apartment and studio is affected by the water ingress within the building

The apartment bedroom door leading outside was blocked and not tested

The entry door to the studio allows water ingress into the apartment and the sill and around the door frame

Defect Rating: Further investigation

SAMPLE





Kitchen; Is the benchtop free of lifting, delamination, water damage or other damage?

Edge lifting around sink, General delamination due to age, Silicone to benchtop and splashback defective, Refer To Supplementary Text Below

Edge lifting around sink which may allow water entry to the cupboards below ,.

General de-lamination of bench-top due to the age of the kitchen fit out ,.

Silicone to the bench-top and splash-back junction is missing or incomplete requiring re-applying.

Location: The main residence bench top is in fair condition but silicone sealant is required to the bench top and wall tiles / splash back

The apartment bench top is in poor condition and the wall and splash back junction is in needs of work

Defect Rating: Minor Defect

SAMPLE





Kitchen; Are the cupboards free of water damage, musty odour?

Undersink cabinet spillage damaged, Refer To Supplementary Text Below

Cabinet under the sink can be seen to be damaged due to products stored within this space being spilled.

Location: The apartment kitchen cupboards and ground floor residence kitchen cupboards are affected by minor water damaged

Defect Rating: Minor Defect

SAMPLE





Kitchen; Do the cupboard doors and drawers operate freely?

Door and/or drawer hardware loose, Door and/or drawer hardware missing, Refer To Supplementary Text Below

Door and/or drawer hardware is loose requiring adjustment.,.

Door and/or drawer hardware is missing, replacement item required to match existing.

Defect Rating: Minor Defect

Description: Main house kitchen cupboard need the doors and drawers adjusted

Apartment kitchen needs silicon applied to the bench top and splash back as there is moisture seen within the back of the cupboards, drawer fronts and cupboard doors

I could not open the doors to the studio kitchen due to the tenants belonging blocking the access to the kitchen cupboard doors / drawers

SAMPLE





Kitchen; Are the sinks/taps free of chips, cracks and/or water leaks? **Yes**

The kitchen sink and taps were in acceptable condition at the time of inspection

Kitchen; When water supply is switched on, does it operate and drain correctly? **Water hammer sound present when turning on/off the water supply taps, Refer To Supplementary Text Below**

Water hammer sound present when turning on/off the water supply taps, a plumber should be consulted on this matter , Refer To Supplementary Text Below

Defect Rating: Minor Defect

SAMPLE





Kitchen drainage: does the water drain freely ? is there a water leak found within the cupboard below the sink?

No access to the kitchen cupboards due to excess belongings stored within the below bench cupboards, Refer To Supplementary Text Below

I was unable to access and assess the conditions of the plumbing (Water supply and Drainage points) due to excess items found within the kitchen cupboard at the time of my inspection

Defect Rating: Further investigation to the ground floor residence and studio kitchen



SAMPLE



Kitchen; Is the splashback free of cracking, drumminess, or loose/missing grout/sealant?

Missing/defective sealant, Gaps in sealant, Loose/missing grout, Refer To Supplementary Text Below

Tile splashback and benchtop junction has missing/defective sealant applied to the internal corner, this preserves the below bench cupboards from getting damp or damaged by water ingress, .

The sealant can be seen to be incomplete, requiring sealant to be re-applied to the affected area., .

The grout between the tiles can be seen to be loose or missing.

The loose grout would be required to be removed with new grout applied to the affected area, this may result in a colour variance, to alleviate this, the entire area would need to be re-grouted. , Refer To Supplementary Text Below

Defect Rating: Minor Defect



Bathrooms/WC; Are cisterns/pans/bidets free of cracks, leakages, or do they flush correctly? **Yes**

Bathrooms/WC; Are cisterns/pans/bidets correctly installed and are they stable/rigid? **Yes**

Bathrooms/WC; Is there running water within the cisterns/pans/bidets? **Yes**



Bathrooms/WC; Are bathtub taps free of leaks, and does the water supply operate correctly, are there any defects in the tap ware? **Yes**

Bathrooms/WC; Are basin/vanity taps free of leaks, and does the water supply operate correctly, are there any defects in the tap ware?

Water hammer sound present when turning on/off the water supply taps, Defective tapware, Tap(s) dripping/leaking - faulty o-ring, Tap(s) dripping/leaking - faulty washer, Refer To Supplementary Text Below

Water hammer sound present when turning on/off the water supply taps, a plumber should be consulted ,.

A Plumber should be engaged to inspect and repair any leaks or defective fittings ,.

Tap(s) can be seen to be leaking through spindle, the o-ring requires replacement which can be undertaken by a plumber.,.

Tap(s) can be seen to be dripping due to faulty washer, this item can be replaced by a plumber.

Defect Rating: Minor Defect

Details: Water hammer in the main house only within all fittings within the bathroom water supply

Main house main bathroom, the water consistently runs within the basin taps, new tap ware or washers are required to make the taps function correctly

SAMPLE





SAMPLE

Bathrooms/WC; Are shower taps free of leaks, and does the water supply operate correctly, are there any defects in the tap ware?

Water hammer sound present when turning on/off the water supply taps, Refer To Supplementary Text Below

Water hammer sound present when turning on/off the water supply taps a plumber should be consulted , Refer To Supplementary Text Below

Defect Rating: Minor Defect



Bathrooms/WC; Are the floor wastes/strip drains/ WC wastes or vanity wastes blocked? Do they allow water to drain away freely? **Yes**

On visual inspection the areas appeared to be clear and unblocked

When testing the fixtures and fittings the areas drained freely at the timed of the inspection

Bathrooms/WC; Is the bathtub free of damage? is it properly recessed at the wall and tub junction? Is the free standing bath tub defect free? **Bathtub is poorly recessed into wall and likely to leak, Refer To Supplementary Text Below**

Bathtub is poorly recessed into wall and likely to leak

New silicone is required around the bathtub to seal the bath substructure and adjacent walls from water ingress

Location: Main residence, ground floor main bathroom

Defect Rating: Minor Defect



Bathrooms/WC; Are the SHOWER wall and floor tiles free of cracks, drumminess, or loose/missing grout/sealant?

Cracked tiles, Drummy tiles, Loose/missing grout, Gaps in sealant, No silicone sealant applied within the bathrooms, Refer To Supplementary Text Below

Tiles can be seen to be cracked, these tiles are to be replaced to avoid the possibility of water existing the shower cubical.,

Tiles have been assessed to be drummy due to failed or inadequate adhesive

These tiles are to be removed if possible and re-laid correctly or replaced if this is not achievable.,

Grout can be seen to be missing or dislodged requiring the area to be re-grouted ,

Gaps can be seen in the sealant, this will require the area in question removed and new sealant applied.,

All internal corners both vertical and horizontal should have silicone sealant applied to the junctions.

Location: Main residence

1. Ensuite has a shower leak at the floor and wall junction

2. Main bathroom has no silicone applied to the internal corners of the wall and floor junctions

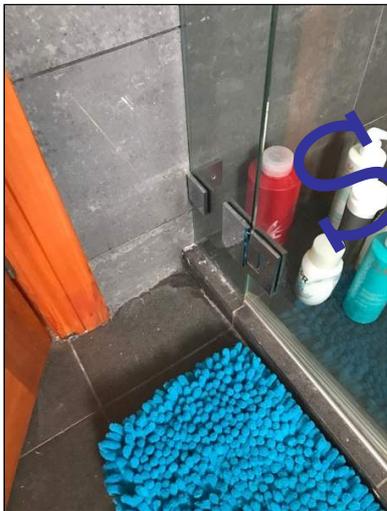
Apartment

1. Main bathroom may have a leaking shower and cracked and defective wall and floor tiles in the bathroom and within the shower cubical

2. The ensuite, within the shower cubical has no cracks in the tiles but there is missing silicone and minor cracks in the grout and water pooling within the floor of the shower cubical

The ensuite and bedroom dividing walls are defective and there is moisture seen within the wall and skirting

Defect Rating: Major Defect



Bathrooms/WC; Are the BATHROOM wall & floor tiles free of cracks, drumminess, or loose/missing grout/sealant?

Cracked tiles, Drummy tiles, Loose/missing grout, Gaps in sealant, No silicone sealant applied within the bathrooms, Refer To Supplementary Text Below

Tiles can be seen to be cracked, these tiles are to be replaced,.

Tiles have been assessed to be drummy due to failed or inadequate adhesive

These tiles are to be removed if possible and re-laid correctly or replaced if this is not achievable,.

Grout can be seen to be missing or dislodged requiring the area to be re-grouted,.

Gaps can be seen in the sealant, this will require the area in question removed and new sealant applied,.

All internal corners both vertical and horizontal should have silicone sealant applied to the junctions.

Location : All bathrooms need:

The wall and floor junctions sealed within silicone

The internal corners of the wall tiles and wall and floor junctions sealed and made water tight and made compliant with current building standards

Defect Rating: Minor Defect



Bathrooms/WC; Is the shower screen free of cracks, or other defects and is it adequately sealed at the floor/wall junctions?

Inadequately sealed at floor/wall junctions, Cracked/delaminating glass shower screen, Minor gaps in sealant, Showerscreen and tile junctions



**needs to be cleaned and re-sealed, Refer To
Supplementary Text Below**

Inadequately sealed at floor/wall junctions:

New silicone sealant is required to the wall and floor tiles where they are in contact with the shower screen,.

Cracked shower screen:

Repair or replacement of the shower screen is required ,.

Minor gaps in sealant

New silicone sealant is required to the wall and floor tiles where they are in contact with the shower screen,.

The shower screen and tile junctions need to be cleaned and re-sealed

New silicone sealant is required to the wall and floor tiles where they are in contact with the shower screen once the bathroom is cleaned

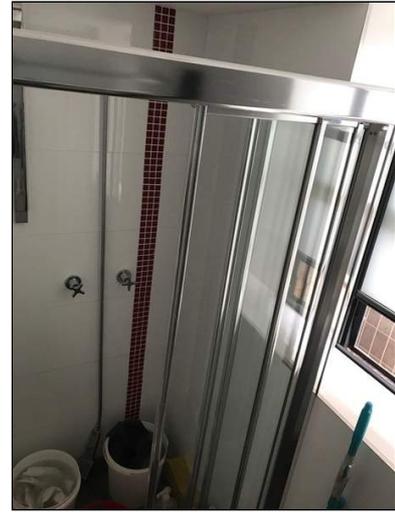
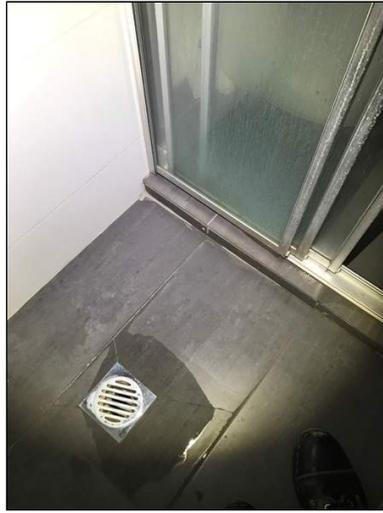
Location: The studio bathroom was filled with the tenants belonging so I did not carry out our normal assessment but from a distance all appears to be in order, i did not test the running water nor drains nor did I get to check all aspects of this room as it was not in use so I could not see any water and moisture exiting this bathroom or its fittings or the fit out in general

The bathroom within the studio is excluded from our assessment

Defect Rating: Further investigation

SAMPLE





SAMPLE

Bathrooms/WC; Around the shower, is it free of signs of leaking/seepage?

Water damage found at the base of the doorjamb and architrave, Water damage along adjacent wall - Suspected pipe leak or membrane failure, Refer To Supplementary Text Below

Flood test is required, to know if the waterproofing membrane within the bathroom or shower cubicle has failed

OR



The timber door jamb and architrave were not sealed prior to installation , Flood test is required, to know if the waterproofing membrane within the bathroom or shower cubicle has failed or if there is a leak, Refer To Supplementary Text Below

Location: Apartment , floor and door junction in the ensuite shows that there is water leaking and pooling at the base of the door and floor junctions between the bedroom floor and bathroom floor

Defect Rating: Major Defect



Bathrooms/WC; Is the vanity unit or basin, cabinet and/or mirrors free of damage, and do the doors/drawers operate correctly?

Water damage to vanity cabinet, Cracked vanity basin, Faulty/cracked cabinet/mirror, Doors/drawers bind on cabinet frame, Refer To Supplementary Text Below

SAMPLE

Evidence of water damage within the vanity unit ,.

The basin was seen to have a crack / chip / defect within the bowl ,.

There was delimitation / deterioration of the the mirrored surfaces ,.

The hinged doors and drawers require adjustments or repairs so they operate correctly and they have equal margins

Location : Apartment



Main bathroom vanity unit has been damaged by past water leaks.
Ensuite vanity unit has a damaged back wall panel to the cupboard, water damage cupboards and end panels, door and drawer fronts

Defect Rating: Minor Defect



SAMPLE

Bathrooms/WC; Is the room free of condensation damage, and is it adequately ventilated?

Inadequate ventilation, Exhaust fan faulty / Not working, Refer To Supplementary Text Below



Condensation damage evident - Inadequate ventilation,
Condensation damage evident - Exhaust fan faulty

Location : All bathrooms need better extraction fans especially the main house upstairs, the ceiling is mouldy and full of moisture

Defect Rating: Minor Defect

Laundry; Are taps free of leaks, and does the water supply operate correctly?

