



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: Brad Abraham

Property Address: 12 Loombah Road Dover Heights

Date of inspection: 17/06/2017



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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?	No - 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

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:

Typical

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:

The home, structurally, is in good condition

The house has areas of improvement but the home is in excess of thirty years old and it has typical maintenance and wear and tear items required to be made good

The issues range from minor to mid range in severity, with no major issues that should deter a party from buying this home.

The house needs money spent on it now and over the next few years while you complete the more serious tasks first such as concrete cancer and the water entry issues within the rooms, walls, and ceilings

The house could be lived in as it is, but there are small issues found throughout the internal and external areas which should be addressed sooner rather than later as they are small issues now, but if left as is, they could develop into larger problems

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 barges
 - 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 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

Question Weather conditions at the time of inspection

Answer Clear & Sunny

Note :

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

In some events we do not have opportunity to gain full access to all areas as they are locked or unavailable at the time of the inspection

In some events we are unable to inspect all areas due to the loss of natural daylight or the sun setting whilst we are surveying the property

We often lose the natural daylight whilst the inspection is in progress and therefore our assessment and report is limited due to the reduced visibility and access within the property.

We do our best to carry out this inspection by using a flashlight, this limits our ability to carry out a detailed and comprehensive assessment of the property.

We do not carry any responsibility in the event that we have missed any area that is vital in creating this report due to the lack of natural daylight or if access to the property was reduced due to limited areas being available to us at the time of the inspection

Our reports and working conditions are in line with Work Health & Safety Regulations

We encourage the reader or the commissioning party of this report to re-engage our office to re-inspect the property to make sure all vital aspects of the home are seen and reported on.

We Do Not Take Any Responsibility For Any Aspect Of The Home If We Did Not Get The Opportunity To Inspect The Property In Natural Daylight Or If We Did Not Have Access To All Areas Of The Property At The Time Of The Inspection

Question Recent weather conditions

Answer Light rain - In the past 7 days

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.

Question Date & Time Inspection Commenced

Answer 2017-06-17 15:44:48

Question Is the building furnished?

Answer Yes (Normal level of furniture and belongings found within the property)

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

Question

Did the inspector access all areas of the property?

Answer

No i could not inspect all areas within the property. I did not inspect the following areas :

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 area 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:

Answer

Roof linings

The Roof linings were not inspected in full

Answer

Roof plumbing

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

Answer

Subfloor area

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

Answer

No access to the roof void due to no manhole

No access to the roof void due to no manhole.

Answer **Roof tiles due to height restrictions**

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.

Answer **Roof plumbing due to height restrictions**

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.

Answer **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 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).

Answer **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**

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.

Question **Due to excess belongings present at the time of the inspection we were not able to assess in full the following areas**

Answer **Excess goods were found within the stairwell**

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

Answer **Excess goods were found in the bedrooms**

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.

Answer **Excess goods were found in the garage**

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

Answer **Excess goods were found in the storeroom**

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

Answer **Excess goods were found in the sub floor area**

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.

Answer **Excess goods were found in the roof void**

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.

Answer **Excess goods were found on the kitchen benchtop**

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

Answer **Excess goods were found in the rumpus room**

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

Question This report was commissioned by the?

Answer **Prospective Buyer**

Question We assume the property is occupied by?

Answer **Vendor**

Part 3: Description of Building

Question Type of Building

Answer **Residential**

Question Style of Building

Answer **Modern Architectural**

Question Type of Structure

Answer **House**

Question Number of Storeys

Answer **Two Storey Building**

Question Approximate age of the Original Building

Answer **Approximately thirty to fifty years old**

Question [Roof Covering](#)

Answer **Colourbond Steel**

Answer **Copper Sheetting**

Answer **Glass Roof**

Answer **Roof Tiles**

Question [Roof Frame](#)

Answer **Timber Hand Pitched Roof**

Question [Roof Pitch \(approximate degree of steepest roof pitch\)](#)

Answer **28**

Question [External Walls](#)

Answer **Rendered Masonry Walls**

Question [Floor Construction](#)

Answer **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

Answer **Suspended Concrete Slab**

This property has a suspended concrete slab which has been limited for assessment due to location along with floor and ceiling coverings

Any exposed concrete edges or slabs should be inspected and reported on frequently for concrete cancer or any deterioration of the concrete slabs

Answer **External Pavers**

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

Answer **External Concrete pathways**

This home has concrete pathways around the property

Answer **External Concrete stairs**

External stairs are formed concrete.

Answer **Internal Concrete Stairs**

The Internal staircase within this property is built out of concrete, a suspended concrete stair with applied finished linings.

Question

Footings

Answer

Slab on Ground

Slab on ground has the footings combined within the slab structure

Answer

Concrete Pad Footings

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

Answer

Concrete Strip Footings

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

Answer

Brick Footings (pad and or strip footings)

This property appears to have brick footings embedded within the foundations

Answer

Raw Sandstone/Bedrock Foundations (No Footings)

The walls appear to be built off the raw stone foundations, no footings appear to be in place that I could see whilst I was on site

Answer

The true type of footings are unknown

The true type of footings are unknown as there was no access to the sub-floor area at the time of the inspection, and our assumptions above are based upon experience, not on facts

No access was available at the time of the inspection to the sub-floor areas, we therefore have the entire sub-floor areas of the house excluded from our assessment and this report

If you would like an assessment of the sub floor area, access hatches/s must be created so we can access this area so we can inspect and report on the conditions of the sub floor area

Question

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)

Answer

Swimming Pool

Answer

Free Standing Pergola

Answer

Refer To The Supplementary Text Below

Question

Front of Building Faces (approx)?

Answer

North

General Photographs:

Sample

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 structures (beyond 30m of the main house)

I have inspected all structures within the boundary line of the property.

- Pool

I have inspected the following aspects of the pool.

*NOTE: We do not comment on the compliance of the pool fence or gate or any matter other than the condition of the asset.

*We comment if the pool has a pool fence

*We comment if the pool gate self-closes

*We comment on the pool concourse

*We comment on the pool coping tiles

*We comment on the pool expansion joints

*We comment on the pool structure

*We comment on the pool skimmer box

*We comment on the pool internal linings

*We comment on the equipment condition

*We comment on the pool equipment enclosure.

Part 4: Interior of Building

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

Answer **Minor sagging and or minor imperfections in places**

Minor sagging and or minor imperfections in places, I can see there is a combination of the following:

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)

Answer **Sagging through centre of sheets**

There is sagging through the centre 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

Answer **Minor cornice cracking**

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

Answer **Poor ceiling sheet linings and joints**

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.

Answer **Slight cracking to ceiling joints & cornices**

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

Answer **Waterstains / Discolouration in the ceiling / cornices**

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

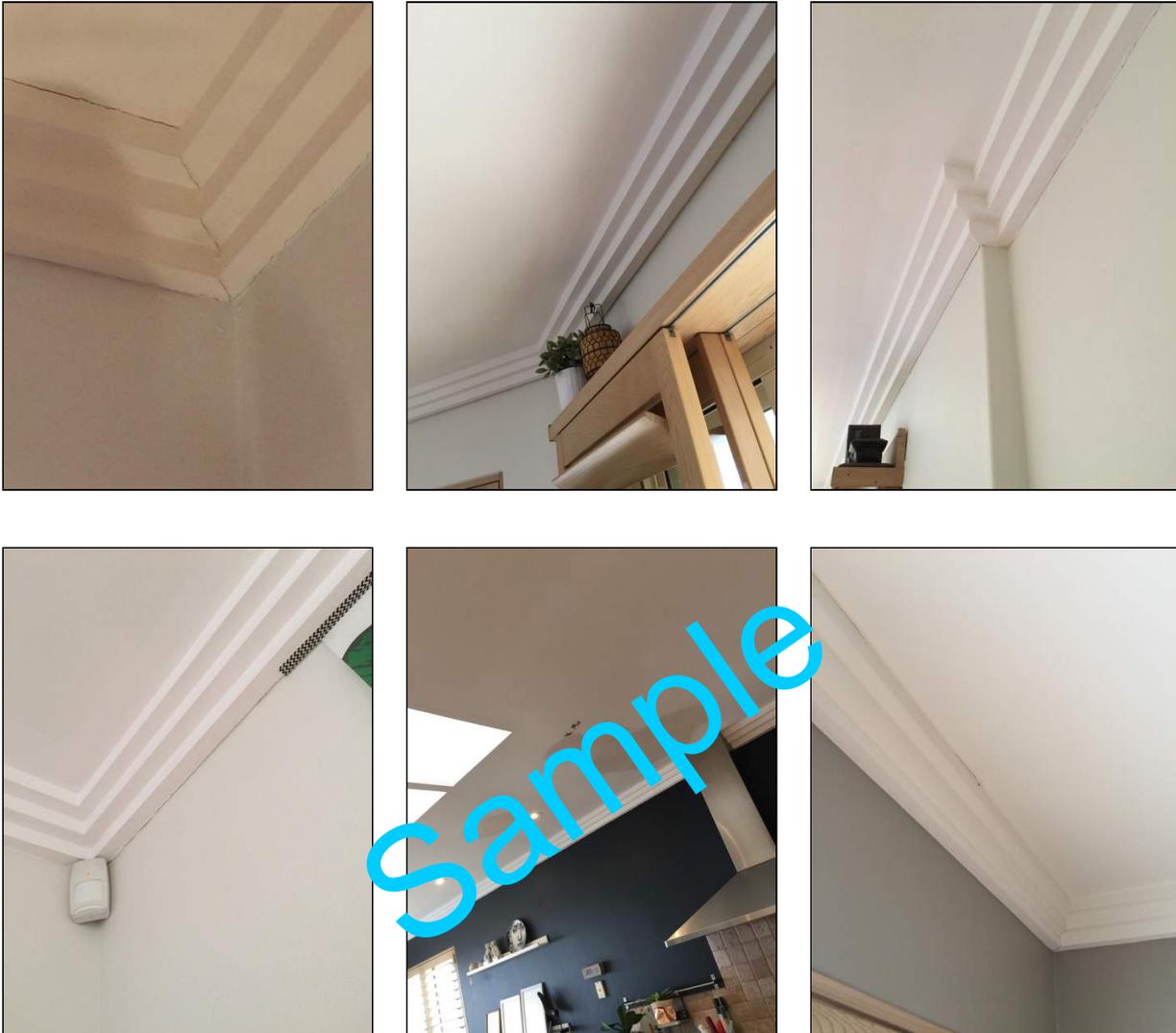
A painter can repair and make good these issues quickly and inexpensively

Answer **Refer To Supplementary Text Below**

Location Kitchen ceiling is affected by water entry, I recommend a flood test be carried out as I could not see an obvious water entry point within the roof

Defect Rating Further investigation

Photos



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

Answer **Minor cracks to plaster linings - Typical settlement cracks found within a building**

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

Answer **Minor Imperfections**

Minor Imperfections - The imperfections could easily be rectified prior to the next painting.

