



The Property Inspectors

Commercial Pre-Purchase Building Inspection Report



Client: Danny Sullivan

Property Address: 2/268A Captain Cook Drive Kurnell

Date of inspection: 04/12/2018



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SAMPLE

Results of Building Inspection - Summary

A Summary of the inspection is below:

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

Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is Below 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? **No - Read the Report in Full**

Are further inspections recommended? **No - Read the Report in Full**

Were any major hazards identified? **No - Read the Report in Full**

At the time of the inspection the DEGREE OF RISK of subterranean termite infestation was considered to be **Low**

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:

High

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

Below Average

Overall Condition Comments:

I saw moisture in the internal elevations which should be assessed and commented on prior to buying this factory, There are a number of small to medium cracks within this property that should be addressed within the next few months. There are a number of compliance issues that must be addressed for the safety of the occupants and their visitor, I saw no current pest inspection sticker within the electrical meter box. It is best to have this factory inspected and sprayed / treated every six to nine months, The external handrails and balustrade are not compliant with current regulations, for the best interests of the occupants and visitors this area of the industrial factory should be made compliant with current regulations to limit liability, The Internal handrails and balustrading need to be modified to meet current regulations, This property has no wet and dry rot within the timber members, I could not access the roof void in full today I recommend a pest contractor and/or a carpenter inspect the timber framing, I saw no past or present pest activity within this property, This property needs minor renovations carried out to a number of areas to bring it back to an acceptable standard

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 AS 4349.1-2007 (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 you in 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 causing 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 certification 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 a 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 vacancy 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 in 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 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 of this commissioning party of this report to re-engage our office to re-inspect the property to make sure all vital aspects of the property are seen and reported on.

We Do Not Take Any Responsibility For Any Aspect Of The Property 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 Clear & sunny - No Rain in the past 7 days

Question Date & Time Inspection Commenced

Answer 2018-12-04 07:47:33

Question Is the building furnished?

Answer No, the property was empty

We do not move the Vendor/Tenants belongings 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
4. We do not look behind nor move curtains, blinds or fixed or loose shutters
5. We do not look behind nor move goods within robes/walk in robes/linen cupboards/ stairwells/ kitchen and laundry cupboards /vanity units
6. We do not look behind nor move goods found the garage or store room
7. We do not look behind nor move goods within the roof voids
8. 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 could not inspect the following areas :**

I could not inspect all areas of the property today.

The areas noted below are excluded from our report, you can not rely upon any facts within this report for these areas even if I make comment to them in this report, as I may have been able to inspect the areas in question. **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 of the property 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 as 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 **Roof void due to no manhole**

No access to the roof void due to no manhole.

Answer **Roof sheets due to height restrictions**

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

I did not access the roof due to the height exceeding the safe use of a 3.6m ladder, The safe

use is 2.7 metres in height from the finished ground floor or the roof(s) being over a single storey structure, complying with current WH&S regulations.

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

NOTE:

If I make any comments within the roof void section of this report they are "Passing Comments" on the basis that I could see the roof void in part but not in full

This roof void was not inspected in full but in part, deeming this roof void as a whole being excluded from this report due to no access to the entire roof void

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

Answer **Not Applicable**

Question The original report was commissioned by the?

Answer **Prospective Buyer**

Question We assume the property is occupied by?

Answer **Building site**

Question This report from the date of inspection is valid for;

Answer **28 Calendar Days**

Part 3: Description of Building

Question Type of Building

Answer **Commercial**

Question Style of Building

Answer **Modern Architectural**

Question Type of Structure

Answer **Commercial Building**

Question Number of Storeys

Answer Two Storey Building

Question Approximate age of the Original Building

Answer New

Home Owners Warranty should be supplied / available for this property because it is newly built

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

We recommend you request a certificate of currency of the Home Owners warranty policy to be supplied by the Builder/Developer/Owner Builder prior to the settlement of this property

Question Roof Covering

Answer Colourbond Steel

Question Roof Frame

Answer Flat skillion roof

Question Roof Pitch (approximate degrees of steepest roof pitch)

Answer 15

Question External Walls

Answer Rendered Masonry Walls

Answer Other Refer To The Below Supplementary Text

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

Question Footings

Answer Slab on Ground

Slab on ground has the footings combined within the slab structure

Answer The true type of footings are unknown

The true type of footings are unknown, our assumptions above are based upon experience as this is purely a visual inspection.