Refer To Supplementary Text Below

Defect Rating: Further investigation

Location: All three residence have no laundry tub so I assume they use the bathroom vanity units or kitchen sinks

It's not legal not to have the washing machine waste line not plumbed into a sewer line further investigation is required in this area of the house



Laundry; Is the tub/cabinet free of water damage, corrosion or other defect?

Refer To Supplementary Text Below

Defect Rating: Further investigation

Location: There is no laundry tub installed with in all three residences, I can only assume that they use the kitchen sink or bathroom basins to drain the washing machine



Internal stairs; Are the stair stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage?,

Stair treads have no slip resistant measures installed, Refer To Supplementary Text Below

The staircase must be safe to use and the stair treads must have slip resistance measures installed for the safe use of the staircase

Location : Spiral stairs within the ground floor, balustrade is non compliant and where the roof void and staircase is has excess openings making it dangerous in its current state

Defect Rating: Safety Hazard



SAMPLE

Internal stairs

Balustrade doesn't meet current regulations, Handrail height doesn't meet current regulations, No handrail/grab rail on staircase, Refer To Supplementary Text Below

Balustrade doesn't meet current regulations, this should be repaired and made good as a priority , .

Handrails must be at 1m in height on all level walkways and landings

Handrails must be no less that 865mm along the staircases



Handrails and Balustrades must be installed to meet current regulations , Refer To Supplementary Text Below

Location : Main residence staircase to the 2nd floor roof void

Defect Rating: Safety Hazard



Electrical; Do all powerpoints, light switches and fittings appear to be cosmetically undamaged? **Yes**
located in an incorrect location (Safety Issue) ?

Electrical; Do all light fittings appear to be cosmetically undamaged? **Yes**

Electrical; Do battery or hardwired smoke alarms exist? Are they located between the kitchen and bedrooms? **No**

No Smoke alarm is installed within the property

A licensed electrician or installer needs to be commissioned to have the correct number of smoke alarms installed and checked every twelve months

This is a very important issue that needs to be addressed ASAP



Defect Rating: Safety Hazard

Description: All three residences need to have smoke alarms installed into the correct locations

Electrical; Does the main power board Or sub board have a current "New Construction" industry standard circuit breakers or a over all RCD safety switch? **Yes**

Yes. An RCD safety switch was installed, however, it is recommended that an electrician carry out a safety inspection as I am not able to ascertain if any electrical defects exist or if any non compliant electrical works have been carried out at this dwelling prior to purchasing this dwelling.

Defect Rating: No Defect



Is there a Pest Notification Label within the electrical meter box ? **No**

I did not see a pest contractors sticker in the electrical meter box at the time of this inspection

The electrical meter box is the industry standard location for a pest contractor to install his sticker

The Sticker confirms the last inspection or treatment application date

The sticker confirms which treatment, or pest management system is applicable to this property on the basis of earlier treatments carried out



We recommend all properties be inspected regularly, the average life cycle of chemical spray system is less than 12 Months, we recommend all properties be assessed and reported on and a chemical treatment be applied every 6-9 months as a "Best Pest Prevention Plan" for this property

Defect Rating: Major Defect



Are all internal habitable rooms free of damp problems, including rising/falling damp, condensation, horizontal penetrating dampness?

Rising damp evident to lower portions of the walls/ skirting, Water stains within the internal walls, Condensation / Condensation damage seen within the wall linings, Concrete slab edge dampness evident/concrete cancer, Ceiling water damage evident, Water entry/staining on the internal floor linings, Walls adjacent to a wet room, Refer To Supplementary Text Below

We have tested the walls and skirting and we have found excessive moisture within the walls / skirting .

We recommend a Hydraulic Engineer and a contractor specialising in rising damp to assess and advise on this issue ,.

On inspection of the wet rooms i saw signs or condensation, a environmental scientist should be engaged to confirm the sate of play within the room ,.

Concrete slab edge dampness evident, further investigation is required by a structural engineer or qualified concretor or licensed builder ,.

SAMPLE



Discolouration of the ceilings, further investigation is recommended to locate the source of the water entry

,,

Water entry/staining on the internal floor linings, further investigation is recommended to locate the source of the water entry ,.

Dampness found to the walls adjacent to a wet room . further investigation is recommended to locate the source of the water entry

Location: There appears to be water entry into this home as there is moisture seen within the ceiling linings within the residence on the ground floor known as the main dwelling

There is moisture seen with in the basement level internal and external walls, apartment and studio (bedroom walls, living room walls, kitchen and lining room floors, ensuite wall and floor junctions)

Defect Rating: Major Defect



Was there any water hammer in the "Hot or Cold" water lines within the bathroom(s), laundry or kitchen ? **Yes**

Location : Main residence kitchen and bathroom lines

Apartment bathroom and ensuite fittings and studio kitchen tap ware



Defect Rating: Further investigation

Part 5: Exterior of Building

External Lintels/Beams/Walls; Are all lintels sufficiently rigid and free of defect/damage?

Timber beams have rot / damage evident, Small and Minor cracks within external brickwork or bowing evident, Refer To Supplementary Text Below

There is timber rot found within the external structural timbers within this property

We can not see the consequence of the wet / dry rot within the timber frames

I suggest you engage a builder or licenced carpenter to assess and report on this issue

The house has minor cracks seen within the external elevations of the property

These cracks are typical and non-structural issues, should they open up or develop over time a structural engineer should be engaged " This is a minor defect IN the current condition of the property "

Location: Front fencing is cracked

The house rendered walls are cracked

Defect Rating: Minor Defect

SAMPLE





External Walls; Are all walls/wall cladding free of defect/damage, and is the paint/coating maintained?

Category 2 Cracks - Mortar lines, Category 2 Cracks - Above / Adjacent to door and window openings, Category 2 Cracks - Below / Adjacent the door and window sills, Lower brick mortar decay/ missing mortar from the face brick and sandstone walls, Minor timber weatherboard fungal decay, Bowing weatherboards, Timber joins poorly patched, Weep holes covered, No DPC seen through the render walls, Poor pipe penetration sealing/missing brick and render, Refer To Supplementary Text Below



***There was evidence of Category 2 cracking in sections of the mortar lines/bricks.

Period homes built with lime mortar almost always have hairline cracks within the face brickwork and internal walls, as the lime mortar is weak and it is common and expected to see period homes (home built Pre 1970's) with cracks within the brick/stone/masonry walls

Any wall cracking should be assessed by a structural engineer, especially if it appears to widen over time.

****There was evidence of Category 2 cracking in sections of the walls above/adjacent to door and window openings.

This can be caused by rust deterioration in the steel lintel over the window or door openings.

A carpenter or bricklayer should assess the lintel.

Period homes built with lime mortar almost always have hairline cracks within the face brickwork

Lime mortar is weak and it is common to see period homes (home built Pre 1970's) with cracks within the masonry walls

Any wall cracking should be assessed by a structural engineer, especially if it appears to widen over time.

There was evidence of Category 2 cracking in sections of the window sill mortar/render.

A carpenter or bricklayer should assess this issue or failing that, a structural engineer, especially if it appears to widen over time.,.

Lower brick mortar decay/missing mortar from the face brick and sandstone walls

Lower brick mortar decay evident is a typical issue for lime mortar built projects which are exposed to the weather and not maintained over time.

Requires assessment by a qualified bricklayer.

This can be age related, poor mortar mix related and rising damp penetration related.

Further investigation is required by a bricklayer or a damp proof specialist.,.

Minor timber weatherboard timber fungal decay (rot) in sections requiring replacement.



Liaise with a carpenter to have assessed/repaired.,.

Some bowing and unevenness detected in weatherboards.

Liaise with a carpenter to assess & remedy.

Further investigation may be required, as this may require the removal of cladding or wall linings to assess the wall frame conditions.,.

Timber joints poorly patched. Patching is evident and it is preferable to have this carried out professionally to avoid further deterioration of the timber and obvious patching.,.

Weep holes missing

Weep holes could be covered by soil/vegetation/pathways/render.

You should remove the render or obstructions in front of the weep holes

You should lower soil levels so that sub floor vents are clean and allowing free flowing air to the cavity and sub floor area

Covered weep holes also provide concealed entry points for termites.

Having no weep holes allows water entry into the sub floor area, internal cavity walls and internal walls of the house.

The water within the cavity walls cannot be expelled from the building/walls and sometime you will see moisture within the internal walls, skirting and floor coverings due to concealed or missing weep holes

If the weep holes are concealed it allows the water to pool within the sub floor area attracting pest/termite activity, this is also conducive to termite infestation and timber fungal decay.,.

All walls rendered should have the control joints and damp proof course exposed through the render, so that it doesn't allow bridging of the external render/linings ,.

Poor pipe penetration sealing/missing brick and render

Penetrations should be well sealed to prevent damp penetration and subsequent deterioration of internal linings.

Engage a bricklayer to assess and remedy ASAP.

As per the Guide to Standards & Tolerances 2007 - clause 7.08- Pipe Penetrations Through External Walls and Inside Cupboards



Plumbing holes are defective if they are not properly grouted; or in the case of cabinet work, fitted through neat maximum size penetrations, or fitted with tight fitting cover plates or collars with penetrations kept to the smallest size particle.

Contact a plumber or building contractor to seal all openings within the external envelope of the building

Location: Randomly found throughout the home are minor imperfections and cracks with in the external rendered walls

Defect Rating: Minor Defect



Wall Cladding Flashing & DPCs; Does the wall cladding have suitable flashings and damp proof course, and is it free of dampness damage?

No flashings evident (masonry wall) , Flashings faulty/defective (Rising damp or mouldy brick work seen at the time of my inspection) , No dampcourse evident, Dampcourse is faulty/defective (Moisture above DPC course) , Dampness seen within the external walls, Missing window storm moulds, Missing door storm moulds, Refer To Supplementary Text Below

Flashings should be installed above and below each window and door unit.

Weep holes should be installed to allow moisture to seep out of the wall cavities, when no weep holes are installed or seen in a property such as this one it raises the possibility of moisture being trapped within the internal skin of the house

Due to missing weep holes I assume there is no flashings installed to the windows and doors so I suggest you make the house water tight limiting and water entry in the house cavities

NOTE:

This is a common problem found in homes that are rendered after the original build Builder and bricklayers often install flashings and weepholes when they build new building , but when new owners move into a house they often render the external walls and the weepholes get covered over by the render and painter as they dont always expose the weepholes

There is moisture seen in and around windows and doors which needs to be assessed (Flood tested or Further investigation) to find the source and to define the works required to make good the issue , .

We did not see the damp proof course within the external walls of the building

I am not confirming that there is not a concealed DPC but I am confirming that I did not see the normal PVC / LEAD / SLATE damp proof course embedded within the external walls of this property

Its Best practice to have all surrounding surfaces around the building clear of any holding water opportunities, and minimal garden beds up against the building, all hard surfaces around the building should direct the surface water and any stormwater away from the building keeping the walls, foundations and footings of the house as dry as possible limiting the possibility of rising damp



There is dampness seen on the external walls above the damp proof course

You should engaged a builder or Hydraulic engineer to assess and make good this issue to mitigate any further costs

, .

There is dampness seen within the external wall of the house

There is a need to have this issue assessed and made good by a qualified builder , .

There are missing window storm moulds / excess gaps which may allow Pest / Vermin / Moisture to enter the cavity , .

There are missing door storm moulds / excess gaps which may allow Pest / Vermin / Moisture to enter the cavity , Refer To Supplementary Text Below

Defect Rating: Major Defect



Walls & doors / window junctions, do suitable flashings, mouldings, and sills exist and are they free of defect/damage?

No weep holes above or below windows or doors, No flashings / Storm moulds, Window & door sills allow water entry in high winds, Evidence of water entry through sills exists, Refer To Supplementary Text Below

No weep holes were found above or below the windows or doors



All doors and windows should have had flashings when they were originally installed within the cavity and directed to the external walls of the home, the weep holes allow any water within the cavities to be extracted from the walls/cavities

I assume there are concealed flashings above and below the external doors and windows, this house has minimal to no weep holes above or below external doors and window openings

Lack of weep holes will create dampness within the cavity and within the internal wall linings and it will contribute towards the render cracking and render crazing, this will eventually become drummy and fall off the wall, any timber attached to the walls in question will rot and deteriorate before its natural time

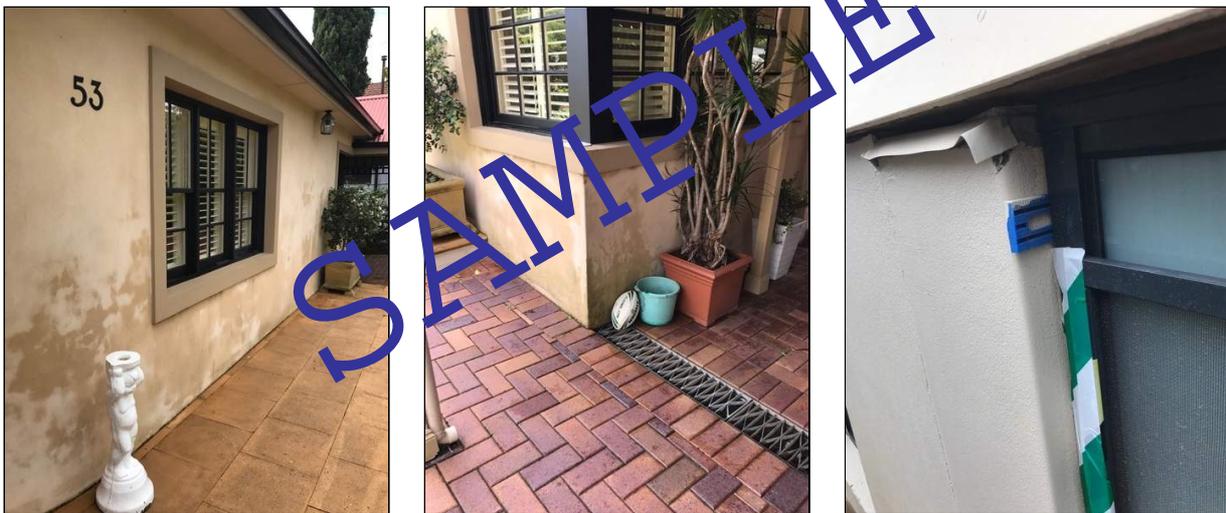
Storm moulds are designed to seal the door / window junctions to the reveals , .