Answer **Bulging linings**

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

Answer **Dampness and/or staining of the wall linings/skirting**

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 wall
or
7. Missing or defective damp proof course

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

Answer **Masonry walls - Missing Expansion / control joints in masonry wall**

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)

Answer **Timber framed Walls - Missing Expansion / control joints in timber wall**

Missing Expansion / control joints in timber framed walls lined spanning over 12m in length

Best building practice is to have control joints or expansion joints at no greater than 12m spacing for timber framed walls

Answer **Refer To Supplementary Text Below**

Location The basement walls below the pool are all affected by moisture, as the floor gets flooded and the stud walls and masonry walls are all affected by dry and wet rot plus rising damp

The bedroom skirting boards have moisture stains in the skirting and internal wall linings

The master bedroom skirting and window / external door junctions have water ingress into the building

There is mould in the bathroom ceilings

Defect Rating Further investigation

Photos



Sample

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

Answer **Rising damp evident to lower portions of the walls/skirting**

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

Answer **Water stans within the internal walls, Condensation / Condensation damage seen within the wall linings**

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

Answer **Concrete slab edge dampness evident/concrete cancer**

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

Answer **Ceiling water damage evident**

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

Answer **Water entry/staining on the internal floor linings**

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

Answer **Refer To Supplementary Text Below**

Location Water stains are seen in the kitchen and dining room ceiling

Water stains are seen on the walls in the basement (below the pool) non-habitable rooms/ storerooms

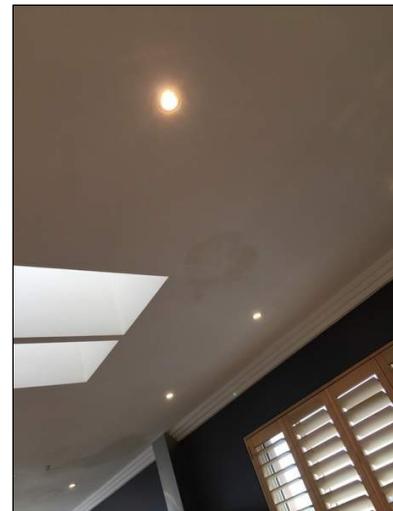
Water staining and mould is seen in the kid's bedroom skirting and walls

Water staining in the master bedroom where the window and external door reveals are

Bathroom ceilings and ensuite ceiling have multiple dampness affected ceilings

Defect Rating Further investigation

Photos





Question

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

Answer

Minor spring / bounce / squeaky floor

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)

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

Answer **Cracked floor tiles**

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

Answer **Split floor boards**

There are split and cracked floor boards found within the property

Answer **No expansion joints installed to the floor finishes**

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 L/M 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

Answer **Moisture / Staining found within floor linings**

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

Answer **Refer To Supplementary Text Below**

Location Moisture affected carpet found within the lower ground floor bedrooms

Dampness found within floor tiles within the master bedroom

The basement level below the pool area floods

There is moisture seen leaking out of the shower screen and onto the floor tiles

The master bedroom ensuite wall and floor tiles has moisture seeping through the tiles and efflorescence leeching out of the tile bed and tile grout joints - under the window

The external floor tiles found within the walkways leading to the front door have no expansion joints the same walkway has efflorescence and salts leeching out of the floor tiles and grout

joints

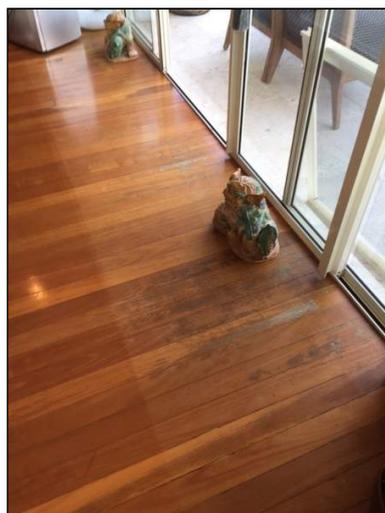
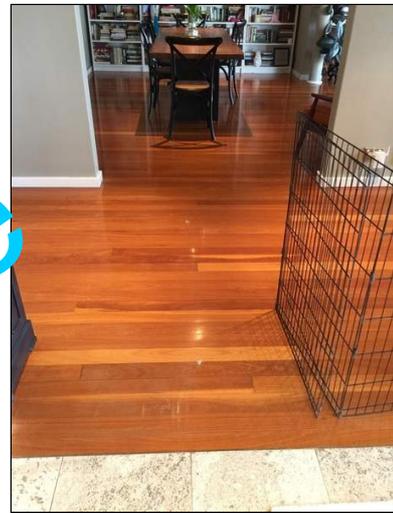
The external floor tiles found leading down the left-hand side staircase to the left-hand side courtyard, plus the rear ground floor and first-floor verandas have cracks within the floor tiles

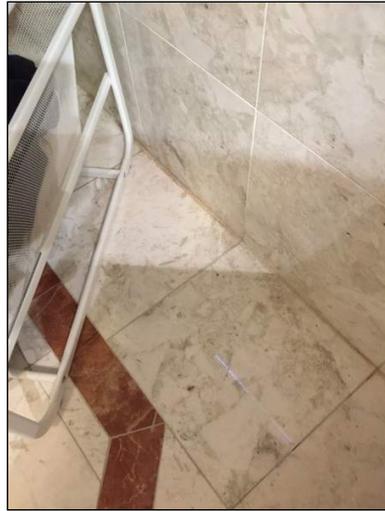
The rear veranda on the ground floor and first-floor have their tile beds exposed, the rear veranda and stairs slab and concrete turn ups have their reveals exposed, which have lineal cracks in between the concrete slab and underside, sand & cement screed, together with efflorescence leeching out of the tile bed and floor tiles

The external stairs, pathways, verandas and open terraces all have small defects in the floor tiles which could require replacing in the next five to ten years

Defect Rating Minor Defect

Photos





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

Answer **Yes**

The external windows and doors were in good order at the time of the inspection

All external windows and doors should be monitored and maintained on a twelve to eighteen month maintenance program to ensure the paint or stain applied to the window/door suites and hardware are in good order at all times

The most important factor to consider when a house has timber windows and doors is the maintenance of the paint or stain application/seal to preserve the timber members within the window and door suites

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

Answer **One or more window/door units require maintenance**

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

Answer **Staining/corrosion evident**

Staining/corrosion evident in the metal frame or window and door suite(s)

Answer **Window & Door hardware not operating correctly**

Window hardware is damaged or not operating as designed. A carpenter / glazier or handyman can easily repair and make good the issues

Answer **Weather damage evident to external door(s)**

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

Answer **Refer To Supplementary Text Below**

Location Due to the location of the home being so exposed to the elements together with the rear of the home facing South, this house has windows that require maintenance and repairs carried out on them

The house is located high on the hill and exposed to highly driven rain and wind which have eaten into the sills and storm moulds within the window and door suites, making the doors rattle and allowing water and wind to enter the house internal spaces

Generally, the aluminum windows and doors are in reasonable condition with minor maintenance and repairs required to have the windows and external sliding doors made waterproof and operating as per original installation

Defect Rating Minor Defect

Photos



Question Bedroom Windows - Are there windows installed within a bedroom with a sill height of less than 1.7m with a fall greater than 2 metres. (2 metres is measured from the internal floor to the outside finish floor level.)

Answer No

Question Other than bedrooms

Answer No

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

Answer **Weather damage evident to external door(s)**

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

Answer **One or more doors bind on the frame**

One or more doors bind on the door frame

The doors require minor adjustment and once rectified the doors are to be appropriately

protected
(Painted or Stained, so they are sealed)

Answer **Minor maintenance required to the internal doors**

Minor maintenance required to internal doors and door jamb so the doors close and lock correctly and as originally installed and designed

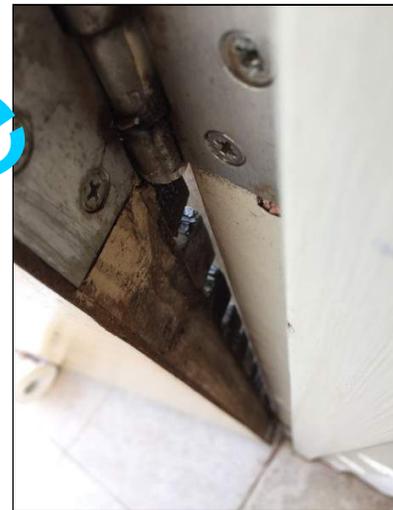
Answer **Door hardware requires adjustment**

Door hardware requires adjustments so they operate as designed.

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Photos



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

Answer Yes

The kitchen bench-top was in acceptable condition at the time of the inspection

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

Answer Yes

The kitchen cupboards were in acceptable condition at the time of the inspection

Question Kitchen; Do the cupboard doors and drawers operate freely?

Answer Cupboard doors/drawers misaligned

Cupboard doors/drawers are misaligned requiring adjustment or replacement of the hardware.

Answer Drawers swollen and binding

Drawers are swollen due to exposure to excess moisture and are binding, modification are to be made if able or item to be replaced.

Answer Door and/or drawer hardware loose

Door and/or drawer hardware is loose requiring adjustment.

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos



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

Answer Yes

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

Question Kitchen; When water supply is switched on, does it operate and drain correctly?

Answer Yes

The water supply to the kitchen operated and drained freely at the time of inspection

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

Answer Yes

The water drain freely at the time of inspection

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

Answer Drummy tiles

Tile splash-back is drummy, this is due to inadequate or poorly applied adhesive.

To rectify this issue the tiles would be required to be removed and re-applied with the correct and appropriate amount of adhesive.

Answer Stone splashback cracked/chipped

The stone splashback can be seen to be cracked/chipped.

Answer Missing/defective sealant

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos



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

Answer Yes

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

Answer Yes

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

Answer Yes

Question Bathrooms/WC; Are bathtub taps free of leaks, and does the water supply operate correctly?

Answer Yes

Question Bathrooms/WC; Are basin/vanity taps free of leaks, and does the water supply operate correctly?

Answer **Water hammer sound present when turning on/off the water supply taps**

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

Answer **Defective tapware**

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

Answer **Tap(s) dripping/leaking - faulty washer**

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

Answer **Refer To Supplementary Text Below**

Answer **Tap(s) dripping/leaking - faulty o-ring - Spindal**

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

Defect Rating Minor Defect

Photos



Question Bathrooms/WC; Are shower taps free of leaks, and does the water supply operate correctly?

Answer Yes

Question Bathrooms/WC; Are the floor wastes/strip drains or vanity wastes blocked?

Answer Yes they all appear to all be clear of any blockage

On visual inspection only, the areas inspected appeared to be clear

When testing the fixtures and fittings, these fittings and fixtures drain well at the time of the inspection

Question Bathrooms/WC; Is the bathtub free of damage and installed correctly?

Answer Silicone sealant is missing where the bathtub and wall tiles meet

Silicone sealant is missing where the bathtub and wall tiles meet

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos



Sample

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

Answer **Cracked tiles**

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

Answer **Drummy tiles**

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.