Question Outbuildings

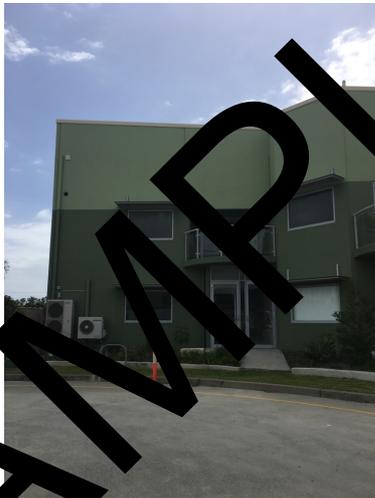
Answer Refer To The Supplementary Text Below

Question Front of Building Faces (approx)?

Answer North

SAMPLE

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 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 structure)
I have inspected the entire external site within 30m of the main structure.
*All other objects/structures or assets outside the 30m radius is not inspected nor assessed nor reported on within this report.

Part 4: Interior of Building

Question	Summary of defects within the internal spaces of this property
Answer	Summary of internal defects
Summary	<p>Refer to the below items as a summary of the items found within this property</p> <p>Back entry door has been damaged and has defective door handles (Minor defect)</p> <p>Back entry hinged door is damaged on the door leaf external elevation (Minor defect)</p> <p>Back entry door, door lock/passage set is stuck and binding within the door leaf (Minor defect)</p> <p>The back entry door is not painted with a three-coat paint system on all elevations of the door (Minor defect)</p> <p>Internal warehouse floor has excessive cracks throughout the entire slab on ground (Major defect)</p> <p>The warehouse concrete floor has infill concrete panels not finished off well nor smooth and flush with adjoining / adjacent concrete slabs (Major defect)</p> <p>Concrete slabs are chipped and cracked where the concrete slab and footings details meet (Minor defect)</p> <p>The entire warehouse floor should be ground back and re-topped within concrete topping (Minor defect)</p>

The electrical meter box metal ducting / housing is rusty (Minor defect)

The roller door activation switch housing is rusted (Minor defect)

The roller door track is bent and rusted on the right side of the roller door (Minor defect)

The roller door head bracket has supporting arms fixed off to the wall and adjacent wall, they are rusted (Minor defect)

The roller door is rusted, a new roller door is required (Minor defect)

There are no control joints between the concrete tilt-up walls and besser block walls (Minor defect)

The hot and cold water lines are not insulated the full length of the copper lines (Minor defect)

Ground floor office wall dividing the office and the stairs is not sealed off between the concrete stairs and internal dividing wall (Minor defect)

The internal stud wall is short of the external glazed wall by approx 1m, so the ground floor office and first floor offices are completely separated so they can be rented out as two individual offices with their own access doors (Minor defect)

No skirting is installed to the ground floor and first floor office spaces (Minor defect)

The door from the warehouse to the ground floor office needs to be sanded back smooth and re-painted on all elevations (Minor defect)

The plasterboard linings behind the warehouse wall need to be reset and re-painted, as the quality of plastering is in poor condition (Minor defect)

All wall and ceiling junctions are poorly finished off by the plasterer, they need to be sanded back, re-topped and re-painted (Minor defect)

The ground floor bathroom door is dirty and damaged, it needs to be sanded back and re-painted on all elevations, as the door head is not painted at all (Minor defect)

Bathroom doorjamb and wall linings are poorly finished off in this junction within the office space elevation (Minor defect)

Ground floor bathroom doorjamb needs to be sanded back and re-painted (Minor defect)

Ground floor bathroom has no shower screen (Minor defect)

Ground floor bathroom has the floor tiles within the bathroom falling in the wrong direction and not to the floor waste (Major defect)

There is a missing flip mixer within the shower (Major defect)

There is no stepdown between the shower and the bathroom floor (Minor defect)

The entire bathroom needs to be commercially cleaned (Minor defect)

The bathroom ceiling and wall tile junctions are poorly finished off, a bead of silicone is required to all internal junctions of the wall and floor tile and vertical tile junctions plus horizontal tile junctions (Minor defect)