There is excessive gaps seen at the base of the window / door suites and sill junctions, .

The sill and door / window junctions should be flood tested and made good to prevent any further water entry

, Refer To Supplementary Text Below

Defect Rating: Major Defect



Wall frames & external linings; Are frames free of bulging, appear plumb and structurally rigid? Are external cladding/linings defect free?

Defective external wall linings, Refer To Supplementary Text Below



The building cavity / wall frames are exposed to the weather

External linings are damaged allowing water and pests the ability to deteriorate the wall/floor/roof frames, Refer To Supplementary Text Below

Defect Rating: Minor Defect



External Stairs; Are the MAIN STAIRS leading to the front door / stairs exposed to the public / main stairs to the property defective or unsafe to use (Are the Stringers, Handrails, Balusters, Treads & Risers sufficiently rigid and free of damage) ?

Yes

All Stairs and handrails are in order at the time of this inspection.

External Stairs; Are the SIDE or REAR or GARDEN stairs found around the property defected (Are the Stringers, Handrails, Balusters, Treads & Risers sufficiently rigid and free of damage) ?

Sloping & Uneven treads & risers, Loose/missing/ defective stair balusters & handrail, Refer To The Supplementary Text Below

The stairs are sloping and uneven in size and inconsistent

Treads and/or risers of varying depths/heights



Some steps have larger risers and goings and no slip prevention measures in place

The stairs are a safety hazard in their current condition, they do not meet current regulations.

The balusters and handrail needs to be made good as they are non compliant with current regulations

A carpenter / fabricator should be engaged to inspect and make good asap

All stairs should be compliant to limit any liability against visitors or occupants from getting injured whilst using the stairs.

, Refer To The Supplementary Text Below

Defect Rating: Safety Hazard



Balconies/verandas/patios/decks/suspended floors/balustrades; Do they appear structurally sound, free of defects?

Timber deck has a bounce within the structure, Refer To Supplementary Text Below

The timber deck is bouncy underfoot when assessed

A carpenter needs to assess and make good the structure

Location: The deck off the ground floor residence is in need of repair to the posts and rail.

Decking boards are bowed and cupped

The handrails are too low

The balustrade is non compliant



Defect Rating: Minor Defect



Balconies/verandas/patios/decks/suspended floors/retaining walls/stairs/balustrades; Are handrails installed? Are they at the correct height? Do they comply with the current building Code? NOTE : 1 meter high handrails are required around any areas with falls greater than 900 millimetres

Missing handrails and balustrading, Handrails installed under 1000mm, No handrails/grab rails within the staircases, Refer To Supplementary Text Below

Randomly found throughout the house there is handrails & balustrades not installed in areas that require restraint measures installed

Handrails installed are under 1000mm in height

The handrail and balustrading details is non compliant - This is a major safety issue that should not be ignored

You should have this made good asap

You should have a builder or balustrading contractor attend the property and have this made good ASAP

No handrails/grab rails are installed to staircases

The handrail and balustrading details is non compliant

SAMPLE



This is a major safety issue, you should have this made good asap

Have a builder or balustrading contractor attend the property and have this made good ASAP , Refer To Supplementary Text Below

Defect Rating: Safety Hazard



Timber deck(s) ; Are the timber members (Bearers, Joists & Decking boards) compliant with current regulations? is the deck free of defects? **The timber deck is non compliant**

The timber deck as a whole is non-compliant with the current regulations

The timber members do not meet current regulations, the Bearers, Joists & Decking boards need to be checked by a builder or carpenter to adequacy and any upgrades carried out to get longjerverty out of the materials and structure as a whole

Defect Rating: The timber structure is in direct contact with the soil and no ant cappings are installed





SAMPLE

Summary of defects

Refer to the below summary of defects

Details: The house has no weep holes above or below the windows and door openings

The house has no weep holes at the base of the walls

The side pathways allow water to run across and bear upon the house which could be the cause of the water entry in the basement levels within the studio and apartment

The old timber deck is structurally sound but there no ant cappings and the handrails are defective / too low and the balustrade non compliant



The external weather board cladding is cracked and defective

The entire house floor structure has no ant cappings and access to the main portion of the house was not available at the time of my inspection

The house has not been sprayed for pest or termites in the past 12 months

The pavers have subsided are in need of re-leveling

Defect Rating: Safety Hazards & Major Defects

Part 6: Roof Exterior

Roof Elevations & Roof Plumbing : Is the gutterline at 2.7 metres or lower in height from the natural ground level ?

No , its a 2 story building or a building with a gutter line above 2.7m in height making the roof inaccessible

I did not access the roof elevation nor roof plumbing as the gutter line is above 2.7m in height (A 3.5m ladder services a 2.7m high gutter line)

****The external roof as a whole is excluded from this report and our assessment

If you want a complete and comprehensive assessment of the roof and all the element's associated to this elevation, we must return and carry out the assessment with a harness or with a second inspector, and then you can rely upon the facts and findings within our report for the roof linings and roof plumbing (A 2nd inspection to cover the roof will cost \$140 Plus GST)

****You cannot rely upon this report for the condition of the roof tiles/roof sheeting/roof plumbing or any other elements found on the roof over the entire property

As per Work Health Occupational Safety Regulations, any roof over 2.7 meters from the natural/finished ground level is inaccessible for a single inspector and that was the case with this property

NOTE :

If I comment on the roof tiles/roof sheeting/roof plumbing, and it's over 2.7/3.6 metres in height, it's a general comment only

We do comment from afar or by using our Zoom camera and we comment on any roof found on the lower ground floor roofs



We comment on the roofs as seen off a ladder or from afar or from overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can rely upon when making a decision when buying this property

The roof tiles and roof plumbing on this property are excluded from this assessment and this report

NOTE:

If comments are made on the roof tiles/sheeting/flashings or roof plumbing it's because we reported on the areas below 3.6 metres in height in this report, but anything above that height is excluded from our assessment and this report

Location: It was raining on and off while I was on site doing this inspection and report

I only assessed the roof from the ground floor / from afar and I used my zoom camera to get an close up look but this does not mean I have inspected the roof in full, should you want a full and comprehensive assessment and report a 2nd inspection is required and a harness set up or 2 inspectors are required to carry out this task.

Defect Rating: 2nd Inspection recommended



SAMPLE

Roof tiles, shingles, slates: Is the roof free of cracked and broken/decayed tiles? SPECIAL NOTE: The Inspector takes minimal photos whilst on the roof so the inspectors hands are free during

I did not access the roof tiles nor roof plumbing as it was above 3.6 metres in height, Cracked tiles, Dislodged tiles & Minor adjustment of the roof tiles and flashings are required to keep the house watertight, Hip capping mortar cracking, Valley /



Gutters are rusted or in need of repair, Ridge capping mortar cracking, Refer To Supplementary Text Below

I did not access the roof tiles & roof plumbing as it was above 3.6 metres in height

As per Work Health Occupation Safety regulations any roofs over 2.7 metres from the natural/finished ground level is inaccessible for a single inspector using a 3.6m ladder and that was the case with this property

All roof tiles / roof plumbing and any other elements associated to the roof and located within the external roof linings are excluded from this report

If I comment on the roof, and it's over 3.6 metres in height, our assessment is a general comment only, on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can rely upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can rely upon the facts and findings within our report

The roof tiles and roof plumbing on this property are excluded from this assessment and this report

NOTE: If comments are made on the roof tiles or roof plumbing it's because we reported on the areas below 3.6 metres in height in this report, but anything above that height is excluded from our assessment and this report

There were cracked and chipped roof tiles visible

Replacement of the tiles are required to keep the house watertight.

This can potentially cause further deterioration to the dwelling, for example, damage to internal ceiling plaster linings and frame.

Dislodged tiles in a few areas

I encourage you to engage a roof tiler to rectify this issue as soon as you become the owner of the property.

Hip capping, has the mortar cracking and openings within the pointing visible.

See a roof restoration company to have the roof reinspected and re-pointed.



If not attended to this can allow water penetration during rainfall and it requires rectification.

If the roof tiles / capping/s are loose on the roof there is a chance that the roof tiles or capping pieces can fall from the roof in high winds or during heavy storms causing damage to the objects below or humans passing by which could be fatal or cause a major injury , .

Valley gutter are defective and in need of repair or replacement.

A roof plumber or roof tiler can repair or replace the valley iron/gutter.

If the valley iron is painted it should be accessed every twelve to twenty four months, as this is a common area of water entry within a home, and this can allow water penetration during rainfall and requires rectification to prevent same., .

Ridge capping, has the mortar cracking and openings within the pointing visible.

See a roof restoration company to have the roof re-inspected and re-pointed.

If not attended to this can allow water penetration during rainfall and it requires rectification.

If the roof tiles/cappings are loose on the roof there is a chance that the roof tiles or capping pieces can fall from the roof in high winds or during heavy storms causing damage to the objects below or humans passing by which could be fatal or cause a major injury , Refer To Supplementary Text Below

Defect Rating: Minor Defect



Roof Sheeting, is the roof free of corrosion, or other defects/damage?

I did not access the roof sheeting & roof plumbing as it was above 3.6 metres in height, Lead flashing & colourbond in direct contact with each other, Refer To Supplementary Text Below

I did not access the roof sheeting & roof plumbing as it was above 3.6 metres in height

As per Work Health Occupational Safety Regulations, any roof over 2.7 metres from the natural/finished ground level is inaccessible for a single inspector using a 3.6m ladder and that was the case with this property

If I comment on the roof and it's over 3.6 metres in height or 2.7m off the ground floor, our assessment is a general comment only on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can rely upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can rely upon the facts and findings within our report

The roof sheeting and roof plumbing on this property is excluded from this assessment and this report

NOTE: If comments are made on the roof sheets & roof plumbing it's because we reported on the areas below 3.6 metres in height within this report, but anything above that height is excluded from our assessment and this report

There is lead flashing & colourbond metal in direct contact with each other causing a chemical reaction

This must be rectified, otherwise the colourbond metal will deteriorate and an aperture will be created, then water entry will take place and it will be difficult to find

The replacement of the flashing(s) or additional silicone is to be applied to have the two metals not be in contact with each other

Have a chat with a roof plumber or builder/carpenter for the best solution to be offered., Refer To Supplementary Text Below

Defect Rating: Minor Defect





Roof Flashings; Is the flashing free of uplift, corrosion or other defect/damage?

Refer To Supplementary Text Below, I did not access the roof ,

Refer To Supplementary Text Below, I did not access the roof, The roof sheeting / Tiles / Roof plumbing was above 3.6 metres in height

As per Work Health Occupational Safety Regulations, any roof over 2.1 metres from the natural/finished ground level is inaccessible for a single inspector using a 2.6m ladder, and that was the case with this property

If I comment on the roof and it's over 3.6 metres in height or 2.7m off the ground floor, our assessment is a general comment only on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can rely upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can rely upon the facts and findings within our report

The roof sheeting and roof plumbing on this property is excluded from this assessment and this report

NOTE: If comments are made on the roof sheets & roof plumbing it's because we reported on the areas below 3.6 metres in height within this report, but anything above that height is excluded from our assessment and this report

Defect Rating: Further investigation



Roof Plane; Is the roof free of bulges, sagging or other movement?

Refer To Supplementary Text Below

Defect Rating: Further investigation

Roof Gables; Are the gables free of defects/damage, and are the paint/coatings in good condition?

Refer To Supplementary Text Below

Location: Carport internal gable shows a cracked timber beam spanning the garage width

Defect Rating: Minor Defect



Skylights/Vents/Flues (All Roof Penetrations); Do the roof services and flashings appear watertight?

The roof was not inspected, Refer To Supplementary Text Below

I was not able to inspect the roof elevation and the skylight is not assessed nor reported on within this report

If you want this reported on a 2nd inspection is required and a 2nd inspector is required to assist me to reinspect the roof, Refer To Supplementary Text Below

Defect Rating: Further investigation

Valleys/Gutters/Downpipes; Are they free of rust, and do they appear to drain effectively?