Answer **Loose/missing grout**

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

Answer **Gaps in sealant**

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

Answer **No silicone sealant applied within the bathrooms**

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Photos



Sample

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

Answer **Cracked tiles**

Cracked tiles found at the time of the inspection; these items should be replaced

Answer **Loose/missing grout**

Areas of grout can be seen to be missing which require re-grouting

Answer **Drummy tiles**

Tiles found to be drummy due to failed or inadequate adhesive

These tiles could be left as is though have the possibility of cracks developing or dislodging from the substrate therefore could be replaced by a tiling contractor.

Answer **Gaps/defective sealant**

Areas of sealant can be seen to be incomplete or defective requiring attention

Answer **No silicone sealant within the bathrooms**

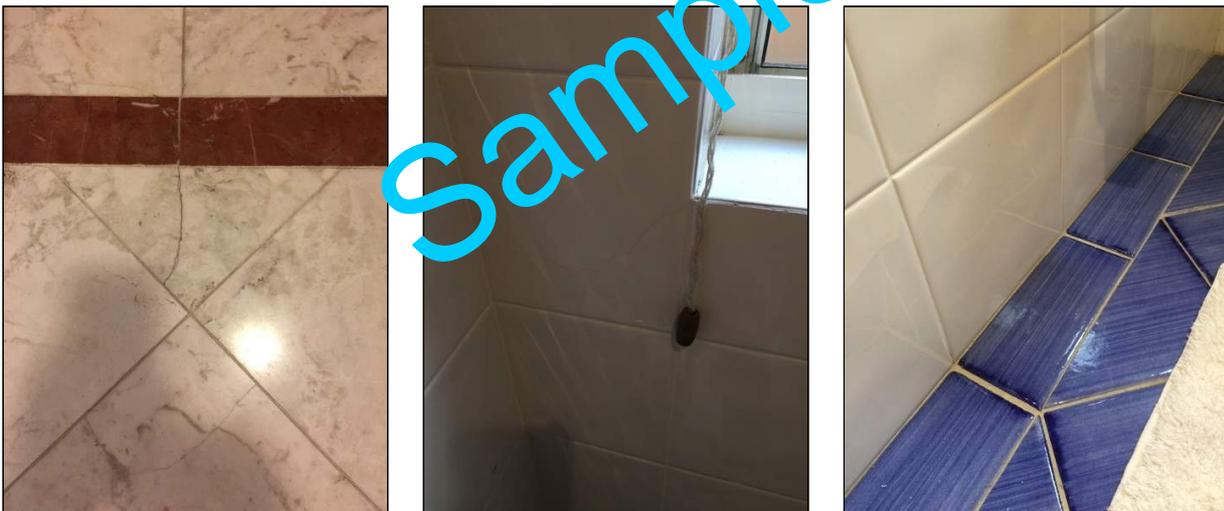
Silicone sealant not evident at the time of inspection.

Sealant should be applied to all internal and external tiled junctions

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Photos



Question **Bathrooms/WC; Is the shower screen free of defect or damage?**

Answer **Inadequately sealed at floor/wall junctions**

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

Answer **Cracked/delaminating glass shower screen**

Cracked shower screen:

Repair or replacement of the shower screen is required

Answer **Minor gaps in sealant**

Minor gaps in sealant

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

Answer **Showerscreen and tile junctions needs to be cleaned and re-sealed**

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

Answer **Refer To Supplementary Text Below**

Answer **No glass shower screen installed**

Its best building practice to have all shower cubicles enclosed with shower screens to direct / control the water run off towards the floor waste

Defect Rating Minor Defect

Photos



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

Answer **Water damage along adjacent wall - Suspected membrane failure**

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

Answer **Water damage found at the base of the door jamb and architrave**

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Question Bathrooms/WC; Is the vanity unit or basin, cabinet and/or mirrors free of damage or defect?

Answer Water damage to vanity cabinet

Evidence of water damage within the vanity unit

Answer Cracked vanity basin

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

Answer Faulty mirror

There was de-lamination / deterioration of the the mirrored surfaces

Answer Doors/drawers bind on cabinet frame

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos





Sample

Question Bathrooms/WC; Is the room free of condensation damage?

Answer Inadequate exhaust fan installed

Condensation damage evident - Inadequate exhaust fan installed

Answer Refer To Supplementary Text Below

Location There is rattling ceiling exhaust fans within the bathrooms and there is mould found in the ceiling in the main bathroom and ensuite

Defect Rating Minor Defect

Photos



Question Laundry; Are taps free of leaks or defects?

Answer Yes

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

Answer Water damage to cabinet/timber joinery

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos



Question Laundry; Is the laundry tub "waste pipe" in order/unblocked allowing water to drain away freely?

Answer Unable to inspect and comment

I was unable to assess and comment due to excess items found within the laundry cupboard

Question

Laundry; Are the wall or floor tiles free of cracks, drumminess, or loose/missing grout/ sealant?

Answer **Cracked tiles**

There are cracked tiles within the laundry

These tiles need to be repaired or replaced if non matching tiles can be found

Answer **Drummy tiles**

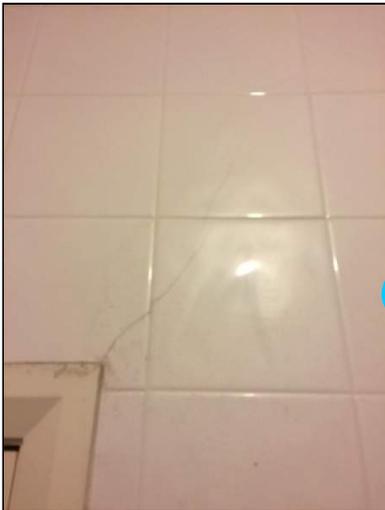
When we assessed the laundry tiles we found them to be drummy, they will need to be replaced.

Drummy tiles are due to the tile glue or substrate giving way to the linings and eventually the tiles will become loose and cracked if left as is

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Photos



Question Laundry; Is the room free of condensation damage?

Answer **Yes**

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

Answer **Yes**

Question Internal stairs

Answer **Yes**

Question Electrical; Do all powerpoints and light switches appear to be cosmetically undamaged? or located in an incorrect location (Safety Issue) ?

Answer **Yes**

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

Answer Fittings partially detached from ceiling/wall

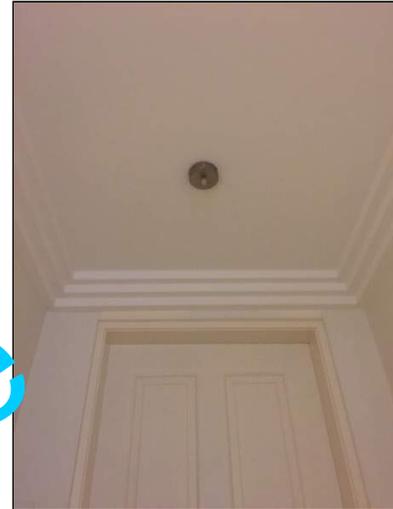
Answer Ceiling fans not working

Answer Damaged Fittings / Missing bulbs

Answer Refer To Supplementary Text Below

Defect Rating Minor

Photos



Question Electrical; Do batteries or hardwired smoke alarms exist?

Answer Yes, but in the wrong location

The smoke detector needs to be located in the correct location meeting current regulations (In front of bedrooms and interception smoke or fire from the kitchen to the bedrooms)

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

Photos



Question Electrical; Does the main power board or sub board have current industry standard circuit breakers and an RCD safety switch?

Answer 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 Minor Defect

Description The sub board within the garage has the outer case missing and cables/wires loose and exposed

Photos



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

Answer 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 Minor Defect

Photos



Question Are all rooms free of any other damage not early noted ?

Answer Yes

Question Summary of defects within the internal spaces of this property

Answer Refer to the below items as a summary of items

Details Internal floor boards are drummy and they do not have expansion joints

Internal floor tiles do not have expansion joints nor control joints installed

The smoke alarm is not installed in the correct location

Ground floor bathroom tapware on the basin is cracked and in need of repair or replacement

The walls tiles and bathtub junctions need sealant/silicone installed to the ground floor main bathroom

The main bathroom basin and vanity unit is cracked and damaged by moisture within the doors drawers and cupboards

The main bathroom has the shower screen not installed nor functional

The main bathroom exhaust fan is rattling

The ground floor bedroom adjacent to the main bathroom is full with the vendor's belongings, limiting our ability to inspect the walls and floors, what could be inspected was sighted to be in good condition

There are minor defects and imperfections within the plasterboard cornices and ceilings with past and possibly present moisture seen above the kitchen ceiling, regardless, the damages in the plasterboard in minimal (the real problem is if the roof tiles need to be worked on there is a height and high wind factor that needs to be considered)

The kitchen joinery is in fair and reasonable condition with minor imperfections found within the kitchen door fronts and drawer fronts together with minor repairs required to the kitchen hinges and kitchen door knobs

All external tiles and hard pavement do not have expansion joints nor control joints, there are cracked tiles seen on all external verandas, pathways and open terraces

The veranda slab edges are cracked and they have efflorescence leeching out of the tile grout and tile mortar bed

The external exposed concrete slab has concrete cancer seen within the house and within the pool structure

In the lower ground floor where the bedrooms are located there was moisture and mould seen within the bedroom walls and skirtings

The lower ground floor main bathroom has the following defects/areas of improvement;
Cracked and chipped wall and floor tiles
Drummy tiles
Missing sealant to the wall and floor tiles plus shower screen and floor/wall junctions
Cracked vanity bowl
Water hammer in the shower waterline
Mould in the ceiling

The laundry wall tiles are cracked and the laundry cupboard below the tub was not able to be inspected due to the excess goods stored within the laundry on the floor and within the laundry tub and cupboard

There are missing light bulbs and fittings on the lower ground floor hallway and side door stairwell

No expansion joints installed to the walls spanning greater than 5.5m

Moisture is seen at the base of the wall and external door/window within the master bedroom (Eastern/Southern wall)

Master bedroom ensuite floor and wall tiles have efflorescence and moisture seeping out of the wall and floor tile junction at the base of the ensuite window

The master bedroom ensuite exhaust fan is rattling found within the wall and the wall light is rusted on the base plate

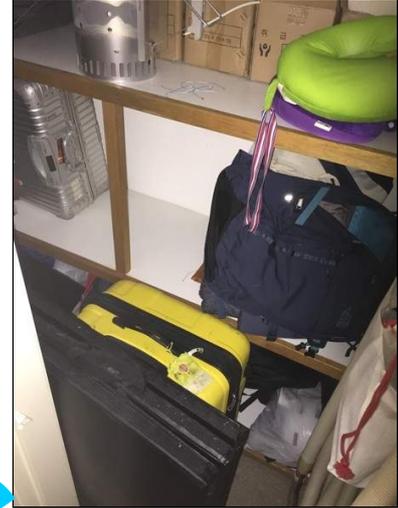
The master bedroom vanity unit is affected by moisture and the bowl/basin is cracked

The ensuite wall and floor tiles are cracked (minor and old cracks were seen)

The storeroom under the staircase is full of the vendor's belongings, making this part of the house uninspected and not part of our inspection and our report

Defect Rating Note: Not all areas were able to be inspected due to excess belongings - Some Photos attached

Photos



Sample



Sample

Part 5: Exterior of Building

Question External Walls/Lintels/Beams; Are the lintels, walls or beams sufficiently rigid and free of defect/damage/ cracks/moisture?