The ground floor bathroom wall tiles are cracked from floor-to-ceiling, just as you enter the

room directly in front of you (Major defect)

Within the ground floor office there are excessive cracks and exposed control joints within the concrete slab and the slab should be ground back and re-topped (Major defect)

All three fire exit lights are non-compliant with current building regulations (Major defect)

The entry concrete slab from the front door leading to the steps going upstairs is poorly finished off, it all needs to be ground back and re-topped with new concrete topping (Major defect)

Within the ground floor entry foyer just above the two entry doors, there is concrete cancer within the suspended slab (Major defect)

Within the ground floor entry foyer just above the two entry doors, there is poorly finished suspended concrete ceiling linings (Minor defect)

The concrete stairs leading from the ground floor to the first floor are non-compliant, the steps have been poured out of level, the steps are inconsistent in step risers and the steps are non-compliant with current building regulations (major defect)

There is lost formwork within the staircase on the second top step (Minor defect)

The staircase and wall junction is incomplete and poorly finished off (Minor defect)

The metal handrail is non-compliant as there are sharp objects that will cut your hand if you use the handrail (major defect)

The first floor office entry door needs to be sanded back and re-painted on all elevations, together with the door hardware needs to be re-housed in the door, as the carpenter did a poor job installing the locks (Minor defect)

All internal doors need to be painted with a three coat paint system, almost all doors are not painted on the top of the door leaves (Minor defect)

The suspended ceiling on the first floor offices has missing ceiling panels (Minor defect)

The fixed window overlooking the first floor office down to the warehouse, needs a window architrave installed to conceal the exposed junction between the plasterboard and commercial grade window frame (Minor defect)

There are pencil marks on the walls just above the kitchen cupboards (Minor defect)

The below bench cupboard and the overhead cupboards need an end panel installed to the kitchen joinery (Minor defect)

There is no adjustable shelf installed to the cupboard below the kitchen sink (Minor defect)

The kitchen cupboards need minor adjustments, so there are equal gaps between each hinged door (Minor defect)

The overhead cupboards within the kitchen have excessive screw heads seen within the back panel of the cupboards (Minor defect)

The first floor office ceiling is damaged with water stains adjacent to the light fitting and air-conditioner grill (Major defect)

The suspended ceiling panels within the first floor office need to be adjusted so there is no

daylight seen through the suspended ceiling, this defect relates to the entire first floor ceiling within the warehouse and within the outside veranda ceiling (Minor defect)

The left-hand side WC has a flip mixer / tap set not fixed off to the basin (Minor defect)

The left side bathroom WC floor tiles do not line up with each other in front of the toilet suite (Minor defect)

There is no silicone between the middle doorjamb and ceramic tiles located on the walls within each bathroom (Minor defect)

Door hinges have been painted over, all door hinges need to be cleaned and left in their raw galvanised state and any gaps in between the hinges and door leaf must be sealed or filled and re-painted (Minor defect)

The bathroom wall tiles and ceiling junction needs to be tidied up with a new bead of silicone concealing this junction (Minor defect)

The first floor right-hand side toilet suite is dirty, it needs to be commercially cleaned prior to handover (Minor defect)

The right-hand side WC and basin has a yellow stain within the ceramic bowl and there is no plug and waste installed to the basin (Minor defect)

The right-hand side WC vanity door is defective, it needs to be commercially cleaned or replaced as it has a yellow and white stain on the face of the poly door front (Minor defect)

The aluminum angle recessed within the wall tiles behind the WC is dirty and needs to be cleaned and all excess grout and white stains removed from this raw aluminum piece (Minor defect)

The front veranda has rust within the handrail, posts and brackets that hold the PVC balustrade (Minor defect)

The PVC balustrade on the first floor veranda needs to be replaced with glass or needs to be signed off by a Private Certifier as compliant (Major defect)

The painted handrail on the first floor deck is damaged and defective, the paint is peeling off (Major defect)

The sliding door leading from the first floor office to the front veranda needs a storm mould installed at the base of the wall and at the base of the sliding door, to prevent any water entry into the office space (Major defect)

The two metal awnings over the front elevation / two windows are rusted, together with the threaded bolts are inconsistent in length and they are rusted (Major defect)