I did not access the Roof & Roof plumbing above 3.6 metres in height, Gutters - Rusted sections, Gutters - Blocked, Gutter joins leaking, Gutter joins



**separated, Gutters are ponding, Refer To
Supplementary Text Below**

I did not access the roof & roof plumbing as it was above 3.6 metres in height

As per Work Health Occupational Safety Regulations any roof over 3.6 metres from the natural/finished ground level is inaccessible for a single inspector and that was the case with this property

If I comment on the roof/roof plumbing and it's over 3.6 metres in height, our assessment is a general comment only, on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can rely upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can rely upon the facts and findings within our report

The roof sheeting and roof plumbing on this property is excluded from this assessment and this report

NOTE: If comments are made on the roof plumbing, it's because we reported on the areas below 3.6 metres in height in this report, but anything above that height is excluded from our assessment and this report

Gutters are rusted in sections that are visible around the dwelling

Excess water leaking from the guttering is conducive to timber fungal decay and termite infestation.

This can cause deterioration of cladding plus wall and roof framing

This also can be the cause for the foundations of the dwelling to swell, and cracking within the walls and footings

Liaise with a roof plumber for best solution., .

I found blocked guttering and gutters with excess debris within them.

The gutters need to be cleaned out to prevent blocking of downpipes and leaking into eaves and fascia., .

Gutter joins leaking

Excess water leaking is conducive to timber fungal decay and termite infestation if left as is. This can cause deterioration of cladding plus wall and roof framing.

This also can be the cause for the foundations of the dwelling to swell, and cracking within the walls and



footings

Gutter joins separated

Repairs required in order to prevent deterioration by leaking

Liaise with a plumber to have rectified, .

Gutters are ponding.

Possibly due to debris or poor fall of actual gutter installation.

You must have gutters cleaned and assessed by a plumber for adequate fall.

Also regularly clean to prevent ponding, as ponding water will contribute to rust, Refer To Supplementary Text Below

Defect Rating: Minor Defect



Eaves/fascias/barges; Are they free of corrosion/decay, and do they appear to be sufficiently rigid?

Eave and soffit lining are detached / defective, Fascia - fungal decay, Fascia - Paint flaking, Refer To Supplementary Text Below

Eave and soffit lining detached, damaged and loose.

Get a carpenter to repair or replace the eaves/soffit linings., .



Timber fungal decay evident.

Have carpenter repair or replace., .

Paint flake on sections of fascia.

Sand back and re-paint, Refer To Supplementary Text Below

Defect Rating: Minor Defect



General; Is the roof free of any other damage or defects?

Unable to comment, i did not access all roof elevations, Refer To Supplementary Text Below

I was unable to inspect all roof elevations within the property

Any comments made are for certain locations only and made from afar (ladder / Over looking windows / zooming up to the location by a camera) and in no way are we commenting and covering the entire roof elevations in this report for this property

Unfortunatually you can not rely upon this report for the condition of the roof as I did not inspect nor report on the entire roof so we do not cover the roof linings & roof plumbing on this property



, Refer To Supplementary Text Below

Defect Rating: Further investigation

Part 7: Roof Space

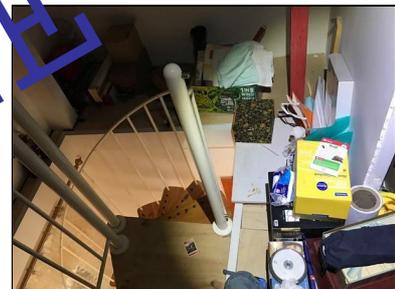
Roof Voids; Was the roof void able to be entered and assessed / reported on? Note : All skillion roofs with no roof voids or access hatches are excluded from this report

Refer To Supplementary Text Below

Location: I could only inspect the one roof void as there were excess goods within the roof void limiting access beyond this one location

The roof void assessment is limited to this one area only and this one area is the void above the rear of the house extension which has the spiral stairs serving this space for access

Defect Rating: Further investigation





SAMPLE



The Property Inspectors



Roof Voids; Is the underside of the roof free of water staining or observed daylight? **Yes**

The underside of the roof at the time of the inspection was in an acceptable condition for the age of this property

Roof framing; Does the framing appear to be structurally sound and free of defects/decay/corrosion or other damage?

Unable to inspect the entire roof void due to limited access within the roof void, deeming the entire roof excluded from our report, Sagging/unevenness of the purlins/rafters & possibly sagging ridge & hip lines Refer To Supplementary Text Below

Unable to inspect the entire roof void due to limited access within the roof void, deeming the entire roof excluded from our report, Minimal timber structure and support is found within the roof voids, unevenness is contributing to sagging/unevenness in the roof line.

There are bowed and sagging purlins and rafters

There are minimal struts supporting the roof structure down to the load bearing walls below

In some cases struts are removed within the roof voids to create large storage areas or to install or remove large HWS and over time the roof structure sags and bows and this is seen within the roof void and externally in the roof tiles and metal deck roof sheets

Additional struts and purlins should be installed to the roof to meet current regulations

Have a carpenter assess and rectify ASAP, Refer To Supplementary Text Below



Defect Rating: Further investigation



Roof framing; Is the roof framing free of modifications/from the original build?

Yes

Sarking; Is there building foil in place, and is it free of holes/tears or other damage?

Tears within the existing sarking

Tears and holes exist in the sarking

This needs to be repaired and monitored for any future water entry points

Insulation; If insulation exists on the upper surface of the ceiling, does it fully cover the ceiling area, and not interfere with electrical fixtures?

Unable to access due to excess belongings within roof space, Unable to access due to the floor being lined and covered, limiting our ability to assess and report, Exposed wires within the roof space, an electrician must attend and make safe the electrical cables and junctions within the roof space, Refer To Supplementary Text Below

Unable to access due to excess belongings within roof space, Unable to access due to the floor being lined and covered, limiting our ability to assess and report, Exposed electrical wires and cable joints within the roof space, an electrician must attend and make safe the electrical cables and junctions within the roof space , Refer To Supplementary Text Below

Defect Rating: Further investigation





General; Is the roof space free of any other damage or defects?

I did not access the entire roof void, therefore this portion of the property is excluded from our report. You can not rely upon the early information within the roof void section

I did not inspect the entire roof void

I am not commenting on all aspects of the roof void and i am not supplying you a full and comprehensive assessed of the roof void

I, therefore give you no assurance of the condition of the roof void as I did not inspect nor report on the entire roof

SAMPLE

Part 8: Sub Floor Space

Sub floor access : Was there access to the sub floor area?

No - Two sub floor areas were available to be inspected

Two sub floor areas/rooms/chambers were available and were inspected at the time of this inspection

Any comments made within this report is on the basis of these two areas/rooms only

The area that was inspected was the area that you see as you enter from the access hatch into the sub floor area and the adjacent room/chamber



As we have not been able to access the entire sub floor area we cannot comment on the entire sub floor, we deem the entire sub floor area excluded from this report

You cannot rely upon this report to reflect the true conditions of the entire sub floor area as it has not been inspected nor reported on within this report

Location: I inspected the one subfloor chamber under the deck and the remaining areas off that subfloor area were blocked by the vendors belongings as seen in the photos

I inspected a 2nd subfloor area off the rear of the studio / around the corner of the studio bathroom

Details: All other areas were not accessible and excluded from our assessment and this report, any comments are solely towards the two chambers only that I inspected

Defect Rating: Further investigation



Timber floor; Are bearers and joists free of deflection and sag, and free of cracks, corrosion, water stains, decay?

Sag in bearers/joists is evident, Cracking to timber bearer(s), Cracking to timber joist(s), Timber rot damage evident, Moisture staining in timber members, Corrosion evident in steel members, Refer To Supplementary Text Below

Defect Rating: Minor Defect





SAMPLE

Timber floor; Do columns/posts appear to be structurally sound, with undamaged ant cappings, and free of cracks, corrosion, decay?

Timber columns/posts cracked, Steel columns/posts partially rusted at ground level, Timber columns/posts partially rotted at ground level, Missing/damaged ant cappings, Refer To Supplementary Text Below

Timber columns/posts cracked, Steel columns/posts partially rusted at ground level, Timber columns/posts partially rotted at ground level, There is missing ant cappings within the sub floor area

This is a major issue within the current Building Codes of Australia guidelines



But:

If you have your home inspected and sprayed every six to nine months it drastically reduces the risk of pest infestation

If you have good crossflow ventilation within your sub floor area it reduces the risk for pest infestations, as termites like damp and dark areas

If you have no timber or debris stored within your sub floor area it assists in reducing the possibility of pest infestation

If you keep the sub floor area dry and free from damp this reduces the risk for termites and other pest activity within the sub floor

If you keep all your plumbing (sewer and stormwater lines) in order, this will assist in keeping the site and sub floor areas dry

If you keep all external pathways maintained and have the surface water drain away from the sub floor areas, this will assist in keeping the sub floor areas pest free

Note:

All properties built prior to the 1970's have no termite barriers installed, (Pier Capping, Lineal Capping) as it wasn't legislation then

If you want, you can always have ant cappings retrospectively installed to most of the house, if not all areas

A contractor can assess and quote on these works and have the works carried out within a few days to have the sub floor area comply with current regulations , Refer To Supplementary Text Below

Defect Rating: Major Defect





SAMPLE

Timber floor; Does the sub floor area appear to be adequately ventilated, and free of dampness?

Inadequate ventilation within the sub floor areas inspected, Refer To Supplementary Text Below

Inadequate crossflow ventilation within the sub-floor areas.

As with most older dwellings, sub floor ventilation is inadequate when compared with today's requirements.

The older dwellings have small rooms and sub floor chambers and hence there is less opportunity for movement of air within the sub floor, this is often because many homes have objects placed up against



the external walls and landscaping hard up against the external walls, preventing natural air from flowing into the sub floor area

You could improve the sub floor ventilation to meet today's regulations/requirements if desired, as is advisable in older/period and brick dwellings.

You can install additional air vents which would be a days work for a handyman and costs in the realms of \$600 to \$1000

You could install a simple mechanical fan "DIY Pack" from \$600 for the equipment and an electrician can install it within a days work

Or

You could get a ventilation contractor to install a good quality mechanical fan system servicing the entire sub floor area for as little as \$1,500 and up to \$3,500 for a higher quality fan/low noise fan system , Refer To Supplementary Text Below

Defect Rating: Further investigation



Timber floor & masonry walls; Are the floor boards & floor framing & supporting walls below the damp proof course free of dampness and decay?

Yes

General; Is the sub floor space free of any other damage or defects?

I was unable to access the entire subfloor area



I was unable to inspect the entire subfloor area and I deem the entire subfloor area excluded from this report and liability

If i have commented on the subfloor area, its in part and it doesnt deem that the conditions that i state in the limited area that i inspected are the same throughout the property

Better access must be available so a 2nd inspection can be carried out and therefore we will be able to supply you a full and comprehensive assess and report covering the entire subfloor area that you can reply upon

Part 9: The Site

Detached Buildings; Car Accommodation, Laundry/WC/Timber Garden Sheds, do the buildings appear structurally sound and free of defects/damage?

Timber decay - framing - replace, No termite barriers In place, The timber framing is deteriorated due to water ingress, Refer To Supplementary Text Below

The timber framing has decayed. Replacement required., No termite barriers In place, The timber framing is deteriorated due to water ingress, Refer To Supplementary Text Below

Location: Timber posts are affected by wet and dry rot

Down pipe is not connected to the stormwater line

Defect Rating: Minor Defect

SAMPLE





Retaining walls; For walls over 700 millimetres high, do they appear structurally sound, and free of decay?

Minor cracking evident, No weep holes nor stormwater/static pressure release valves seen within the retaining walls to release the pressure and moisture built up behind the wall, Refer To Supplementary Text Below

Defect Rating: Minor Defect



Concrete Pathways, Driveways, Verandas & Decks; Are all areas free of subsidence, undamaged and safe to walk upon?

Minor cracks - Minor tripping hazards - settlement to be monitored, Refer To Supplementary Text Below

Minor cracks, some settlement and unevenness was observed. Although not an immediate concern these should be monitored for future movement.



A landscaper or concreter should be engaged to repair/rectify. Major defects due to safety/injury concerns.

, Refer To Supplementary Text Below

Location: The left pathway allows water to enter the subfloor area as the water is directed towards the house and towards to studio door

Details: All surface water must be directed away from the house and away from the doorways

Pavers need to be releveled flush

Defect Rating: Major Defect

Are there expansion joints present in the external floor finishes **Yes**

Are there expansion joints present in the external walls ? (Every 5.5m a expansion joint or control joint should be installed) **No**

NOTE:

External wall linings and substrate should have expansion joints every 5m² within the external masonry and timber framed walls.

Defect Rating: Minor Defect

External Steps; (Less than 3 steps) Are all stairs, steps/step treads free of subsidence, trip hazards and safe to walk upon? **The external stairs need a handrail installed, Referr to Supplementary Text**

Its Best practice to have a hand rail / Grab rail on all external and internal stairs to mitigate a person from falling , Referr to Supplementary Text

Defect Rating: Minor defect

SAMPLE





External Steps; (3 steps or more) Are all stairs/ steps/step treads free of subsidence, trip hazards and safe to walk upon?

The external stairs need a handrail installed, Balustrade and Handrail is required, Refer to Supplementary Text

Its Best practice to have a handrail / Grab rail on all external and internal stairs to mitigate a person from falling ,.