Answer **Small to Medium cracks were found within the external brickwork**

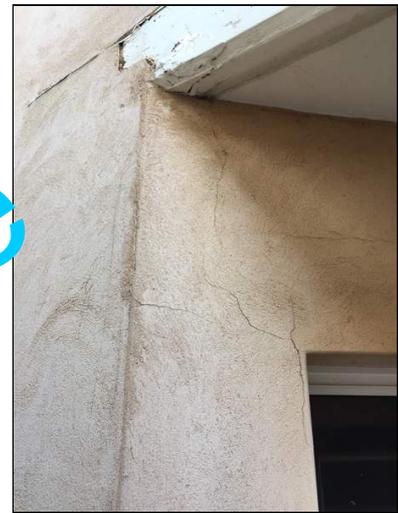
The house has minor to moderate cracks seen within the external elevations of the property

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

These issues are non-structural issues but they should be monitored and if they continue to open up or develop over time a structural engineer should be engaged " This is a minor defect In the current condition of the property "

Defect Rating Minor defects

Photos



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

Answer Weep holes covered

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 sometimes 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

Answer **No DPC seen through the render walls**

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

Answer **Crazed cracking in rendered finish**

Non structural imperfections seen in the rendered finish.

Cracks found are assess to be existent the external lining and not in the masonry wall/substrate

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Photos





Sample

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

Answer **No flashings evident - Above and below windows and doors (masonry wall)**

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

NOTE:

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

Answer **No damp proof course/flashing evident - Base of wall**

We did not see the damp proof course (D.P.C.) within the external walls of the building

I am not confirming that there is not a concealed D.P.C. 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.

It is best practice to have all surrounding surfaces around the building clear of any materials that may retain moisture with 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.

Answer Dampness seen within the external walls

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos



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

Answer **Missing weep holes above or below 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 seep 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

Answer **No flashings / Storm moulds**

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

Answer **Window & door sills allow water entry in high winds**

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

Answer **Evidence of water entry through sills exists**

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Photos



Question External Stairs; Are the MAIN STAIRS leading to the front door / stairs exposed to the public / main stairs to the property, are they safe to use ?

Answer **Yes**

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

Question External Stairs; Are the MAIN STAIRS defective in any way, are the Stringers, Handrails, Balusters, Treads & Risers sufficiently rigid and free of damage ?

Answer Yes

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

Question External Stairs; Are the SIDE, REAR or GARDEN stairs found around the property defect free.

Answer No slip prevention measures in place

Goings don't have slip prevention measures installed on the nosings, this area is a safety hazard and should be rectified as soon as possible.

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

Answer Defective stair balusters & handrail

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

A specialist contractor 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.

Answer Cracked Tiles

Tiles to staircase can be seen to be cracked and of need of repair.

Answer Drummy Tiles

Tiles to staircase were found to drummy and if left as is could pose a safety risk.

Answer Render/applied finish defective

Poorly finished, cracked or damaged finished to the staircase.

Answer Refer To The Supplementary Text Below

Defect Rating Safety Hazard

Photos



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

Answer **Cracked floor tiles**

The tiled deck/veranda can be seen to be cracked, this could be through the structure and floor finish, further investigation is required.

This should be assessed by a builder or tiles to prevent the structure / tiles from further delamination and deterioration

Answer **Soffit lining - Defective**

Soffit lining can be seen to be defective requiring repair which could be undertaken by a carpenter and painter.

Answer **Efflorescence evident**

Efflorescence can be seen to be evident in the external floor finish. Area should be cleaned and sealed.

Answer **Refer To Supplementary Text Below**

Location Rear veranda slab edges are cracked and defective

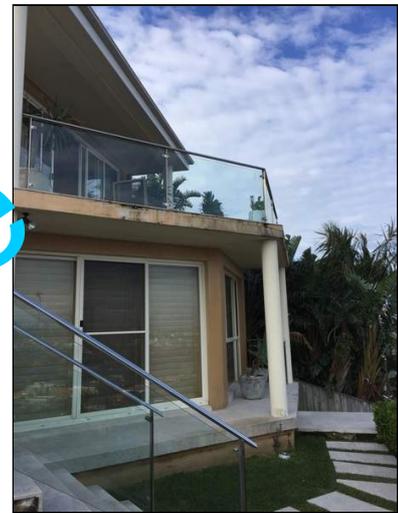
Exposed concrete edges not rendered, are defective and possibly have concrete cancer, as I can see in a few areas concrete facade flaking off the body of the concrete, assuming there is rust in the steel reinforcement.

This can be seen in the following areas;

1. Rear veranda ground and lower ground floor
2. Side walkway when looking up to the suspended slab protruding through the walls and on the underside of the canter lever walls
3. Pool concourse soffit area below the pool level
4. Staircase side edges

Defect Rating Major Defect

Photos



Question Balconies/verandas/patios/decks/suspended floors/retaining walls; Are handrails installed where a fall is greater than 1m?

Answer Missing handrails and balustrading

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

Answer Refer To Supplementary Text Below

Location Retaining walls should hand handrails and balustrading installed to prevent a fall/child from hurting themselves

Defect Rating Safety Hazard

Photos



Question General; Is the exterior elevations free of any other damage or defects not earlier addressed?

Answer Yes

Question Summary of defects

Answer Refer to the below summary of defects

Location & Details External tiles and walkways/patio/veranda/terraces/pool concourse have no expansion joints in the floor tiles, and the floor tiles throughout the site are drummy, loose, cracked and affected by efflorescence leeching out of the tile mortar bed and tile grout joints

Randomly found throughout the home are minor hairline cracks and crazed cracking within the rendered external wall linings

On the right side of the house, there is a number of major structural cracks through the external skin of the house, this can be seen from the neighboring property when looking up to the ground floor

The exposed concrete edges are flaking and cracked, together with the underside of the suspended slab is defective, due to rust build up with in the reinforcement embedded within the concrete slab, these aspects of the home need to be improved to restrict further rust from building up

External staircases need a grab rail installed to the staircase and slip resistant step nosing

The floor tiles in the undercroft of the entry veranda has mould and dampness seen in the floor tiles and wall in support of the external wall/retaining wall in support of the staircase from the street level to the lower ground floor level (left-hand side of the property)

Missing weep holes above and below window and door openings and at the base of the external walls

Glass balustrading is defective and the laminate is clouding the glass, plus the glass is not structurally sound

Dampness seen in the walls within the front courtyard off the front living room (this courtyard is to the right side of the garage and off the ground floor living rooms)

External light fittings have the power supply exposed through the render (very dangerous) this must be fixed immediately

The timber screens and the external door to the pool cabana needs repairs and paint or sealant applied to the timber members to stop them from further deteriorating from the current position

The three steel posts supporting the pool cabana roof are rusted and in need of repair

The external kitchen in the pool cabana is deteriorated and in need of repair, there are wet and damp kitchen doors, drawer fronts and carcasses

The cabana kitchen benchtop and splashback needs sealant applied to the junctions

The bathroom within the pool cabana has mould and moisture found within the wall tiles at approximate height of 1.5m within the bathroom and within the shower cubicle

The bathroom within the pool cabana has no sealant nor silicone within the internal corners of the wall and floor tiles nor within the wall tiles internal corners

The lights and powerpoints within the pool cabana and pool cabana bathroom were not working

The swimming pool coping tiles have no expansion joints separating the coping tiles from the pool concourse tiles nor from the pool coping tiles and internal pool mosaic tiles

The pool water level was well above acceptable levels, and the two skimmer box structures as seen below the slab were leaking and saturated with moisture

Under the concrete slab of the pool, the soffit of the pool shell and pool concourse has yellow staining, I assume this is rust within the steel reinforcement which is now protruding through the concrete soffit, I can assume that this is concrete cancer

The pavers and walkway around the underside area of the pool is subsided with the pavers and pebbles in need of repair and re-levelling

There is efflorescence and salts leeching out of the rendered walls cladding the pool shell

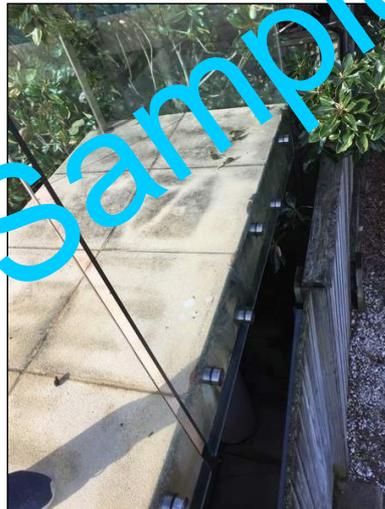
The underside of the pool has a large Open Plan area which appears to be flooding, as there is clear evidence that the slab is wet and there are no restraints in controlling any flooding in this area, this is a non-habitable space, potentially a storeroom only

I could not walk into the room where the rainwater tanks were, but from afar, the rainwater tanks appear to be in working order, they do not appear to have any cracks or imperfections within them, I can only assume the hydraulic system and design may not be working to collect any surface water or subterranean water

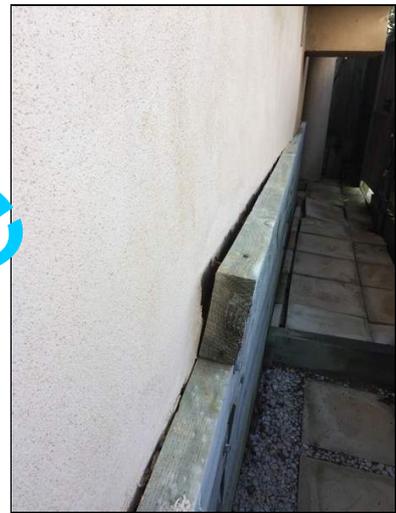
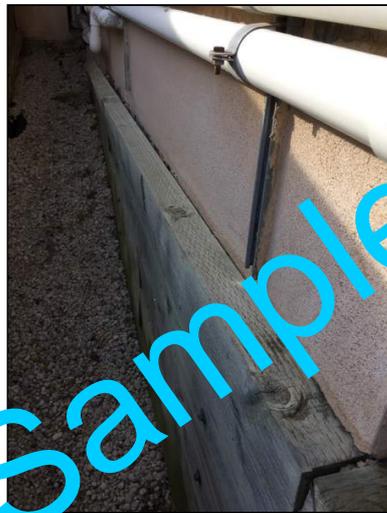
The pool equipment was noisy, rattly and not secured well to the concrete floor, minor works are required to resecure the pool plant equipment to the floor to limit the vibration and

disconnection of the equipment, and to make sure the water that is flooding this area from the adjacent areas does not sit and pond below the pool plant equipment, as there is already rust and deterioration within the external housing of the pumps, plant and equipment

