



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: Deborah Wood

Property Address: 7/20 Herbert Street Dulwich Hill

Date of inspection: 14/06/2016



DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:

IMPORTANT

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

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

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Sample



Results of 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 Above Average.

Sample



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, gutters; downpipes; eaves, fascias and barge
 - The roof space: roof covering; roof framing; racking; party walls; insulation
 - The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floor
 - The property within 5m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (excluding swimming pool fences); surface water (drainage effectiveness)

What is not reported on:

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



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

Special Requirements

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

Limitations

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

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

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



Safe and Reasonable Access

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

Dimensions for Reasonable Access

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

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

Sample



Part 2: General Comments and Weather Observations

Weather Conditions at the time of inspection	Clear & Sunny
Recent weather conditions	Clear & Sunny
Date and time inspection completed	14 June 2016 9:47 PM
Building furnished?	Yes
Occupied by?	Owner
Report prepared for?	Buyer

Part 3: Description of Building

Style of Building	Conventional Low Set
Number of Stories	Three Storey
Age of Building (approx)	30-50 years old
Roof Covering	Concrete Tiles
Roof frame	Timber Hand Pitched
Roof Pitch (Approximate, in degrees)	25
External walls	Bare Masonry Block
Floor Construction	Timber on Timber Frame, Composite Sheet on Timber Frame, Raft Concrete Slab
Footings	Concrete Strip Footing, Brick Piers on Concrete Pad, Slab on Ground
Outbuildings	Not Applicable
Front of Building Faces (approx)?	South

Sample



General Photographs:

Part 3a: Areas Inspected

The Actual Areas Inspected were:

- Interior of Building

Part 4: Interior of Building

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

Minor sagging in places

Some sagging of the plasterboard ceiling is evident in places.

Location: Living room

Details: Crazed cracks in ceiling lining

Defect Rating: Minor Defect



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

Imperfections in flush jointing

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



Location: Generally the walls are in good condition with a few minor imperfections within the wall linings which is typical for an apartment of this age

Defect Rating: Minor Defect

Floors (Timber); Are floors free of movement such as spring and bounce, and cracking, and are they free of dampness/staining and other damage? **Minor spring & bounce**

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

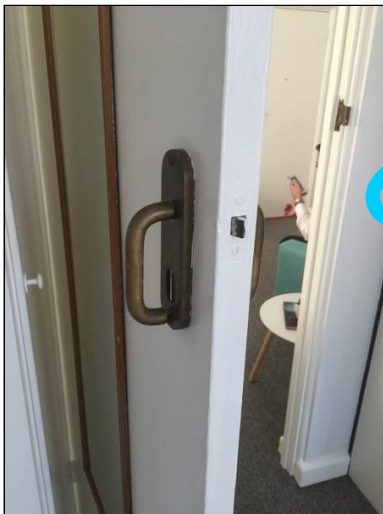
Defect Rating: Minor Defect

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

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

Location: Bedroom door handle needs attention

Defect Rating: Minor Defect



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

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

Kitchen; Do the cupboard doors and drawers operate freely? **Drawers swollen and binding**

Location: A number of doors bind and require adjustment

Defect Rating: Minor Defect



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

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

Kitchen; Are the tiles free of cracking, drumminess, or loose/missing grout/sealant? **Yes**

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

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

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



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

Cracked tiles

Location: Cracked wall tiles
Missing grout
Excess sealant

Defect Rating: Minor Defect



Bathrooms/WC; Is the bath free of damage, and is it properly recessed at the junction with the wall? **Yes**

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

Bathrooms/WC; Are the shower tiles free of cracking, drumminess, or loose/missing grout/sealant? **Yes**

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

Bathrooms/WC; Is the vanity basin, cabinet and mirrors free of damage, and do the doors/drawers operate correctly? **Doors/drawers bind on cabinet frame**

Defect Rating: Minor Defect

Sample





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

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

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

Location: Inconsistent grout colour used in wall tiles

Defect Rating: Minor Defect

Sample





Laundry; Is the room free of condensation damage, and is it adequately ventilated? **Yes**

Electrical; Do all powerpoints, switches and fittings appear to be cosmetically undamaged? **Yes**

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

Electrical; Does the mains power board (and the submain if applicable) have circuit breakers and a safety switch? **Yes**

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

Electrical; Do battery or hardwired smoke alarms exist? **Yes**

Yes. Smoke alarms have been installed. Smoke alarms should be checked and tested by a licensed electrician prior to occupancy of this dwelling.

All rooms: Are all rooms free of damp problems, including rising/falling damp, condensation, horizontal penetrating dampness? **Yes**

All rooms: Are all rooms free of any other damage or defects? **Yes**



Part 5: Exterior of Building

Stairs; Are the stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage? **Yes**

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

Appear to be in reasonable condition for their age

Balconies/verandahs/patios/decks/suspended floors/balustrades; Are handrails at correct height to comply with Building Code? **Yes**

General; Is the exterior free of any other damage or defects? **Yes**

Part 6: Roof Exterior

Part 7: Roof Space

Part 8: Sub Floor Space

Part 9: The Site

Part 10: Restrictions

Did the inspector have unrestricted access to all areas? **Yes**

Areas not inspected including reasons were:

Sub floor
Roof void
External elements of the property
All common property and body corporate property

Sample



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

Roof Void; No access door, Sub Floor: No access door

Roof Void: No access door installed., Sub Floor: No access door installed.

Sample



Part 11: Summary of Defects and Safety Issues

Safety Hazards in this Building:

No Safety Hazards Identified

Major Defects in this Building:

No Major Defects Identified

Minor and Other Defects in this Building:

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

Minor sagging in places

Some sagging of the plasterboard ceiling is evident in places.

Location: Living room

Details: Crazed cracks in ceiling lining

Defect Rating: Minor Defect

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

Imperfections in flush jointing

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

Location: Generally the walls are in good condition with a few minor imperfections within the wall linings which is typical for an apartment of this age

Defect Rating: Minor Defect

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

Minor spring & bounce

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

Defect Rating: Minor Defect



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

Minor maintenance required

Location: Bedroom door handle needs attention

Defect Rating: Minor Defect

Kitchen; Do the cupboard doors and drawers operate freely?

Drawers swollen and binding

Location: A number of doors bind and require adjustment

Defect Rating: Minor Defect

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

Cracked tiles

Location: Cracked wall tiles
Missing grout
Excess sealant

Defect Rating: Minor Defect

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

Doors/drawers bind on cabinet frame

Defect Rating: Minor Defect

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

Other

Location: Inconsistent grout colour used in wall tiles

Defect Rating: Minor Defect

Sample



Part 12: Other Inspections & Reports Required

Recommendations for Further Inspections:

Sub floor area
Pest inspections
Roof void

Part 13: Cracking to Building Members

Is there cracking to the Building Members: **No**

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		



Masonry Walls		
Piers		
Retaining Walls		
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.

Sample



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:

None

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

Low

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

Above Average

Overall Condition Comments:

Overall, the apartment is in very good condition for its age

The apartment has no structural failure

The apartment has very little cosmetic defects that need to be addressed

Overall this property is a well built, well maintained and well renovated apartment

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

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



discrepancy between anything in this Report and anything in this summary, the information in the report shall override that in this summary.

We take this opportunity to thank you for your instructions and we look forward to working with you again.



Emilio Calandra
The Property Inspectors

Sample



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