The external stairs need a balustrade and handrail installed.

A fall is greater than 1m and therefore balustrading and a Handrail needs to be installed to prevent a person from falling (Especially a young child or elderly person)

Location: The rear deck and small landing needs the wire balustrade tightened and additional wire installed as the opening between wire cables is non compliant

Defect Rating: Safety Hazard

SAMPLE





Boundary Fences; Do the boundary fences appear to be structurally sound and undamaged?

Leaning fencing - post rot, Cracks seen within brick boundary walls/fences, Timber fungal decay - minor, Refer To Supplementary Text Below

Fence leaning due to post base rot - repairs required., Cracks seen within brick boundary walls/fences, Timber fungal decay in railings, palings, posts and/or plinths. Repairs required by a fencing contractor., Refer To Supplementary Text Below

Defect Rating: Minor Defect



SAMPLE





Part 10: Restrictions

Did the inspector have unrestricted access to all areas?

No

Areas not inspected including reasons were:

Roof plumbing, Due to height/safety, Upper roof cladding; Due to wet & slippery roof elevations at the time of the inspection, Upper roof cladding; Due to height/safety, Roof space; No access to the entire roof void, Sub floor : No access to the entire sub floor area, Slab & footings; Slab edges not exposed and un- inspect-able due to the way the property was built

. Unable to physically access upper roof cladding due to height/safety.

, . Upper roof cladding; Due to wet & slippery roof elevations at the time of the inspection

, . Unable to physically access upper roof cladding due to height/safety.

, . Roof space; No access to the entire roof space.

, . Sub floor; No access to the entire sub floor.

SAMPLE



Unable to inspect slab footings - slab edges not exposed on perimeter of dwelling and floor coverings.

Areas to which access should be gained, or fully gained, are:

Roof void; Insufficient clearance, Roof void; No access door, Sub floor: Insufficient clearance, Sub floor: No access door, Upper two storey roof cladding

Roof void: Due to insufficient and reasonable clearance.

Roof void: No access door installed.

Sub floor: Due to insufficient and reasonable clearance.

Sub floor: No access door installed.

Upper two storey roof cladding was not accessed or walked on due to safe and reasonable access.

SAMPLE



Part 11: Summary of Defects and Safety Issues

Safety Hazards in this Building:

Internal stairs; Are the stair stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage?,

Stair treads have no slip resistant measures installed, Refer To Supplementary Text Below

The staircase must be safe to use and the stair treads must have slip resistance measures installed for the safe use of the staircase

Location : Spiral stairs within the ground floor, balustrade is non compliant and where the roof void and staircase is has excess openings making it dangerous in its current state

Defect Rating: Safety Hazard

Internal stairs

Balustrade doesn't meet current regulations, Handrail height doesn't meet current regulations, No handrail/grab rail on staircase, Refer To Supplementary Text Below

Balustrade doesn't meet current regulations, this should be repaired and made good as a priority , .

Handrails must be at 1m in height on all level walkways and landings

Handrails must be no less than 805mm along the staircases

Handrails and Balustrades must be installed to meet current regulations , Refer To Supplementary Text Below

Location : Main residence staircase to the 2nd floor roof void

Defect Rating: Safety Hazard

Electrical; Do battery or hardwired smoke alarms exist? Are they located between the kitchen and bedrooms?

No



No Smoke alarm is installed within the property

A licensed electrician or installer needs to be commissioned to have the correct number of smoke alarms installed and checked every twelve months

This is a very important issue that needs to be addressed ASAP

Defect Rating: Safety Hazard

Description: All three residences need to have smoke alarms installed into the correct locations

External Stairs; Are the SIDE or REAR or GARDEN stairs found around the property defected (Are the Stringers, Handrails, Balusters, Treads & Risers sufficiently rigid and free of damage) ?

Sloping & Uneven treads & risers, Loose/missing/defective stair balusters & handrail, Refer To The Supplementary Text Below

The stairs are sloping and uneven in size and inconsistent

Treads and/or risers of varying depths/heights

Some steps have larger risers and goings and no slip prevention measures in place

The stairs are a safety hazard in their current condition, they do not meet current regulations.

The balusters and handrail needs to be made good as they are non compliant with current regulations

A carpenter / fabricator should be engaged to inspect and make good asap

All stairs should be compliant to limit any liability against visitors or occupants from getting injured whilst using the stairs.

, Refer To The Supplementary Text Below

Defect Rating: Safety Hazard

Balconies/verandas/patios/decks/suspended floors/retaining walls/stairs/balustrades; Are handrails installed ? Are they at the correct height ? Do they comply with the current building Code?

Missing handrails and balustrading, Handrails installed under 1000mm, No handrails/grab rails within the staircases, Refer To Supplementary Text Below



Randomly found throughout the house there is handrails & balustrades not installed in areas that require restraint measures installed

Handrails installed are under 1000mm in height

The handrail and balustrading details is non compliant - This is a major safety issue that should not be ignored

You should have this made good asap

You should have a builder or balustrading contractor attend the property and have this made good ASAP

No handrails/grab rails are installed to staircases

The handrail and balustrading details is non compliant

This is a major safety issue, you should have this made good asap

Have a builder or balustrading contractor attend the property and have this made good ASAP , Refer To Supplementary Text Below

Defect Rating: Safety Hazard

Major Defects in this Building:

Walls; Are the wall linings free of bulging, wall popping, cracking, dampness/staining, vertical distortion and other damage?

Minor cracks to plaster linings - Typical settlement cracks found within a building, Imperfections in flush jointing, Bulging linings, Dampness and/or staining of the wall linings/skirting, Masonry walls - Missing Expansion / control joints in masonry wall, Refer To Supplementary Text Below

Minor cracks were seen within the internal wall linings due to normal settlement and can be left as is.

Hairline cracks in the wall linings are normal and they are normally fixed up by a painting contractor when a house is re-painted

A normal life cycle for painting a house internally is every six to ten years

Note



If the house was recently painted for the sale of the property, we will not be able to see the defects (structural or cosmetic) concealed by the recent work

Defects, if any, will normally re-appear within the next three to twelve months.
(in the change of seasons)

The most common periods to see cracks in walls are in the summer period when house foundation moisture content is lowered or in the reverse if the improvements were carried out in summer, if this is the case, please re-contact our office to re-engage us to carry out a second inspection to obtain a true position of the property

..

Imperfections in flush jointing - The imperfections could easily be rectified prior to the next painting..

Bulging of linings was identified, and should be assessed by a carpenter to determine why the linings have been detached..

Dampness and/or staining was identified as a result of :

1. Leaking water pipes
or
2. Rising damp
or
3. Rainwater entry
or
4. Blocked cavity
or
5. Non cavity brick wall
or
6. Missing weep holes on the external walls
or
7. Missing or defective damp proof course

A licensed building contractor or specialised contractor should be engaged to determine the cause(s).

..

Missing Expansion / control joints in masonry wall

Best building practice is to have control joints or expansion joints at no greater than 6m spacing for masonry walls (internally and externally)

Location : The apartment and studio down stairs has water entry seen in the external and internal wall



junctions where the apartment and studio transition door is present and along the external walls

There is moisture and mould seen in the the apartment bedroom walls and ensuite walls and floor junction under the sliding door

There is moisture seen in the wall and floor junction within the bedroom and ensuite within the apartment

Within the main house there are a few cracks in the walls which have been patched in the past and there are a few present cracks within the masonry and timber framed walls, these cracks are minor and typical for a house of this age, should the cracks develop an engineer should be engaged to assess and comment on

Details : The dampness within the studio and apartment walls must be addressed as a matter of urgency as this could affect the structural integrity of the house and this could cause pest infestation within the building if left as is

Defect Rating: Major Defect

Bathrooms/WC; Are the SHOWER wall and floor tiles free of cracks, drumminess, or loose/missing grout/sealant?

Cracked tiles, Drummy tiles, Loose/missing grout, Gaps in sealant, No silicone sealant applied within the bathrooms, Refer To Supplementary Text Below

Tiles can be seen to be cracked, these tiles are to be replaced to avoid the possibility of water existing the shower cubical.,

Tiles have been assessed to be drummy due to failed or inadequate adhesive

These tiles are to be removed if possible and re-laid correctly or replaced if this is not achievable.,

Grout can be seen to be missing or dislodged requiring the area to be re-grouted ,

Gaps can be seen in the sealant, this will require the area in question removed and new sealant applied.,

All internal corners both vertical and horizontal should have silicone sealant applied to the junctions.

Location: Main residence

1. Ensuite has a shower leak at the floor and wall junction
2. Main bathroom has no silicone applied to the internal corners of the wall and floor junctions

Apartment

1. Main bathroom may have a leaking shower and cracked and defective wall and floor tiles in the bathroom and within the shower cubical
2. The ensuite, within the shower cubical has no cracks in the tiles but there is missing silicone and minor cracks in the grout and water pooling within the floor of the shower cubical

The ensuite and bedroom dividing walls are defective and there is moisture seen within the wall and skirting

Defect Rating: Major Defect

Bathrooms/WC; Around the shower, is it free of signs of leaking/seepage?

Water damage found at the base of the doorjamb and architrave, Water damage along adjacent wall - Suspected pipe leak or membrane failure, Refer To Supplementary Text Below

Flood test is required, to know if the waterproofing membrane within the bathroom or shower cubicle has failed

OR

The timber door jamb and architrave were not sealed prior to installation , Flood test is required, to know if the waterproofing membrane within the bathroom or shower cubicle has failed or if there is a leak, Refer To Supplementary Text Below

Location: Apartment , floor and door junction in the ensuite shows that there is water leaking and pooling at the base of the door and floor junctions between the bedroom floor and bathroom floor

Defect Rating: Major Defect

Is there a Pest Notification Label within the electrical meter box ?

No

I did not see a pest contractors sticker in the electrical meter box at the time of this inspection

The electrical meter box is the industry standard location for a pest contractor to install his sticker

The Sticker confirms the last inspection or treatment application date

The sticker confirms which treatment, or pest management system is applicable to this property on the basis of earlier treatments carried out

We recommend all properties be inspected regularly, the average life cycle of chemical spray system is less than 12 Months, we recommend all properties be assessed and reported on and a chemical treatment be applied every 6-9 months as a "Best Pest Prevention Plan" for this property

Defect Rating: Major Defect

SAMPLE



Are all internal habitable rooms free of damp problems, including rising/falling damp, condensation, horizontal penetrating dampness?

Rising damp evident to lower portions of the walls/ skirting, Water stans within the internal walls, Condensation / Condensation damage seen within the wall linings, Concrete slab edge dampness evident/concrete cancer, Ceiling water damage evident, Water entry/staining on the internal floor linings, Walls adjacent to a wet room, Refer To Supplementary Text Below

We have tested the walls and skirting and we have found excessive moisture within the walls / skirting .

We recommend a Hydraulic Engineer and a contractor specialising in rising damp to assess and advise on this issue ,.

On inspection of the wet rooms i saw signs or condensation, a environmental scientist should be engaged to confirm the sate of play within the room ,.

Concrete slab edge dampness evident, further investigation is required by a structural engineer or qualified concretor or licensed builder ,.

Discolouration of the ceilings, further investigation is recommended to locate the source of the water entry

,.

Water entry/staining on the internal floor linings, further investigation is recommended to locate the source of the water entry ,.

Dampness found to the walls adjacent to a wet room . further investigation is recommended to locate the source of the water entry

Location: There appears to be water entry into this home as there is moisture seen within the ceiling linings within the residence on the ground floor known as the main dwelling

There is moisture seen within the basement level internal and external walls, apartment and studio (bedroom walls, living room walls, kitchen and lining room floors, ensuite wall and floor junctions)

Defect Rating: Major Defect

Wall Cladding Flashing & DPCs; Does the wall cladding have suitable flashings and damp proof course, and is it free of dampness damage?

No flashings evident (masonry wall) , Flashings faulty/defective (Rising damp or mouldy brick work seen at the time of my inspection) , No dampcourse evident, Dampcourse is faulty/defective (Moisture above DPC course) , Dampness seen within the



**external walls, Missing window storm moulds,
Missing door storm moulds, Refer To
Supplementary Text Below**

Flashings should be installed above and below each window and door unit.

Weep holes should be installed to allow moisture to seep out of the wall cavities, when no weep holes are installed or seen in a property such as this one it raises the possibility of moisture being trapped within the internal skin of the house

Due to missing weep holes I assume there is no flashings installed to the windows and doors so I suggest you make the house water tight limiting and water entry in the house cavities

NOTE:

This is a common problem found in homes that are rendered after the original build. Builder and bricklayers often install flashings and weepholes when they build new building, but when new owners move into a house they often render the external wall linings and the weepholes get covered over by the render and painter as they don't always expose the weepholes

There is moisture seen in and around windows and doors which needs to be assessed (Flood tested or Further investigation) to find the source and to define the works required to make good the issue , .

We did not see the damp proof course within the external walls of the building

I am not confirming that there is not a concealed DPC but I am confirming that I did not see the normal PVC / LEAD / SLATE damp proof course embedded within the external walls of this property

Its Best practice to have all surrounding surfaces around the building clear of any holding water opportunities, and minimal garden beds up against the building, all hard surfaces around the building should direct the surface water and any stormwater away from the building keeping the walls, foundations and footings of the house as dry as possible limiting the possibility of rising damp

There is dampness seen on the external walls above the damp proof course

You should engaged a builder or Hydraulic engineer to assess and make good this issue to mitigate any further costs



, .