Photos

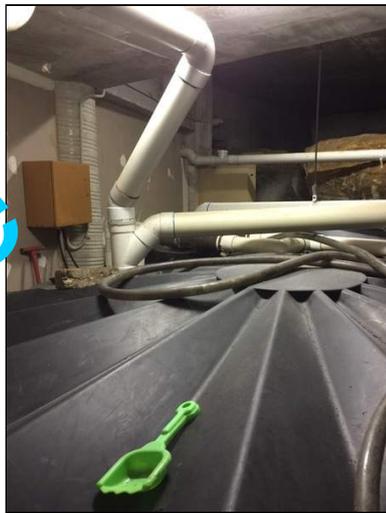


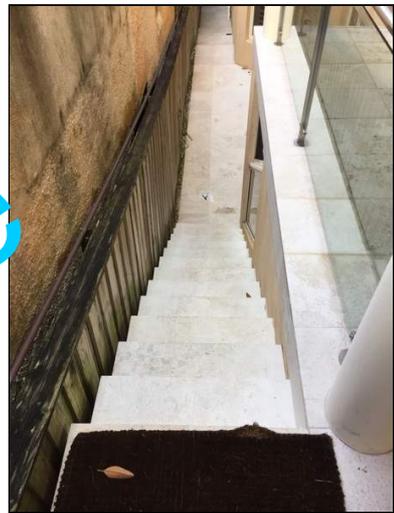
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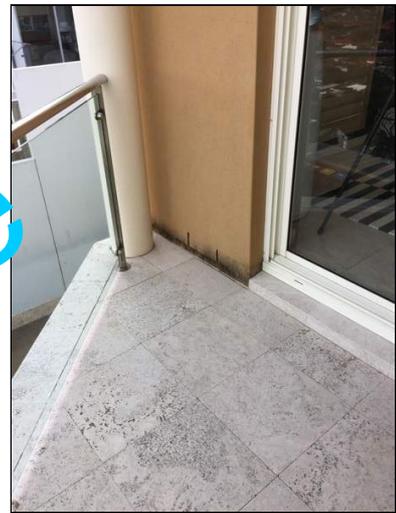


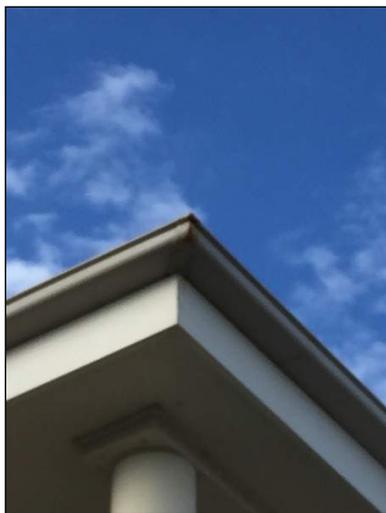
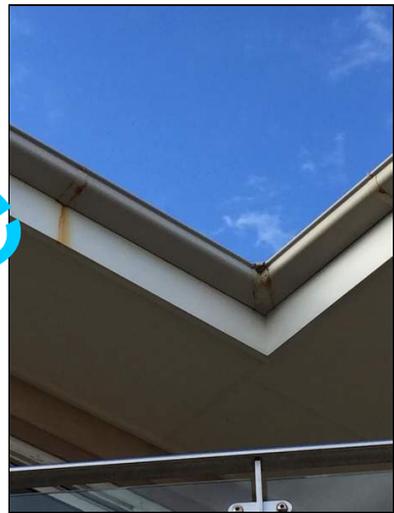
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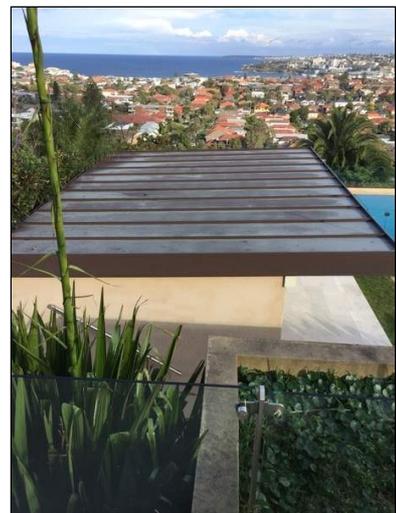
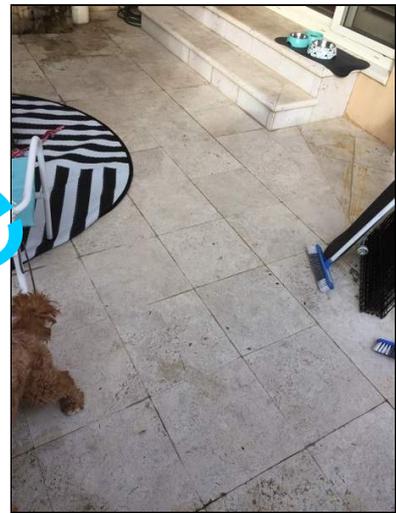
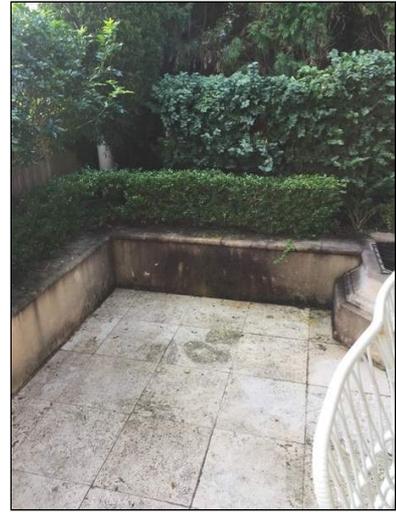


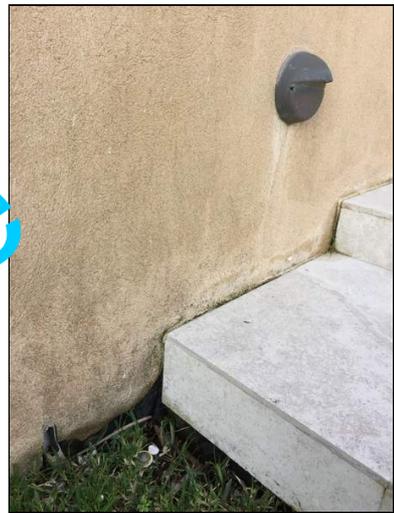
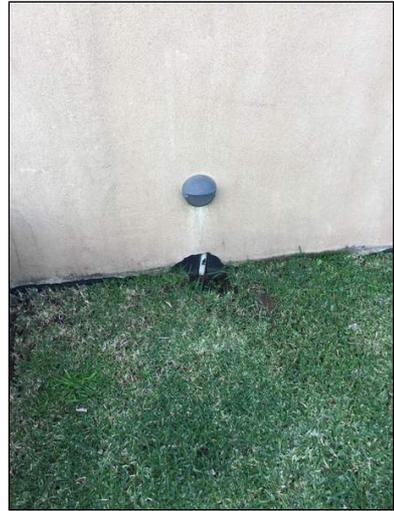
















Sample

Part 6: Roof Exterior

Question Roof Elevations & Roof Plumbing: Is the gutter line at 2.7m or lower in height from the ground level ?

Answer No, its 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 3.6m ladder services a 2.7m high gutter line)

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

If you want a complete and comprehensive assessment of this roof and all the element's associated with this roof, we must return to carry out a 2nd inspection with a harness and a second inspector, and then you can rely on the facts and our findings within that report.

A 2nd inspection to cover the entire roof will cost \$690 Plus GST
(This includes 2 men + ladder / Harness hire to safely access the roof)

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

NOTE :

If I comment on the roof tiles/roof sheeting/roof plumbing, and the roof/gutter line is over 2.7 metres in height, our comments are general comments only.

If we do comment on the roof it's an assessment done via

* From a distance or by using our zoom camera

* Overlooking windows or structure which allows us to view the roof without actually gaining full access

* We comment on the roofs as seen off a ladder

Defect Rating Second Inspection recommended

Photos



Question 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**

Answer **I did not access the roof tiles nor roof plumbing as the gutter line was above 2.7metres in height**

I did not access the roof tiles & roof plumbing as it was above the maximum height required for the safe use 3.6 metres in height

As per Work Health Occupation Safety regulations, any roofs with a gutter line over 2.7 metres from the 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 with the roof and located within the external roof linings are excluded from this report

If I comment on the roof, and it's over 2.7 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 and a second inspector, and then you can rely upon the facts and findings within that report

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

Answer **Refer To Supplementary Text Below**

Location I inspected the roof tiles over the garage, as it is a single storey building, there were no defects found within the roof nor the roof plumbing

Defect Rating Further investigation

Question [Roof Sheeting, is the roof free of corrosion, or other defects/damage?](#)

Answer **Yes**

The visible and inspected areas of the roof were found to be in reasonable condition for its age

Note:

I normally assess the internal ceilings and roofs to see where old or present water entry points are or have been

It is impossible to assess and report on concealed water entry points especially when houses are commonly re-painted for the purpose of the sale of the property, which makes our assessment difficult, as water entry points, deteriorated roof sheets or roof plumbing are commonly covered by flashing or sealant/silicon.

Question [Roof Flashings; Is the flashing free of uplift, corrosion or other defect/damage?](#)

Answer **I did not access the roof, the roof sheeting / Tiles / Roof plumbing was above 2.7 metres in height**

As per Work Health Occupational Safety Regulations, any roof over 2.7 metres from the 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/comments are general comments 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

Answer **Refer To Supplementary Text Below**

Location The house roof was not inspected as it is a two storey building, the roof over the garage and over the rear metal roof was inspected and all is in order with no damages found nor works required to these two roof areas

Defect Rating Further investigation

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

Answer Refer To Supplementary Text Below

Location I was unable to walk over the roof as it is a two story building but from afar and from a stepladder I could see slight wave in the roof structure which protruded through the roof tiles, this is not an area of concern but only a note for further reference

Defect Rating Further investigation

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

Answer Gaps in gable linings

Gaps in gable cladding allowing pests and debris to enter the roof/house cavity

Answer Paint/coating in poor condition

The gable and soffit linings need to be repainted

Answer Rotting to gable cladding

There is deteriorated gable cladding (Dry / Wet Rot)

A carpenter and painter needs to be engaged to have this repaired or replaced

Answer Refer To Supplementary Text Below

Location The deterioration within the gable, fascia, soffit lining, and bargeboards are common in properties in this location due to being in a high location with an element of risk to access these exposed materials and due to their location being so high and remote

Defect Rating Minor Defect

Photos



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

Answer The roof was not inspected

I was not able to inspect the roof elevation and the skylight has 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

Answer **Skylight cover / trim dislodged and defective**

The skylight needs a carpenter or specialised roofing contractor to inspect and assess this element of the property

The contractor needs to inspect and confirm what parts are required and to perhaps carryout a flood test to confirm if any water is entering through the skylight or the roof linings / roof flashings inplace

Answer **Skylight cover defective**

Minor works are required by a roofing contractor to have the skylight PVC / GLASS cover replaced due to it being defective, which could allow water to enter the property if left as is

The contractor needs to inspect and confirm what parts are required and to perhaps carryout a flood test to confirm if any water is entering through the skylight, the roof covering or roof flashing.