First floor staircase landing has the electrical conduit not plumb (Major defect)

The staircase handrail needs to be sanded back and painted or clear coated to preserve any rust from building up (Minor defect)

The top of the handrail needs the metal pipe finished off at the end of the pipe, as it's currently sharp and dangerous in its current form (Major defect)

The stairwell plasterboard needs to be re-set and re-painted, as there is a long crack in the plasterboard (Minor defect)

The concrete finish is not adequate for the off-form stair sets leading up to the first floor office

space (Major safety defect)

The precast concrete panel walls have recessed bolts which need to be removed and patched within the stairwell (Minor defect)

The lower ground floor entry foyer in front of the stairs needs to be ground back and the floor needs to be re-topped with new concrete topping compound (Major defect)

The concrete staircase needs to be built to meet safety compliance requirements with the National Construction Code / Building Code of Australia & Australian Standards (major defects)

The entry foyer concrete soffit has concrete cancer in the concrete and Steel reinforcement (Major defect)

All internal doors need to be re-painted so they have a three coat system on all exposed elevations (Minor defect)

All door hardware needs to be cleaned and paint removed from the hinges, handles, locks and privacy sets (Minor defect)

Ground floor bathroom shower mixer is not working nor fitted off (major defect)

Rear warehouse external hinged door needs a new door handle installed (Minor defect)

Street front curb and gutter is cracked (Minor defect)

Street front wall has a hole in the concrete wall, top floor left side / elevation (above the AC compressors) (Minor defect)

Hardstand metal fence is rusted and damaged, they all need to be repaired / replaced with new defect free fence panels (Minor defect)

Hardstand concrete floor is all cracked and the floor finish is not adequate nor meeting minimum industry standards (Minor defect)

Rear elevation has excessive rust within the face of the metal roller door and door tracks internally (Minor defect)

In the rear elevation of the warehouse there is defective render on the render walls (Minor defect)

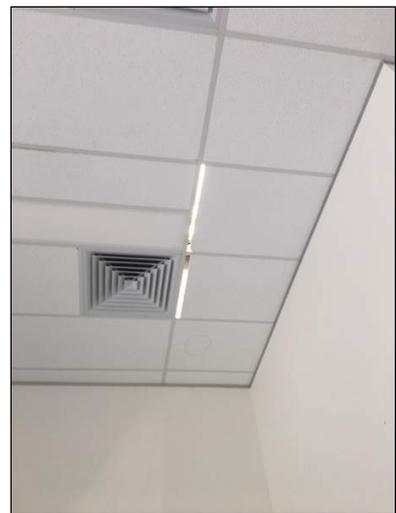
Rear elevation first floor windows need to be commercially cleaned (Minor defect)

Defect Rating General Comments - These items are Major Defects which require the vendor or new owners to make good urgently