There is dampness seen within the external wall of the house

There is a need to have this issue assessed and made good by a qualified builder , .

There are missing window storm moulds / excess gaps which may allow Pest / Vermin / Moisture to enter the cavity , .

There are missing door storm moulds / excess gaps which may allow Pest / Vermin / Moisture to enter the cavity , Refer To Supplementary Text Below

Defect Rating: Major Defect

Walls & doors / window junctions, do suitable flashings, mouldings, and sills exist and are they free of defect/damage?

No weep holes above or below windows or doors, No flashings / Storm moulds, Window & door sills allow water entry in high winds, Evidence of water entry through sills exists, Refer To Supplementary Text Below

No weep holes were found above or below the windows or doors

All doors and windows should have had flashings when they were originally installed within the cavity and directed to the external walls of the home, the weep holes allow any water within the cavities to be extracted from the walls/cavities

I assume there are concealed flashings above and below the external doors and windows, this house has minimal to no weep holes above or below external doors and window openings

Lack of weep holes will create dampness within the cavity and within the internal wall linings and it will contribute towards the render cracking and render crazing, this will eventually become drummy and fall off the wall, any timber attached to the walls in question will rot and deteriorate before its natural time

, .

Storm moulds are designed to seal the door / window junctions to the reveals , .

There is excessive gaps seen at the base of the window / door suites and sill junctions, .

The sill and door / window junctions should be flood tested and made good to prevent any further water entry

, Refer To Supplementary Text Below



Defect Rating: Major Defect

Timber floor; Do columns/posts appear to be structurally sound, with undamaged ant cappings, and free of cracks, corrosion, decay?

Timber columns/posts cracked, Steel columns/posts partially rusted at ground level, Timber columns/posts partially rotted at ground level, Missing/damaged ant cappings, Refer To Supplementary Text Below

Timber columns/posts cracked, Steel columns/posts partially rusted at ground level, Timber columns/posts partially rotted at ground level, There is missing ant cappings within the sub floor area

This is a major issue within the current Building Codes of Australia guidelines

But:

If you have your home inspected and sprayed every six to nine months it drastically reduces the risk of pest infestation

If you have good crossflow ventilation within your sub floor area it reduces the risk for pest infestations, as termites like damp and dark areas

If you have no timber or debris stored within your sub floor area it assists in reducing the possibility of pest infestation

If you keep the sub floor area dry and free from damp this reduces the risk for termites and other pest activity within the sub floor

If you keep all your plumbing (sewer and stormwater lines) in order, this will assist in keeping the site and sub floor areas dry

If you keep all external pathways maintained and have the surface water drain away from the sub floor areas, this will assist in keeping the sub floor areas pest free

Note:

All properties built prior to the 1970's have no termite barriers installed, (Pier Capping, Lineal Capping) as it wasn't legislation then

If you want, you can always have ant cappings retrospectively installed to most of the house, if not all areas

A contractor can assess and quote on these works and have the works carried out within a few days to have the sub floor area comply with current regulations , Refer To Supplementary Text Below

Defect Rating: Major Defect

Concrete Pathways, Driveways, Verandas & Decks; Are all areas free of subsidence, undamaged and safe to walk upon?

Minor cracks - Minor tripping hazards - settlement to be monitored, Refer To Supplementary Text Below



Minor cracks, some settlement and unevenness was observed. Although not an immediate concern these should be monitored for future movement.

A landscaper or concreter should be engaged to repair/rectify. Major defects due to safety/injury concerns.

, Refer To Supplementary Text Below

Location: The left pathway allows water to enter the subfloor area as the water is directed towards the house and towards to studio door

Details: All surface water must be directed away from the house and away from the doorways

Pavers need to be relevelled flush

Defect Rating: Major Defect

Minor and Other Defects in this Building:

External windows & doors (Timber framed); Are all windows free of broken/cracked glass, damage to putty, staining/decay, or do they operate freely?

One or more window/door units have cracked glass, One or more window/door units require maintenance, Do not operate freely or lock up the house, Evidence of minor rotting, Sash cords require replacing, Sash/spiral balance requires replacing, Hardware Missing, Window hardware damaged/not operating, Weather damage evident to external door(s), Refer To Supplementary Text Below

One or more windows have cracked glass panes which should be removed and replaced ,.

One or more windows require maintenance carried out to maintain the operation and function of the external windows/doors ,.

The windows and doors do not operate freely and a carpenter needs to work on the door/window suites so the house can be locked up,.

Evidence of minor rotting found within the external doors / windows

Repairs and re-painting is required by a painting contractor to preserve the timber members ,.



Sash cords require replacing

Sash cords are broken or in a poor state of repair and require replacing..

Sash/spiral balance requires replacing

Sash/spiral balance is broken and requires replacement..

Window hardware is missing. .

Window hardware is damaged or not operating as designed..

External door(s) are damaged due to not being adequately protected from the elements.

Location: The main house within the dwelling on the ground floor predominantly has timber frame windows, the windows are in fair and reasonable condition

The timber windows have minor imperfections within the timber junctions, window frames and window sills which allow water ingress with in the building, this can be easily repaired and made good by a handyman, carpenter or painter

Defect Rating: Minor Defect

External windows & doors (Metal framed); Are all windows free of broken/cracked glass, damage to glazing seals, staining/corrosion, or do they operate freely?

One or more window/door units require maintenance, weather damage evident to external door(s), Refer To Supplementary Text Below

One or more windows / door units require maintenance and or repairs carried out to the external Window / Door units, a carpenter / glazier or handyman can easily repair and make good the issues

External door(s) are damaged due to not being adequately protected from the elements.

A carpenter / glazier or handyman can easily repair and make good the issues

Location: The lower ground floor apartment and studio have aluminium windows and doors

The aluminium sliding doors appear to have water stains present within the timber reveals and moisture seen with in the aluminium sliding track sills

The external windows and doors should be made watertight so the studio and apartment does not have any water ingress via these access points



When inspecting the windows externally there are missing storm moulds and no weep holes above or below each window which would contribute towards the water ingress within the apartment and studio and moisture just seen within the sliding doors and windows

When assessing the external windows and doors they have compromised the ant cappings, the window installer has bent and defected the metal ant cappings and they now do not reflect or deflect possible termite infestation

Details: A good handyman or window installer could repair and make good the issues with in the aluminium windows and doors

Defect Rating: Minor Defect

Kitchen; Is the benchtop free of lifting, delamination, water damage or other damage?

Edge lifting around sink, General delamination due to age, Silicone to benchtop and splashback defective, Refer To Supplementary Text Below

Edge lifting around sink which may allow water entry to the cupboards below ,.

General de-lamination of bench-top due to the age of the kitchen fit out ,.

Silicone to the bench-top and splash-back junction is missing or incomplete requiring re-applying.

Location: The main residence bench top is in fair condition but silicone sealant is required to the bench top and wall tiles / splash back

The apartment bench top is in poor condition and the wall and splash back junction is in needs of work

Defect Rating: Minor Defect

Kitchen; Are the cupboards free of water damage, musty odour?

Undersink cabinet spillage damaged, Refer To Supplementary Text Below

Cabinet under the sink can be seen to be damaged due to products stored within this space being spilled.

Location: The apartment kitchen cupboards and ground floor residence kitchen cupboards are affected



by minor water damaged

Defect Rating: Minor Defect

Kitchen; Do the cupboard doors and drawers operate freely?

Door and/or drawer hardware loose, Door and/or drawer hardware missing, Refer To Supplementary Text Below

Door and/or drawer hardware is loose requiring adjustment.,.

Door and/or drawer hardware is missing, replacement item required to match existing.

Defect Rating: Minor Defect

Description: Main house kitchen cupboards need the doors and drawers adjusted

Apartment kitchen needs silicon applied to the bench top and splash back as there is moisture seen within the back of the cupboards, drawer fronts and cupboard doors

I could not open the doors to the studio kitchen due to the tenants belonging blocking the access to the kitchen cupboard doors / drawers

Kitchen; When water supply is switched on, does it operate and drain correctly?

Water hammer sound present when turning on/off the water supply taps, Refer To Supplementary Text Below

Water hammer sound present when turning on/off the water supply taps, a plumber should be consulted on this matter , Refer To Supplementary Text Below

Defect Rating: Minor Defect

Kitchen; Is the splashback free of cracking, drumminess, or loose/missing grout/sealant?

Missing/defective sealant, Gaps in sealant, Loose/missing grout, Refer To Supplementary Text Below

Tile splashback and benchtop junction has missing/defective sealant applied to the internal corner, this preserves the below bench cupboards from getting damp or damaged by water ingress, .



The sealant can be seen to be incomplete, requiring sealant to be re-applied to the affected area., .

The grout between the tiles can be seen to be loose or missing.

The loose grout would be required to be removed with new grout applied to the affected area, this may result in a colour variance, to alleviate this, the entire area would need to be re-grouted. , Refer To Supplementary Text Below

Defect Rating: Minor Defect

Bathrooms/WC; Are basin/vanity taps free of leaks, and does the water supply operate correctly, are there any defects in the tap ware?

Water hammer sound present when turning on/off the water supply taps, Defective tapware, Tap(s) dripping/leaking - faulty o-ring, Tap(s) dripping/leaking - faulty washer, Refer To Supplementary Text Below

Water hammer sound present when turning on/off the water supply taps, a plumber should be consulted ,.

A Plumber should be engaged to inspect and repair any leaks or defective fittings ,.

Tap(s) can be seen to be leaking through spindle, the o-ring requires replacement which can be undertaken by a plumber.,.

Tap(s) can be seen to be dripping due to faulty washer, this item can be replaced by a plumber.

Defect Rating: Minor Defect

Details: Water hammer in the main house only within all fittings within the bathroom water supply

Main house main bathroom, the water consistently runs within the basin taps, new tap ware or washers are required to make the taps function correctly

Bathrooms/WC; Are shower taps free of leaks, and does the water supply operate correctly, are there any defects in the tap ware?

Water hammer sound present when turning on/off the water supply taps, Refer To Supplementary Text Below



Water hammer sound present when turning on/off the water supply taps a plumber should be consulted ,
Refer To Supplementary Text Below

Defect Rating: Minor Defect

Bathrooms/WC; Is the bathtub free of damage? is it properly recessed at the wall and tub junction? Is the free standing bath tub defect free?

Bathtub is poorly recessed into wall and likely to leak, Refer To Supplementary Text Below

Bathtub is poorly recessed into wall and likely to leak

New silicone is required around the bathtub to seal the bath substructure and adjacent walls from water ingress

Location: Main residence, ground floor main bathroom

Defect Rating: Minor Defect

Bathrooms/WC; Are the BATHROOM wall & floor tiles free of cracks, drumminess, or loose/missing grout/sealant?

Cracked tiles, Drummy tiles, Loose/missing grout, Gaps in sealant. No silicone sealant applied within the bathrooms, Refer To Supplementary Text Below

Tiles can be seen to be cracked, these tiles are to be replaced

Tiles have been assessed to be drummy due to failed or inadequate adhesive

These tiles are to be removed if possible and re-laid correctly or replaced if this is not achievable.,.

Grout can be seen to be missing or dislodged requiring the area to be re-grouted.,.

Gaps can be seen in the sealant, this will require the area in question removed and new sealant applied.,.

All internal corners both vertical and horizontal should have silicone sealant applied to the junctions.

Location : All bathrooms need:

The wall and floor junctions sealed within silicone

The internal corners of the wall tiles and wall and floor junctions sealed and made water tight and made compliant with current building standards

Defect Rating: Minor Defect



Bathrooms/WC; Is the vanity unit or basin, cabinet and/or mirrors free of damage, and do the doors/drawers operate correctly?

Water damage to vanity cabinet, Cracked vanity basin, Faulty/cracked cabinet/mirror, Doors/drawers bind on cabinet frame, Refer To Supplementary Text Below

Evidence of water damage within the vanity unit ,.

The basin was seen to have a crack / chip / defect within the bowl ,.

There was delimitation / deterioration of the the mirrored surfaces ,.

The hinged doors and drawers require adjustments or repairs so they operate correctly and they have equal margins

Location : Apartment

Main bathroom vanity unit has been damaged by past water leaks.

Ensuite vanity unit has a damaged back wall panel to the cupboard, water damage cupboards and end panels, door and drawer fronts

Defect Rating: Minor Defect

Bathrooms/WC; Is the room free of condensation damage, and is it adequately ventilated?

Inadequate ventilation, Exhaust fan faulty / Not working, Refer To Supplementary Text Below

Condensation damage evident - inadequate ventilation,.

Condensation damage evident - Exhaust fan faulty

Location : All bathrooms need better extraction fans especially the main house upstairs, the ceiling is mouldy and full of moisture

Defect Rating: Minor Defect

External Lintels/Beams/Walls; Are all lintels sufficiently rigid and free of defect/damage?

Timber beams have rot / damage evident, Small and Minor cracks within external brickwork or bowing evident, Refer To Supplementary Text Below

There is timber rot found within the external structural timbers within this property



We can not see the consequence of the wet / dry rot within the timber frames

I suggest you engage a builder or licenced carpenter to assess and report on this issue

..