Answer **Flashings lifted**

The lead and PVC flashings around the skylight needs to be modified / repaired as they are not in their original location nor condition which could lead to water entry into the building

The contractor needs to inspect and confirm what parts are required and to perhaps carryout a flood test to confirm if any water is entering through the skylight / the roof covering / roof flashing

Answer **Refer To Supplementary Text Below**

Location The roof was not inspected but I could see the roof tiles, skylights and glazed windows from afar, it would appear that there are minor works required to make these areas maintenance free for the next few years

Defect Rating Further investigation

Question [Valleys/Gutters/Downpipes; Are they free of rust, and do they appear to drain effectively?](#)

Answer **I did not access the Roof & Roof plumbing above 3.6 metres in height**

I did not access the roof & roof plumbing as the gutter line was in excess of 2.7m from the ground level below.

As per Work Health Occupational Safety Regulations any roof with a gutter line over 2.7m from the ground level below level is inaccessible for a single inspector as it does not allow the safe use of a ladder as detailed in AS4349.1-2007 section 3.2.2 - Safe and reasonable access, this was the case with this property

If I comment on the roof/roof plumbing and it's over 2.7 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 reply 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 second inspector and then you can reply 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 2.7 metres in height in this report, but anything above that height is excluded from our assessment and this report

Answer **Refer To Supplementary Text Below**

Location I did not inspect the roof gutters nor roof plumbing over the main house as it is a two storey building

I did inspect the gutters over the pool cabana and front double car garage and they all appear to be in order, there was a little amount of water pooling within the gutters

Defect Rating Further investigation

Photos



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

Answer **Eave and soffit lining - detached / defective**

Eave and soffit lining detached, damaged and loose.

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

Answer **Eave and soffit lining - staining/bubbling visible**

Staining/Bubbling visible.

Have a painter re-paint/treat the surfaces to preserve the timber/fibro linings

The staining appears to be old and not a recent leak, but the staining is visible.

Staining can occur due to blocked guttering

An assessment by a plumber is advised prior to painting of the timber or fibro

Answer Fascia - fungal decay

Timber fungal decay evident.

Have carpenter repair or replace.

Answer Fascia - paint flaking

Flaking paint on sections of fascia.

Sand back and re-paint

Answer Fascia - cracked/split

Fascia can be seen to cracked/split, this should be replaced or repaired by a carpenter.

Answer Barge board - fungal decay

Fungal decay seen to be present on the barge boards.

Repairs to this area should be undertaken by a carpenter and painter

Answer Barge board - paint flaking

Flaking paint evident on barge boards this area should be attended to by a painter to ensure longevity of this area.

Answer Barge board - cracked/split

Barge board is cracked/split which will require repair or replacement by a carpenter.

Answer Refer To Supplementary Text Below

Location Typical issues found in highly exposed properties such as this due to high driven rain and wind over time.

Defect Rating Minor Defect

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

Answer Unable to comment, i did not access all roof elevations

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

Unfortunately 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

Part 7: Roof Space

Question 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

Answer **Yes, the roof void was inspected**

The roof void was inspected

Due to the way the roof was built we can not inspect all areas of the roof

We therefore do not offer a complete and comprehensive report on all the elements within the roof void

Answer **Refer To Supplementary Text Below**

Location I could not gain access to the roof voids above the garage and within the flat metal roof over the pool cabana structure

I could not gain access throughout the entire roof void of the main house due to limitations within the roof void, as the roof pitch was quite low and I could not access all junctions between the ceiling joists and rafters

Defect Rating Further investigation

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

Answer **Water staining evident to underside of roof**

I can see water staining to the underside of the roof lining and the timber members are discoloured/water stained

I cannot ascertain if this is a past or present issue

I recommend that this area be flood tested to determine if remedial works are required

These works can be carried out by a roof plumber or handyman for minimal cost and once diagnosed most roof repairs can be completed within a days work by a good tradesman

Answer **Water staining evident to upper surface of ceilings**

Water staining can be seen on the ceiling lining within the internal envelope of the house (roof void)

When assessing the roof void it is difficult to confirm if the water leak has been made good recently or if the water entry issue is still active

You are recommended to have this area flood tested to determine if remedial works are required or not

Answer **Gaps exist around several roof screw/nail penetrations**

Gaps can be seen around screw/nail penetrations

These areas will need to be attended to, to ensure the roof space is watertight.

These works can be carried out by a roof plumber or handyman for minimal cost.

Answer **Gaps exist beneath flashing(s)**

Gaps can be seen beneath flashings, these areas should be attended to, so as to stop wind driven rain entering the roof space.

These works can be carried out by a roof plumber or handyman for minimal cost.

Answer **Refer To Supplementary Text Below**

Location I recommend a flood test be carried out to see exactly where water entry is coming from, as there is obvious water stains within the ceiling void and on the underside of the kitchen and living room ceilings

Regardless of the water entry location I do not envisage this issue being a costly one, but can be dangerous due to the high winds and height of the building making the repairs a slow process which will require scaffolding or harnesses set up for a safe working environment

Defect Rating Further investigation

Question [Roof framing; Does the framing appear to be structurally sound and free of defects/decay/corrosion or other damage?](#)

Answer **Unable to inspect the entire roof void due to limited access within the roof void, deeming the entire roof excluded from our report**

Answer **Sagging/unevenness of the purlins/rafters & possibly sagging ridge & hip lines**

Minimum 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 MWS 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 this issue

Answer **Rotted/deteriorated battens**

Deteriorated timber battens and roof members

The timber framing and battens are required to be replaced by carpenter

A pest contractor and a structural engineer should assess and comment on the roof members and their condition prior to the builder or carpenter commencing there works

Answer **Borer/wood eating pests damage - Minor**

Borer damage present - no necessity to replace.

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question [Roof framing; Is the roof framing free of modifications/from the original build?](#)

Answer **Yes**

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

Answer **Exposed wires within the roof space, an electrician must attend and make safe the electrical cables and junctions within the roof space**

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

Answer **Refer To Supplementary Text Below**

Location There are exposed cable junctions which should be enclosed within junction boxes making it safe for a tradesman or person within the roof void

In general, the electrical works needs a small tidy up to have all the wires intact to the timber framing and not loose nor bridging across ceiling joists

Defect Rating Safety Hazard

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

Answer **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 void

Part 8: Sub Floor Space

Question Subfloor access: Was there access to the entire sub floor area within this property?

Answer **No - Three sub floor areas were available to be inspected**

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

Any comments made within this report are on the basis of these three 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 rooms/chambers

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 could not enter the sub floor area under the swimming pool due to the rain water tanks occupying the access points

I do confirm the sub floor area below the pool cabana and pool does flood, together with the

concrete slab, the large open storeroom together with the pool plant room appears to flood as well

Defect Rating Further investigation

Photos



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

Answer **Inadequate ventilation within the sub floor areas inspected**

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

Answer Refer To Supplementary Text Below

Location The house has a very small sub floor area accessed from the laundry

The sub floor area was full of the vendor's belongings stored within shelving which covered most of the walls and floor areas, I could see dampness within the external walls as you enter the first chamber and adjacent chamber

I could smell a small level of dampness as I entered the sub floor area

I suggest once the vendor's belongings are removed a ventilation fan be installed and the sub floor area be checked and monitored for water/moisture entry or flooding of this area, as I cannot see any provisions installed to capture any water entry

Defect Rating Further investigation

Photos



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

Answer The masonry walls have dampness within the supporting walls, under the floor structure. This needs to be regularly inspected as this is not desirable, this means there is constant moisture within the sub floor area and this could lead to pest/termite infestation

The supporting masonry walls within the sub floor area have dampness within the walls under the floor structure and damp proof course

This needs to be regularly inspected as this is not desirable, this means that there is constant moisture within the sub floor foundations and this could lead to pest/termite infestation

Note :

The sewer and stormwater lines need to be tested to rule out any broken pipes within these areas

All external floors within 2 metres of the property should be sealed, all external pathways should have the surface water directed away from the house, sub floor area and the house foundations

The external walls must have no openings within the wall linings, all apertures/penetrations must be sealed so that no water entry is seen within the cavities or sub floor areas

Answer Refer To Supplementary Text Below

Defect Rating Further investigation

Photos



Question Suspended concrete floors; Is the floor free of dampness, spalling, concrete deterioration?

Answer Concrete slab edge dampness evident

Answer Concrete spalling evident

Answer The concrete reinforcement is exposed and rusting

Answer Refer To Supplementary Text Below

Location The underside of the pool structure has concrete cancer

The exposed concrete slabs seen throughout the external elevations have efflorescence leeching out of the concrete slab and adjacent walls, together with drummy concrete which would lead me to assume there is rusting steel members within the concrete slab, which would need to be repaired and made good

Defect Rating Major Defect

Photos



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

Answer 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 in part and it doesn't 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 rely upon

Part 9: The Site

Question Detached Buildings; Car Accommodation, does the building appear structurally sound and free of defects/damage?

Answer Timber decay - door - replace

The timber door has decayed.
Replacement required.
It is preferable to have a solid core door fitted when exposed to weather.

Answer Damaged/dented/defective wall linings

Answer No access available - this structure was excluded from the inspection and this assessment and report

Answer No termite barriers in place

Answer The timber framing is deteriorated due to water ingress

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos



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

Answer Minor cracking evident

Answer Excessive moisture seen within the retaining wall

Answer 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

Answer Handrail and balustrading required on top of the retaining walls

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos



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

Answer Minor cracks - Minor tripping hazards - settlement to be monitored

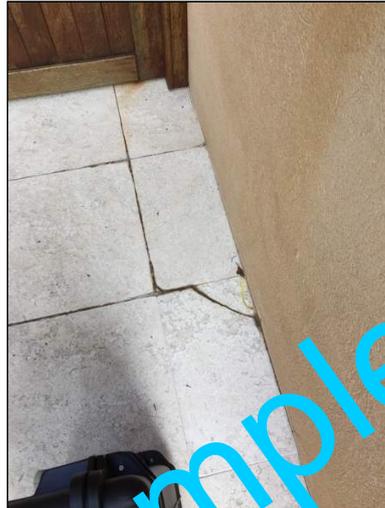
Minor cracks, some settlement and unevenness was observed. Although not an immediate concern these should be monitored for future movement.

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos



Sample

Question Are there expansion joints present in the external floor finishes

Answer No

NOTE:

External Floor finishes must have expansion joints every 5.5m² or every 2.4m a dummy joint within external concrete pavement

Defect Rating Minor Defect

Photos



Sample

Question Are there expansion joints present in the external walls ? (Every 5.5m a expansion joint or control joint should be installed)

Answer No

NOTE:

External wall linings and substrate should have expansion joints every 5.5m2 within the external masonry and timber framed walls.

Defect Rating Minor Defect

Photos



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

Answer Cracks seen within brick boundary walls/fences

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Photos



Question Surface water; Does rainwater drain effectively and not pond against structures?

Answer Yes*

The paving or paths around the walls appeared to be adequately drained away from the sub floor. There was no visible evidence of excess ponding or fall towards the homes walls at the time of the inspection.

Part 10: Restrictions

Question Did the inspector have unrestricted access to all areas?