The house has minor cracks seen within the external elevations of the property

These cracks are typical and non-structural issues, should they open up or develop over time a structural engineer should be engaged " This is a minor defect IN the current condition of the property "

Location: Front fencing is cracked

The house rendered walls are cracked

Defect Rating: Minor Defect

External Walls; Are all walls/wall cladding free of defect/damage, and is the paint/coating maintained?

Category 2 Cracks - Mortar lines, Category 2 Cracks - Above / Adjacent to door and window openings, Category 2 Cracks - Below / Adjacent the door and window sills, Lower brick mortar decay/ missing mortar from the face brick and sandstone walls, Minor timber weatherboard fungal decay, Bowing weatherboards, Timber joins poorly patched, Weep holes covered, No DPC seen through the render walls, Poor pipe penetration sealing/missing brick and render, Refer To Supplementary Text Below

..

***There was evidence of Category 2 cracking in sections of the mortar lines/bricks.

Period homes built with lime mortar almost always have hairline cracks within the face brickwork and internal walls, as the lime mortar is weak and it is common and expected to see period homes (home built Pre 1970's) with cracks within the brick/stone/masonry walls

Any wall cracking should be assessed by a structural engineer, especially if it appears to widen over time.

..

****There was evidence of Category 2 cracking in sections of the walls above/adjacent to door and window openings.

This can be caused by rust deterioration in the steel lintel over the window or door openings.



A carpenter or bricklayer should assess the lintel.

Period homes built with lime mortar almost always have hairline cracks within the face brickwork

Lime mortar is weak and it is common to see period homes (home built Pre 1970's) with cracks within the masonry walls

Any wall cracking should be assessed by a structural engineer, especially if it appears to widen over time.

..

There was evidence of Category 2 cracking in sections of the window sill mortar/render.

A carpenter or bricklayer should assess this issue or failing that, a structural engineer, especially if it appears to widen over time.,.

Lower brick mortar decay/missing mortar from the face brick and sandstone walls

Lower brick mortar decay evident is a typical issue for lime mortar built projects which are exposed to the weather and not maintained over time.

Requires assessment by a qualified bricklayer.

This can be age related, poor mortar mix related and rising damp penetration related.

Further investigation is required by a bricklayer or a damp proof specialist.,.

Minor timber weatherboard timber fungal decay (rot) in sections requiring replacement.

Liaise with a carpenter to have assessed/repared.,.

Some bowing and unevenness detected in weatherboards.

Liaise with a carpenter to assess & remedy.

Further investigation may be required, as this may require the removal of cladding or wall linings to assess the wall frame conditions.,.

Timber joints poorly patched. Patching is evident and it is preferable to have this carried out professionally to avoid further deterioration of the timber and obvious patching.,.

Weep holes missing

Weep holes could be covered by soil/vegetation/pathways/render.

You should remove the render or obstructions in front of the weep holes



You should lower soil levels so that sub floor vents are clean and allowing free flowing air to the cavity and sub floor area

Covered weep holes also provide concealed entry points for termites.

Having no weep holes allows water entry into the sub floor area, internal cavity walls and internal walls of the house.

The water within the cavity walls cannot be expelled from the building/walls and sometime you will see moisture within the internal walls, skirting and floor coverings due to concealed or missing weep holes

If the weep holes are concealed it allows the water to pool within the sub floor area attracting pest/termite activity, this is also conducive to termite infestation and timber fungal decay,.

All walls rendered should have the control joints and damp proof course exposed through the render, so that it doesn't allow bridging of the external render/linings ,.

Poor pipe penetration sealing/missing brick and render

Penetrations should be well sealed to prevent damp penetration and subsequent deterioration of internal linings.

Engage a bricklayer to assess and remedy ASAP.

As per the Guide to Standards & Tolerances 2007 - clause 7.08- Pipe Penetrations Through External Walls and Inside Cupboards

Plumbing holes are defective if they are not properly grouted; or in the case of cabinet work, fitted through neat maximum size penetrations, or fitted with tight fitting cover plates or collars with penetrations kept to the smallest size particle.

Contact a plumber or building contractor to seal all openings within the external envelope of the building

Location: Randomly found throughout the home are minor imperfections and cracks with in the external rendered walls

Defect Rating: Minor Defect

Wall frames & external linings; Are frames free of bulging, appear plumb and structurally rigid? Are external cladding/linings defect free?

Defective external wall linings, Refer To Supplementary Text Below

The building cavity / wall frames are exposed to the weather



External linings are damaged allowing water and pests the ability to deteriorate the wall/floor/roof frames, Refer To Supplementary Text Below

Defect Rating: Minor Defect

Balconies/verandas/patios/decks/suspended floors/balustrades; Do they appear structurally sound, free of defects?

Timber deck has a bounce within the structure, Refer To Supplementary Text Below

The timber deck is bouncy underfoot when assessed

A carpenter needs to assess and make good the structure

Location: The deck off the ground floor residence is in need of repair to the posts and rail.

Decking boards are bowed and cupped

The handrails are to low

The balustrade is non compliant

Defect Rating: Minor Defect

Roof tiles, shingles, slates: Is the roof free of cracked and broken/decayed tiles? SPECIAL NOTE: The Inspector takes minimal photos whilst on the roof so the inspectors hands are free during the inspection for safety reasons and photos are generally taken from afar if any

I did not access the roof tiles nor roof plumbing as it was above 3.6 metres in height, Cracked tiles, Dislodged tiles & minor adjustment of the roof tiles and flashings are required to keep the house watertight, Hip rapping mortar cracking, Valley / Gutters are rusted or in need of repair, Ridge capping mortar cracking, Refer To Supplementary Text Below

I did not access the roof tiles & roof plumbing as it was above 3.6 metres in height

As per Work Health Occupation Safety regulations any roofs over 2.7 metres from the natural/finished ground level is inaccessible for a single inspector using a 3.6m ladder and that was the case with this property

All roof tiles / roof plumbing and any other elements associated to the roof and located within the external roof linings are excluded from this report

If I comment on the roof, and it's over 3.6 metres in height, our assessment is a general comment only, on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can rely upon when making a decision when buying a property



If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can reply upon the facts and findings within our report

The roof tiles and roof plumbing on this property are excluded from this assessment and this report

NOTE: If comments are made on the roof tiles or roof plumbing it's because we reported on the areas below 3.6 metres in height in this report, but anything above that height is excluded from our assessment and this report

There were cracked and chipped roof tiles visible

Replacement of the tiles are required to keep the house watertight.

This can potentially cause further deterioration to the dwelling, for example, damage to internal ceiling plaster linings and frame., .

Dislodged tiles in a few areas

I encourage you to engage a roof tiler to rectify this issue as soon as you become the owner of the property., .

Hip capping, has the mortar cracking and openings within the pointing visible.

See a roof restoration company to have the roof reinspected and re-pointed.

If not attended to this can allow water penetration during rainfall and it requires rectification.

If the roof tiles / capping/s are loose on the roof there is a chance that the roof tiles or capping pieces can fall from the roof in high winds or during heavy storms causing damage to the objects below or humans passing by which could be fatal or cause a major injury , .

Valley gutter are defective and in need of repair or replacement.

A roof plumber or roof tiler can repair or replace the valley iron/gutter.

If the valley iron is painted it should be accessed every twelve to twenty four months, as this is a common area of water entry within a home, and this can allow water penetration during rainfall and requires rectification to prevent same., .

Ridge capping, has the mortar cracking and openings within the pointing visible.

See a roof restoration company to have the roof re-inspected and re-pointed.



If not attended to this can allow water penetration during rainfall and it requires rectification.

If the roof tiles/cappings are loose on the roof there is a chance that the roof tiles or capping pieces can fall from the roof in high winds or during heavy storms causing damage to the objects below or humans passing by which could be fatal or cause a major injury , Refer To Supplementary Text Below

Defect Rating: Minor Defect

Roof Sheeting, is the roof free of corrosion, or other defects/damage?

I did not access the roof sheeting & roof plumbing as it was above 3.6 metres in height, Lead flashing & colourbond in direct contact with each other, Refer To Supplementary Text Below

I did not access the roof sheeting & roof plumbing as it was above 3.6 metres in height

As per Work Health Occupational Safety Regulations, any roof over 2.7 metres from the natural/finished ground level is inaccessible for a single inspector using a 3.6m ladder and that was the case with this property

If I comment on the roof and it's over 3.6 metres in height or 2.7m off the ground floor, our assessment is a general comment only on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can rely upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can rely upon the facts and findings within our report

The roof sheeting and roof plumbing on this property is excluded from this assessment and this report

NOTE: If comments are made on the roof sheets & roof plumbing it's because we reported on the areas below 3.6 metres in height within this report, but anything above that height is excluded from our assessment and this report

There is lead flashing & colourbond metal in direct contact with each other causing a chemical reaction

This must be rectified, otherwise the colourbond metal will deteriorate and an aperture will be created, then water entry will take place and it will be difficult to find

The replacement of the flashing(s) or additional silicone is to be applied to have the two metals not be in contact with each other



Have a chat with a roof plumber or builder/carpenter for the best solution to be offered., Refer To Supplementary Text Below

Defect Rating: Minor Defect

Roof Gables; Are the gables free of defects/damage, and are the paint/coatings in good condition?

Refer To Supplementary Text Below

Location: Carport internal gable shows a cracked timber beam spanning the garage width

Defect Rating: Minor Defect

Valleys/Gutters/Downpipes; Are they free of rust, and do they appear to drain effectively?

I did not access the Roof & Roof plumbing above 3.6 metres in height, Gutters - Rusted sections, Gutters - Blocked, Gutter joins leaking, Gutter joins separated, Gutters are ponding, Refer To Supplementary Text Below

I did not access the roof & roof plumbing as it was above 3.6 metres in height

As per Work Health Occupational Safety Regulations any roof over 3.6 metres from the natural/finished ground level is inaccessible for a single inspector and that was the case with this property

If I comment on the roof/roof plumbing and it's over 3.6 metres in height, our assessment is a general comment only, on the basis of the inspection being carried out from carport (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can rely upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can rely upon the facts and findings within our report

The roof sheeting and roof plumbing on this property is excluded from this assessment and this report

NOTE: If comments are made on the roof plumbing, it's because we reported on the areas below 3.6 metres in height in this report, but anything above that height is excluded from our assessment and this report

Gutters are rusted in sections that are visible around the dwelling

Excess water leaking from the guttering is conducive to timber fungal decay and termite infestation.



This can cause deterioration of cladding plus wall and roof framing

This also can be the cause for the foundations of the dwelling to swell, and cracking within the walls and footings

Liaise with a roof plumber for best solution., .

I found blocked guttering and gutters with excess debris within them.

The gutters need to be cleaned out to prevent blocking of downpipes and leaking into eaves and fascia., .

Gutter joins leaking

Excess water leaking is conducive to timber fungal decay and termite infestation if left as is. This can cause deterioration of cladding plus wall and roof framing.

This also can be the cause for the foundations of the dwelling to swell, and cracking within the walls and footings

, .

Gutter joins separated

Repairs required in order to prevent deterioration by leaking

Liaise with a plumber to have rectified, .

Gutters are ponding.

Possibly due to debris or poor fall of actual gutter installation.

You must have gutters cleaned and assessed by a plumber for adequate fall.

Also regularly clean to prevent ponding, as ponding water will contribute to rust, Refer To Supplementary Text Below

Defect Rating: Minor Defect

Eaves/fascias/barges; Are they free of corrosion/decay, and do they appear to be sufficiently rigid?

Eave and soffit lining are detached / defective, Fascia - fungal decay, Fascia - Paint flaking, Refer To Supplementary Text Below

Eave and soffit lining detached, damaged and loose.

Get a carpenter to repair or replace the eaves/soffit linings., .



Timber fungal decay evident.

Have carpenter repair or replace., .

Paint flake on sections of fascia.

Sand back and re-paint, Refer To Supplementary Text Below

Defect Rating: Minor Defect

Timber floor; Are bearers and joists free of deflection and sag, and free of cracks, corrosion, water stains, decay?

Sag in bearers/joists is evident, Cracking to timber bearer(s), Cracking to timber joist(s), Timber rot damage evident, Moisture staining in timber members, Corrosion evident in steel members, Refer To Supplementary Text Below

Defect Rating: Minor Defect

Detached Buildings; Car Accommodation, Laundry/WC/Timber Garden Sheds, do the buildings appear structurally sound and free of defects/damage?

Timber decay - framing - replace, No termite barriers In place, The timber framing is deteriorated due to water ingress. Refer To Supplementary Text Below

The timber framing has decayed. Replacement required, No termite barriers In place, The timber framing is deteriorated due to water ingress, Refer To Supplementary Text Below

Location: Timber posts are affected by wet and dry rot

Down pipe is not connected to the stormwater line

Defect Rating: Minor Defect

Retaining walls; For walls over 700 millimetres high, do they appear structurally sound, and free of decay?

Minor cracking evident, No weep holes nor stormwater/static pressure release valves seen within the retaining walls to release the pressure and moisture built up behind the wall, Refer To Supplementary Text Below

Defect Rating: Minor Defect



Boundary Fences; Do the boundary fences appear to be structurally sound and undamaged?