Answer **No**

Question **Areas not inspected including reasons were:**

Answer **Roof plumbing, Due to height/safety**

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

Answer **Upper roof cladding; Due to height/safety**

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

Answer **No Sub floor area due to slab on ground**

.
No Sub floor area due to slab on ground

Answer **No Roof void due to skillon / flat roof**

.
No Roof void due to skillon / flat roof.

Answer **Roof space; No access to the entire roof void**

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

Answer **Roof space; No access**

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

Answer **Sub floor : No access to the entire subfloor area**

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

Answer **Slab & footings; Slab edges not exposed and un- inspect-able due to the way the property was built**

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

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

Answer **Roof void; Insufficient clearance**

.
Roof void: Due to insufficient and reasonable clearance.

Answer **Roof void; No access door**

.
Roof void: No access door installed.

Answer **Sub floor: Insufficient clearance**

.
Sub floor: Due to insufficient and reasonable clearance.

Answer Internally; Storage/furniture

.
Internally, some walls, skirting boards, floor linings and the like were not visible due to storage/furniture.

Answer Internally; Cupboard storage

.
Internally, cupboards also had storage items that restricted full visibility of areas.

Answer Upper two storey roof cladding

.
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:

Question Electrical; Do battery or hardwired smoke alarms exist?

Answer Yes, but in the wrong location

The smoke detector needs to be located in the correct location meeting current regulations (In front of bedrooms and interception smoke or fire from the kitchen to the bedrooms)

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

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

Answer Defective stair balusters & handrail

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

A specialist contractor 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

Answer Cracked Tiles

Tiles to staircase can be seen to be cracked and of need of repair.

Answer Drummy Tiles

Tiles to staircase were found to drummy and if left as is could pose a safety risk.

Answer Render/applied finish defective

Poorly finished, cracked or damaged finished to the staircase.

Answer Refer To The Supplementary Text Below

Defect Rating Safety Hazard

Question Balconies/verandas/patios/decks/suspended floors/retaining walls; Are handrails installed where a fall is greater than 1m?

Answer Missing handrails and balustrading

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

Answer Refer To Supplementary Text Below

Location Retaining walls should hand handrails and balustrading installed to prevent a fall/child from hurting themselves

Defect Rating Safety Hazard

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

Answer Exposed wires within the roof space, an electrician must attend and make safe the electrical cables and junctions within the roof space

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

Answer Refer To Supplementary Text Below

Location There are exposed cable junctions which should be enclosed within junction boxes making it safe for a tradesman or person within the roof void

In general, the electrical works needs a small tidy up to have all the wires intact to the timber framing and not loose nor bridging across ceiling joists

Defect Rating Safety Hazard

Major Defects in this Building:

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

Answer Cracked floor tiles

The tiled deck/veranda can be seen to be cracked, this could be through the structure and floor finish, further investigation is required.

This should be assessed by a builder or tiler to prevent the structure / tiles from further delamination and deterioration

Answer Soffit lining - Defective

Soffit lining can be seen to be defective requiring repair which could be undertaken by a carpenter and painter.

Answer Efflorescence evident

Efflorescence can be seen to be evident in the external floor finish. Area should be cleaned and sealed.

Answer Refer To Supplementary Text Below

Location Rear veranda slab edges are cracked and defective

Exposed concrete edges not rendered, are defective and possibly have concrete cancer, as I can see in a few areas concrete facade flaking off the body of the concrete, assuming there is rust in the steel reinforcement.

This can be seen in the following areas;

1. Rear veranda ground and lower ground floor
2. Side walkway when looking up to the suspended slab protruding through the walls and on the underside of the canter lever walls
3. Pool concourse soffit area below the pool level
4. Staircase side edges

Defect Rating Major Defect

Question Suspended concrete floors; Is the floor free of dampness, spalling, concrete deterioration?

Answer Concrete slab edge dampness evident

Answer Concrete spalling evident

Answer The concrete reinforcement is exposed and rusting

Answer Refer To Supplementary Text Below

Location The underside of the pool structure has concrete cancer

The exposed concrete slabs seen throughout the external elevations have efflorescence leeching out of the concrete slab and adjacent walls, together with drummy concrete which would lead me to assume there is rusting steel members within the concrete slab, which would need to be repaired and made good

Defect Rating Major Defect

Minor and Other Defects in this Building:

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

Answer Minor spring / bounce / squeaky floor

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)

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

Answer Cracked floor tiles

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

Answer **Split floor boards**

There are split and cracked floor boards found within the property

Answer **No expansion joints installed to the floor finishes**

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 L/M 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

Answer **Moisture / Staining found within floor linings**

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

Answer **Refer To Supplementary Text Below**

Location Moisture affected carpet found within the lower ground floor bedrooms

Dampness found within floor tiles within the master bedroom

The basement level below the pool area floods

There is moisture seen leaking out of the shower screen and onto the floor tiles

The master bedroom ensuite wall and floor tiles has moisture seeping through the tiles and efflorescence leeching out of the tile bed and tile grout joints - under the window

The external floor tiles found within the walkways leading to the front door have no expansion joints the same walkway has efflorescence and salts leeching out of the floor tiles and grout joints

The external floor tiles found leading down the left-hand side staircase to the left-hand side courtyard, plus the rear ground floor and first-floor verandas have cracks within the floor tiles

The rear veranda on the ground floor and first-floor have their tile beds exposed, the rear veranda and stairs slab and concrete turn ups have their reveals exposed, which have lineal cracks in between the concrete slab and underside, sand & cement screed, together with efflorescence leeching out of the tile bed and floor tiles

The external stairs, pathways, verandas and open terraces all have small defects in the floor tiles which could require replacing in the next five to ten years

Defect Rating Minor Defect

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

Answer **One or more window/door units require maintenance**

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

Answer **Staining/corrosion evident**

Staining/corrosion evident in the metal frame or window and door suite(s)

Answer **Window & Door hardware not operating correctly**

Window hardware is damaged or not operating as designed. A carpenter / glazier or handyman can easily repair and make good the issues

Answer **Weather damage evident to external door(s)**

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

Answer **Refer To Supplementary Text Below**

Location

Due to the location of the home being so exposed to the elements together with the rear of the home facing South, this house has windows that require maintenance and repairs carried out on them

The house is located high on the hill and exposed to highly driven rain and wind which have eaten into the sills and storm moulds within the window and door suites, making the doors rattle and allowing water and wind to enter the house internal spaces

Generally, the aluminum windows and doors are in reasonable condition with minor maintenance and repairs required to have the windows and external sliding doors made waterproof and operating as per original installation

Defect Rating Minor Defect

Question

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

Answer **Weather damage evident to external door(s)**

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

Answer **One or more doors bind on the frame**

One or more doors bind on the door frame

The doors require minor adjustment and once rectified the doors are to be appropriately protected

(Painted or Stained, so they are sealed)

Answer **Minor maintenance required to the internal doors**

Minor maintenance required to internal doors and door jamb so the doors close and lock correctly and as originally installed and designed

Answer **Door hardware requires adjustment**

Door hardware requires adjustments so they operate as designed.

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Question Kitchen; Do the cupboard doors and drawers operate freely?

Answer Cupboard doors/drawers misaligned

Cupboard doors/drawers are misaligned requiring adjustment or replacement of the hardware.

Answer Drawers swollen and binding

Drawers are swollen due to exposure to excess moisture and are binding, modification are to be made if able or item to be replaced.

Answer Door and/or drawer hardware loose

Door and/or drawer hardware is loose requiring adjustment.

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

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

Answer Drummy tiles

Tile splash-back is drummy, this is due to inadequate or poorly applied adhesive.

To rectify this issue the tiles would be required to be removed and re-applied with the correct and appropriate amount of adhesive.

Answer Stone splashback cracked/chipped

The stone splashback can be seen to be cracked/chipped.

Answer Missing/defective sealant

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Question Bathrooms/WC; Are basin/vanity taps free of leaks, and does the water supply operate correctly?

Answer Water hammer sound present when turning on/off the water supply taps

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

Answer **Defective tapware**

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

Answer **Tap(s) dripping/leaking - faulty washer**

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

Answer **Refer To Supplementary Text Below**

Answer **Tap(s) dripping/leaking - faulty o-ring - Spindal**

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

Defect Rating Minor Defect

Question [Bathrooms/WC; Is the bathtub free of damage and installed correctly?](#)

Answer **Silicone sealant is missing where the bathtub and wall tiles meet**

Silicone sealant is missing where the bathtub and wall tiles meet

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question [Bathrooms/WC; Are the SHOWER wall and floor tiles free of cracks, drumminess, or loose/missing grout/sealant?](#)

Answer **Cracked tiles**

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

Answer **Drummy tiles**

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.

Answer **Loose/missing grout**

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

Answer **Gaps in sealant**

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

Answer **No silicone sealant applied within the bathrooms**

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question [Bathrooms/WC; Are the BATHROOM wall & floor tiles free of cracks, drumminess, or loose/missing grout/sealant?](#)

Answer **Cracked tiles**

Cracked tiles found at the time of the inspection; these items should be replaced

Answer **Loose/missing grout**

Areas of grout can be seen to be missing which require re-grouting

Answer **Drummy tiles**

Tiles found to be drummy due to faded or inadequate adhesive

These tiles could be left as is though have the possibility of cracks developing or dislodging from the substrate therefore could be replaced by a tiling contractor.

Answer **Gaps/defective sealant**

Areas of sealant can be seen to be incomplete or defective requiring attention

Answer **No silicone sealant within the bathrooms**

Silicone sealant not evident at the time of inspection.

Sealant should be applied to all internal and external tiled junctions

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question [Bathrooms/WC; Is the shower screen free of defect or damage?](#)

Answer **Inadequately sealed at floor/wall junctions**

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

Answer **Cracked/delaminating glass shower screen**

Cracked shower screen:

Repair or replacement of the shower screen is required

Answer **Minor gaps in sealant**

Minor gaps in sealant

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

Answer **Showerscreen and tile junctions needs to be cleaned and re-sealed**

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

Answer **Refer To Supplementary Text Below**

Answer **No glass shower screen installed**

Its best building practice to have all shower cubicles enclosed with shower screens to direct / control the water run off towards the floor waste

Defect Rating Minor Defect

Question [Bathrooms/WC](#) Around the shower, is it free of signs of leaking/seepage?

Answer **Water damage along adjacent wall - Suspected membrane failure**

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

Answer **Water damage found at the base of the door jamb and architrave**

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question [Bathrooms/WC](#); Is the vanity unit or basin, cabinet and/or mirrors free of damage or defect?

Answer **Water damage to vanity cabinet**

Evidence of water damage within the vanity unit

Answer **Cracked vanity basin**

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

Answer **Faulty mirror**

There was de-lamination / deterioration of the the mirrored surfaces

Answer **Doors/drawers bind on cabinet frame**

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question [Bathrooms/WC; Is the room free of condensation damage?](#)

Answer **Inadequate exhaust fan installed**

Condensation damage evident - Inadequate exhaust fan installed

Answer **Refer To Supplementary Text Below**

Location There is rattling ceiling exhaust fans within the bathrooms and there is mould found in the ceiling in the main bathroom and ensuite

Defect Rating Minor Defect

Question [Laundry; Is the floor/cabinet free of water damage, corrosion or other defect?](#)

Answer **Water damage to cabinet/timber joinery**

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question [Laundry; Are the wall or floor tiles free of cracks, drumminess, or loose/missing grout/ sealant?](#)

Answer **Cracked tiles**

There are cracked tiles within the laundry

These tiles need to be repaired or replaced if non matching tiles can be found

Answer **Drummy tiles**

When we assessed the laundry tiles we found them to be drummy, they will need to be replaced.

Drummy tiles are due to the tile glue or substrate giving way to the linings and eventually the tiles will become loose and cracked if left as is

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question Electrical; Does the main power board or sub board have current industry standard circuit breakers and an RCD safety switch?

Answer 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 Minor Defect

Description The sub board within the garage has the outer case missing and cables/wires loose and exposed

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

Answer 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 Minor Defect

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

Answer Weep holes covered

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 sometimes 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

Answer **No DPC seen through the render walls**

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

Answer **Crazed cracking in rendered finish**

Non structural imperfections seen in the rendered finish.

Cracks found are assess to be existent the external lining and not in the masonry wall/ substrate

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

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

Answer **No flashings evident - Above and below windows and doors (masonry wall)**

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

NOTE:

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

Answer **No damp proof course/flushing evident - Base of wall**

We did not see the damp proof course (D.P.C.) within the external walls of the building

I am not confirming that there is not a concealed D.P.C. 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.

It is best practice to have all surrounding surfaces around the building clear of any materials that may retain moisture with 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.

Answer **Dampness seen within the external walls**

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

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

Answer **Missing weep holes above or below 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 seep 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

Answer **No flashings / Storm moulds**

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

Answer **Window & door sills allow water entry in high winds**

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

Answer **Evidence of water entry through sills exists**

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

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

Answer **Gaps in gable linings**

Gaps in gable cladding allowing pests and debris to enter the roof/house cavity

Answer **Paint/coating in poor condition**

The gable and soffit linings need to be repainted

Answer **Rotting to gable cladding**

There is deteriorated gable cladding (Dry / Wet Rot)

A carpenter and painter needs to be engaged to have this repaired or replaced

Answer Refer To Supplementary Text Below

Location

The deterioration within the gables, fascia, soffit lining, and bargeboards are common in properties in this location due to being in a high location with an element of risk to access these exposed materials and due to their location being so high and remote

Defect Rating Minor Defect

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

Answer **Eave and soffit lining - detached / defective**

Eave and soffit lining detached, damaged and loose.

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

Answer **Eave and soffit lining - staining/bubbling visible**

Staining/Bubbling visible.

Have a painter re-paint/treat the surfaces to preserve the timber/fibro linings

The staining appears to be old and not a recent leak, but the staining is visible.

Staining can occur due to blocked guttering

An assessment by a plumber is advised prior to painting of the timber or fibro

Answer **Fascia - fungal decay**

Timber fungal decay evident.

Have carpenter repair or replace.

Answer **Fascia - paint flaking**

Flaking paint on sections of fascia.

Sand back and re-paint

Answer **Fascia - cracked/split**

Fascia can be seen to cracked/split, this should be replaced or repaired by a carpenter.

Answer **Barge board - fungal decay**

Fungal decay seen to be present on the barge boards.

Repairs to this area should be undertaken by a carpenter and painter

Answer **Barge board - paint flaking**

Flaking paint evident on barge boards this area should be attended to by a painter to ensure longevity of this area.

Answer **Barge board - cracked/split**

Barge board is cracked/split which will require repair or replacement by a carpenter.

Answer **Refer To Supplementary Text Below**

Location Typical issues found in highly exposed properties such as this due to high driven rain and wind over time.

Defect Rating Minor Defect

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

Answer **Unable to inspect the entire roof void due to limited access within the roof void, deeming the entire roof excluded from our report**

Answer **Sagging/unevenness of the purlins/rafters & possibly sagging ridge & hip lines**

Minimum 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 this issue

Answer **Rotted/deteriorated battens**

Deteriorated timber battens and roof members

The timber framing and battens are required to be replaced by carpenter

A pest contractor and a structural engineer should assess and comment on the roof members and their condition prior to the builder or carpenter commencing their works

Answer **Borer/wood eating pests damage - Minor**

Borer damage present - no necessity to replace.

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question Detached Buildings; Car Accommodation, does the building appear structurally sound and free of defects/damage?

Answer **Timber decay - door - replace**

The timber door has decayed.

Replacement required.

It is preferable to have a solid core door fitted when exposed to weather.

Answer **Damaged/dented/defective wall linings**

Answer **No access available - this structure was excluded from the inspection and this assessment and report**

Answer **No termite barriers In place**

Answer **The timber framing is deteriorated due to water ingress**

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

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

Answer Minor cracking evident

Answer Excessive moisture seen within the retaining wall

Answer 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

Answer Handrail and balustrading required on top of the retaining walls

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

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

Answer Cracks seen within brick boundary walls/fences

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Question Swimming Pool; Do the pool coping tiles appear to be in good condition? Is there an expansion joint between the pool coping tiles and pool concourse floor finish?

Answer No

Answer Refer To Supplementary Text Below

Location No expansion joints
No control joints

Defect Rating Minor Defect

Question Swimming Pool; Pool equipment, Is there a hydraulic/mechanical pool cleaner within the pool or within the pool room at the time of my inspection?

Answer No

Answer Refer To Supplementary Text Below

Location I saw no pool cleaner within the pool room nor pool it self

Defect Rating Minor Defect

Question Swimming Pool; Does the pool equipment

Answer No

Answer Refer To Supplementary Text Below

Location The pool pumps are defective due to the:
Rear casing dislodged from the pump
Pumps and filter not fixed down to the slab
Pump rattling

Water pooling under the pumps
Rust present to the metal housing

Defect Rating Minor Defect

Question Swimming Pool; Does the pool core shell appear to be structurally sound and not in need of repair?

Answer No

Answer Refer To Supplementary Text Below

Location The pool concrete shell is dilapidated and concrete cancer is developing within the steel members

Efflorescence is leeching out of the rendered walls and floors within the sub floor area

The two skimmer boxes are saturated

The pool is overfilled with water and overflowing onto the concrete concourse and soffit linings below, I'm not certain if in fact there is a problem with the backwash but I could not activate the backwash whilst I was on site

Defect Rating Minor Defect

Part 12: Other Inspections & Reports Required

Recommendations for Further Inspections:

If the cracks further develop a structural engineer should be engaged

A licensed builder or concrete specialist should be engaged to assess and make good the exposed steel members and concrete cancer seen within the exposed concrete slabs

A pest contractor should come to site to inspect, assess, report on and apply a treatment over the entire site and internal portions of the house

I recommend a flood test be carried out to the roof so the water entry point within the kitchen ceiling is known, so the facts can be given to a roofing contractor to carry out the repair works

Part 13: Cracking to Building Members

Is there cracking to the Core Building fabric: . Note **Yes**

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)

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining information regarding:

(a) The nature of the foundation material on which the building is resting,

- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

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

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

Areas Inspected	Location	Description of the Cracking Defect at the time of the Inspection.
Concrete Slabs		
Suspended Concrete Slabs	Concrete cancer in the exposed concrete slabs within the house and pool structure	Repairs are required to capture and stop it from further developing
Masonry Walls	Randomly found throughout the home are a number of minor cracks together with some cracks on the Western elevation on the first floor	These cracks do not appear to be structurally and stabilising the home if they further develop a structural engineer should be engaged to apply a procedure to make good these issues
Piers		
Retaining Walls	Boundary fence walls have cracks within the block work	Typical cracks found in long spanning masonry walls with no expansion joints
Other Areas		

IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase.

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:

Typical

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:

The home, structurally, is in good condition

The house has areas of improvement but the home is in excess of thirty years old and it has typical maintenance and wear and tear items required to be made good

The issues range from minor to mid range in severity, with no major issues that should deter a party from buying this home.

The house needs money spent on it now and over the next few years while you complete the more serious tasks first such as concrete cancer and the water entry issues within the rooms, walls, and ceilings

The house could be lived in as it is, but there are small issues found throughout the internal and external areas which should be addressed sooner rather than later as they are small issues now, but if left as is, they could develop into larger problems

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

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

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

Instantly before purchasing this property

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 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 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?

Fungal Decay to Timber In Service

The reproductive spores of a mould fungus and the vegetative threads (mycelium) of a wood decay fungus, the latter usually white, if present in sufficient quantities, can be seen with the naked eye. However, vegetative growths of wood decay fungi may be cream, brown or black.

Wood Decay fungi prefer to grow where conditions of temperature and moisture content are not subject to fluctuation. For timber out of ground contact, such a stable situation is more often deep in the wood than on the surface. When the fungus has exhausted the available nutrient from the timber, new growth is supported by feeding on the older growth and so the fungus

may grow on other surfaces away from the timber leaving very little visible evidence of fungal growth on the wood itself. Soft rot fungus for example.

Types of fungi that damage timber

Not all fungi are capable of damaging wood. Furthermore, not all fungi that can grow on or in wood are capable of damaging the wood structure itself. Very few species of fungi are to be found on or in timber. Mould fungi are found only on the outside of timber but do no damage. Sapstain fungi consume only the sugars from sapwood and cause no change in the relevant strength properties of the timber. A few species of wood decay fungi damage the cellulose component of timber only; other species damage both the lignin (plastic) and cellulose components.

Types of Decay in Australia

In general, decay of floor boards is caused by brown rot fungi, decay of window joinery by either brown rot or white rot fungi and decay of weatherboards often by white rot but sometimes by brown rot fungi. House stumps and fence posts decay from soft rot but may also have either brown or white rot. *Serpula lacrymans* (formerly *merulius lacrymans*) is the world's most destructive fungal decayer of timber in buildings. This brown rot fungus has an optimum temperature for growth at 20 degrees C (c.f. most wood decay fungi 25-28 degrees C). Consequently, this fungus causes widespread damage in poorly ventilated sub floor areas in buildings in Sydney where sub floor areas may be protected from the extremes of external temperatures. Probably as a result of high external temperatures, a species of conioophora (also causing brown rot) is believed to be the commonest house timber decay fungus in Australia.

Location: Exposed fascia and barge boards

Timber screens

Cabana bathroom door

Severity: Severe

Conducive Conditions

Was evidence of a lack of adequate sub floor ventilation found?

Was evidence of the presence of excessive moisture found?

Damp sub floor soils need to be improved, extra ventilation holes 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. ,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.,Contact a licensed plumber to determine if the drainage is sufficient

Due to the slope of the land towards the structure, this may cause drainage issues in rainfall.

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?

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 reached 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 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

Was evidence of Bridging or Breaching, including the condition "insufficient slab edge exposure" found?

covered by and exterior element, either soil or concrete slab. This limits the air flow to the sub floor space not allowing it to dry which will see potential from pest attack.

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 joins in concrete floors can allow termites to pass through.

,Typical cracks and/or joins in brickwork can allow termites to pass through.

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.,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.,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.

Obstructions

Which of the following areas were NOT able to be inspected

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 ,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)

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, Garage walls and roof framings

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?

No - 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

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



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