Leaning fencing - post rot, Cracks seen within brick boundary walls/fences, Timber fungal decay - minor, Refer To Supplementary Text Below

Fence leaning due to post base rot - repairs required., Cracks seen within brick boundary walls/fences, Timber fungal decay in railings, palings, posts and/or plinths. Repairs required by a fencing contractor., Refer To Supplementary Text Below

Defect Rating: Minor Defect

Part 12: Other Inspections & Reports Required

Recommendations for Further Inspections:

Subfloor area
Roof void area
Roof tiles and roof plumbing
Pest inspection and site treatment

Part 13: Cracking to Building Members

Is there cracking to the Core Building fabric: . Note **No**
Building members are core members to the dwellings (not cosmetic or finish linings as these are easily repaired and no advice is required by an engineer)

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Part 14: Conclusion & Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered:

High

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered:

Low

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

Average

Overall Condition Comments:

Structurally the house is in good condition for its age

The house needs the water entry points addressed within the roof tiles, external walls and internal floors if any

The deck and balustrade needs to be made compliant together with window restrictors applied to the bedroom and change room windows as noted in the report

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

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

We take this opportunity to thank you for your instructions and we look forward to working with you again.





Emilio Calandra
The Property Inspectors

SAMPLE



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The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

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.

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 poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any Defect other than what is described as a major defect.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

SAMPLE



Part 15: Pests

Termites

Were active (live) termites found?

No visible evidence of active termites found at the time of inspection in the areas that were able to be inspected and noted within this report as inspected

Is a Subterranean Termite Management Proposal recommended?

Although this consultant is not engaged to provide a termite management proposal, a full written proposal is strongly recommended. Please contact a licensed pest control operator for further advice. This recommendation should be implemented as a matter of urgency. Due to the sub floor not being accessed within this inspection, we cannot comment if this home requires a Subterranean Termite Management Plan, but it's always a good idea to have one carried out prior to buying a home and to have your house inspected every six to nine months

Was evidence of termite workings or termite damage found in the areas that you inspected today or could gain access to within this inspection?

No visible evidence of termite workings or termite damage was found at the time of inspection in the areas able to be inspected.

Was any evidence of timber damage visible?

I have claimed that I have not seen any timber damage due to termite activity within this property

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NOTE:

If the inspector claims he has not seen any termite activity within the areas that he has inspected, this does not mean that there are no termites within the home

The inspector does not lift the roof insulation batts, nor can he inspect all timber junctions and timber members within the roof voids, sub floor areas or within the wall cavities due to limited access and limited time available to inspect this property for this pre-purchase inspection and



report.

In some cases the vendors belongings can conceal current and past termite activity.

We strongly recommend a pest contractor assess and chemically treat the property prior to the house being purchased, this will give you a twelve month warranty over the property and it will give you a firm security over the property prior to you investing in it

Was evidence of a possible previous termite management program noted?

No

Next inspection recommended in

Six Months

Chemical Delignification

Was evidence of Chemical Delignification found?

No Chemical Delignification was found

In the past this type of timber damage has been referred to using many different terms, Hairy Timber or Defibrosis.

In the early 1990's it was agreed that the true description of this type of timber deterioration is Chemical Delignification.

This term describes the deterioration in its true form, the lignin in timber is damaged by airborne chemicals.

Lignin is the natural glue that holds the fibres of wood together and is therefore a major component of any wood. When the lignin is broken down or damaged the fibres then detach from each other creating a visible hairy surface to a section of the timber, as the delignification progresses the structure of the timber section is weakened and therefore chemical delignification is regarded as a structural pest of timber in service.

Chemical Delignification damage is most

SAMPLE



commonly found in timber sections used as roof tile battens of buildings that are located in close proximity to the sea, large chemical factories or major arterial roads that have heavy traffic.

Buildings close to the sea are exposed to salts brought to land by wind and sea breezes and dwellings within five kilometers of the sea are often found to have chemical delignification in their roof tile battens.

Buildings surrounding chemical factories that have chemical delignification would indicate that the air quality where this building is located is influenced by the chemical production process and/or use of chemicals by the adjoining industry. The cost of repair of the chemical delignification damage would need to be taken into account when this damage is found but it also would be prudent to consider the possibility that the air quality in the area may be affected by chemicals and therefore if any health hazards are present that could cause long term damage to an occupants health.

Buildings found to have chemical delignification that are in close proximity to a major arterial road would often be affected by fumes from vehicles using the adjoining roads.

Chemical delignification generally will not occur to timbers in service that are sealed, painted or well oiled as the lignin is protected from airborne chemical substances.

Therefore as with most timber damage if we can remove the cause of the damage or protect the timber from exposure to the cause of damage the damage will cease. If the damage is initiating, the timber section can be painted or oiled to stop further deterioration, where the chemical delignification damage is advanced then replacement of the damaged timbers is needed.

When chemical delignification is found in roof tile

SAMPLE



battens or rafters then it is recommended not to have persons walk on the roof as collapse may occur and therefore a fall could cause bodily injury.

Chemical delignification is more common in species of softwood timbers although certain species of softwood are more prone to damage than others.

Chemical delignification may only occur after timbers have been exposed to airborne substances for a relatively long period of time, it is not common to find chemical delignification in buildings that are younger than ten years.

The most common timber species that is used in buildings in the Sydney area that we find damaged is the Douglas fir otherwise known as Oregon. Douglas fir is an imported timber species that originates in Northern America and Canada.

Wood Borers

Was evidence of Wood Borers found?

No

Fungal Decay

Was evidence of Fungal Decay found?

No

Conducive Conditions

Was evidence of a lack of adequate sub floor ventilation found?

Yes

Location: Entire front of house

Was evidence of the presence of excessive moisture found?

The hot water system overflow pipe may discharge moisture adjacent to the structure We recommend the overflow be situated/diverted over/into a drain

This should be rectified as moist soil conditions are highly conducive to timber pest attack and can also break down termite barriers quicker than their expected life span.,Damp sub floor soils need to be improved, extra ventilation holes

SAMPLE



need to be installed and sub floor drainage needs to be improved, this should be rectified as these conditions are highly conducive to timber pest attack and should be rectified by an authorized tradesperson.,Water is pooling on the soil adjacent to the building structure.

This maybe due to a drainage problem or some other factor.

This should be rectified as moist soil conditions are highly conducive to timber pest attack, ideally contact a plumber for their opinion. ,Poor sub floor ventilation and drainage needs to be improved

This should be rectified as these conditions are highly conducive to timber pest attack.,Damp soil conditions abutting the building structure.

This maybe due to a drainage problem or some other factor.

This should be rectified as moist soil conditions are highly conducive to timber pest attack.,The faulty storm water downpipe(s) should be repaired so that it does not cause excessive moisture

Excessive moisture conditions are ideal for timber pest attack.,The faulty guttering should be repaired so it does not cause excessive moisture

Excessive moisture conditions are ideal for timber pest attack.,High moisture readings were located with a specialized moisture meter.

This can be an indicator of a free moisture source (water leak) or possible timber pest activity.

In all cases where a high moisture level is located we **STRONGLY RECOMMEND** further investigations be carried out to determine the moisture source.

Further investigations may include an invasive inspection.

If an invasive inspection is needed, the vendors written permission will be required prior to further investigations being carried out.

Invasive inspections are carried out at an extra cost.,Contact a licensed plumber to determine if the drainage is sufficient

Due to the slope of the land towards the

SAMPLE



Was the finished ground or paving level above the adjacent internal floor level or damp proof course, or obstructing any weep hole/vent face on the external walls?

structure, this may cause drainage issues in rainfall.

The level of some external soil/concrete paths/ paved areas is either higher than, or at a similar level than, as that of the internal floors.

This situation may allow or have allowed concealed termite entry and also may cause drainage issues.

We strongly recommend the lowering of concrete and/or soil to that area(s) below the internal slab/ floor level to reduce the risk of concealed termite entry and drainage issues., External cladding is in contact with concrete/soil, this may allow or have allowed concealed termite entry and we recommend modifications be made so that the concrete/soil is not in contact with the cladding., Finished soil/concrete levels are in contact with the ant capping shield to the structure

We recommend the soil levels be lowered to a minimum of 75 millimetres below the ant capping shield and/or a chemical treatment be installed to rectify this problem. Garden beds close to or abutting the external walls of the structure and have breached any previous barriers.

These can allow concealed termite entry into the structure, we recommend the removal of these gardens and termite treatment to rectify., Gravel placed against the external walls of the structure.

We recommend the lowering of these gravel to 75 millimetres minimum below the weep holes,

Concealed weep holes, where weep holes are partly or fully covered by such things as paths, patios, pavers, lawn, soil, gardens, etc, they may allow concealed termite entry into the structure.

Weep holes are installed in external brickwork to allow water penetrating the wall to leak back outside the structure.

The weep holes have been either partly or fully covered.

Apart from preventing water from escaping, this may allow concealed termite entry into the external walls (this may already be the case).

The termites may not be detected until they cause damage either to the inside of the

SAMPLE



structure or to the roof void timbers.

You should obtain written details of any termite barrier that may have been installed to prevent the concealed entry point.

If no such barrier has been installed or the expected life span of the barrier has passed or is about to pass, then you should arrange for the weep holes to be exposed or a termite barrier to be installed., The sub floor vents have been partial covered by and exterior element, either soil or concrete slab. This is limits the air flow to the sub floor space not allowing it to dry which will see potential from pest attack.

Was evidence of Bridging or Breaching, including the condition "insufficient slab edge exposure" found?

Concrete slabs/paths placed against the external walls of the structure.

This has concealed the face of the slab

We recommend the lowering of these slabs/paths to 75 millimetres below the slab edge or the use of a chemical termiticide treatment as an alternative method if no treatments were made, or if the life expectancy of the treatment has expired or nearly expired., Typical cracks and/or joints in concrete floors can allow termites to pass through.

, Typical cracks and/or joints in brickwork can allow termites to pass through., Exposed footings

For termite barriers to be effective, treated soils must cover the footings. We recommend a management program to this building because of this condition.

Was evidence of any other condition conducive to timber pest attack found?

Units such as hot water systems, gas bottles and air conditioning units are against the external walls and severely restricted the inspection, these should be removed as they may be concealing timber pest activity and/or damage. No comment is made where access was not achieved., Some external timber(s) are in contact or in close contact with the concrete/soil. This may allow or have allowed concealed timber pest activity and/or damage. The situation should be modified so that timber to ground contact does not occur. A clearance of at least 75 millimetres

SAMPLE



is recommended., External cladding is in contact with concrete/soil, this may allow or have allowed concealed termite entry and we recommend modifications be made so that the concrete/soil is not in contact with the cladding., Decking timbers are in contact with the soil and may allow or have allowed concealed timber pest activity and/or damage

These should be modified so that timber to ground contact does not occur., Landscaping timbers abutting the external areas of the dwelling, these should be removed as they may be concealing timber pest activity and/or damage and are highly attractive as a food source. It is not possible to fully inspect these timbers and they may be concealing timber pest activity and/or damage. This will only be discovered when the timbers are removed., The sub floor/decking area is considered a high risk area due to excessive stored items that restricted the inspection.

Access is considered essential as it could be harboring timber pest activity and/or damage. No comment is made where access was not achieved., Stair timbers are in contact with or are in close contact with; concrete and/or earth.

You must arrange to either remove, or modify so this does not occur. Timbers in ground contact or in close contact to earth may allow concealed access for termite activity. A minimum clearance of 75 millimetres is recommended., Rusty and/or faulty ant capping. Ant capping should be kept in good order to be effective. Contact a builder to inspect and determine if it needs replacement or use a termiticide barrier to rectify as an alternative method., Ant capping is missing below the front stairs, we recommend this is modified so that this does not occur.

SAMPLE

Obstructions

Which of the following areas were NOT able to be inspected

External roof linings and roof plumbing, We gained access to the subfloor area IN Part only

Due to restricted access / spaces within the subfloor area we could not inspect all subfloor



chambers within the subfloor area

We therefore could not access and report on ALL AREAS and nor do we know the conditions of the entire subfloor floor area and we therefore exclude the entire subfloor area of this property from this report (Building and pest report) , The roof void of the house has not been inspected in full

We therefore exclude this entire area from our assessment and our report

We take no responsibility or liability for this portion of the property , Landscaping

Readily Accessible Areas Inspected

Interior, Exterior

Are there any areas and/or sections of the building to which access should be gained?

Yes, Subfloor areas, Yes, Roof voids, Yes, areas noted within the report as affected by Wet or Rot

Summary

Were active subterranean termites (live specimens) found?

No - Read the Report in Full

Was visible evidence of subterranean termite workings or damage found?

No - Read the Report in Full

Was visible evidence of borers of seasoned timber found?

No - Read the Report in Full

Was evidence of damage caused by wood decay (rot) fungi found?

Yes - Read the Report in Full

Are further inspections recommended?

Yes - Read the Report in Full

Were any major safety hazards identified?

Yes - Read the Report in Full

At the time of the inspection, the DEGREE OF RISK of subterranean termite infestation was considered to be

Medium

SAMPLE



Recommendations

Do you recommend a subterranean termite treatment program? **Yes**

Do you recommend that future inspections be carried out, and at what intervals? **Half-yearly**

Do you recommend that a separate, more invasive inspection be carried out **Yes**



Emilio Calandra
0411 880 588
The Property Inspectors

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