Photos



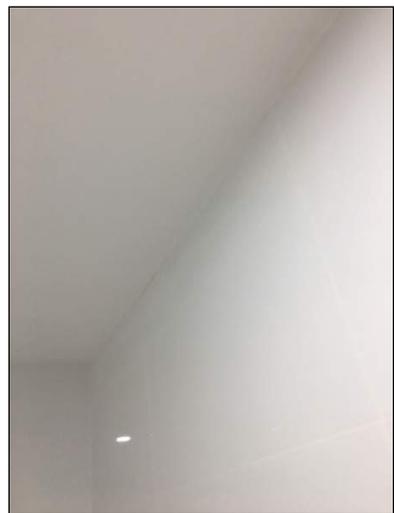
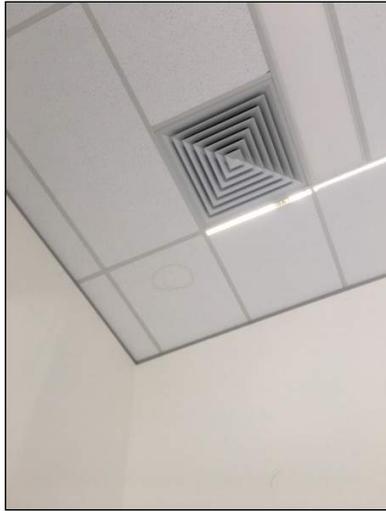
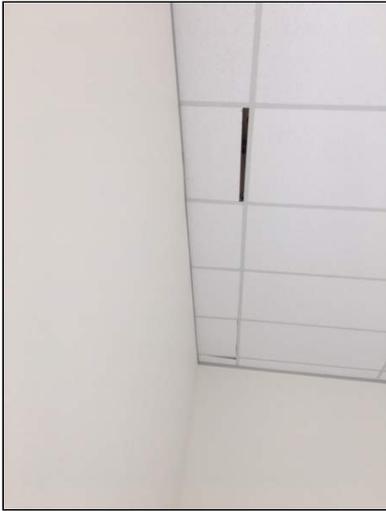
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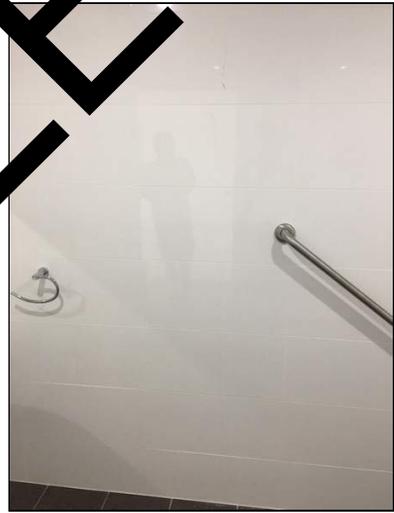
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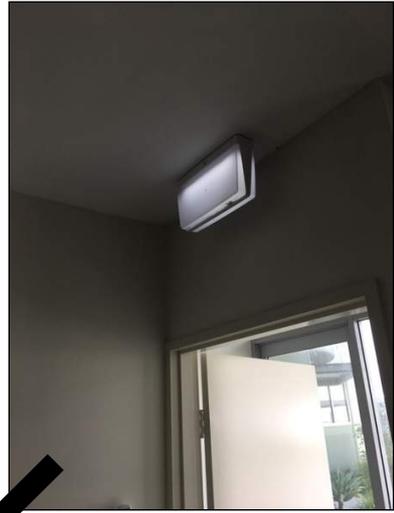
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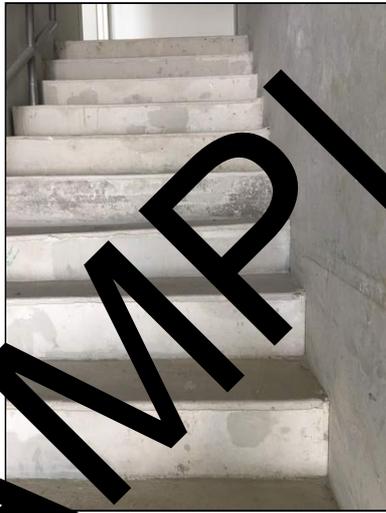
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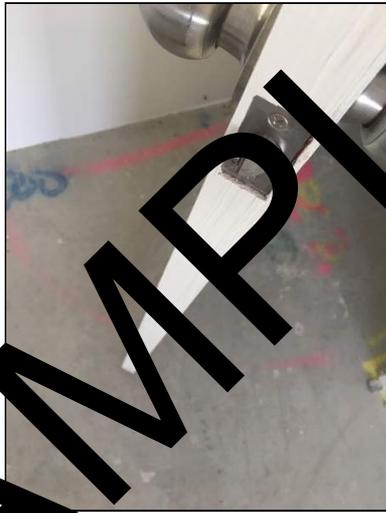
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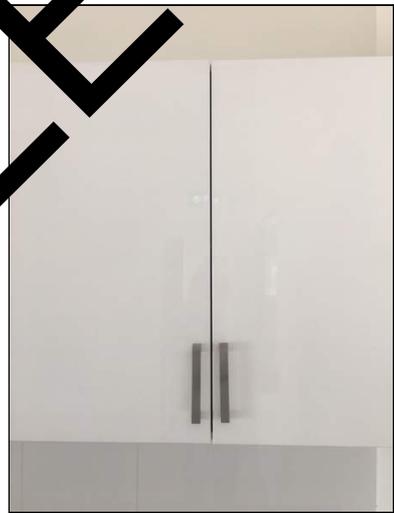
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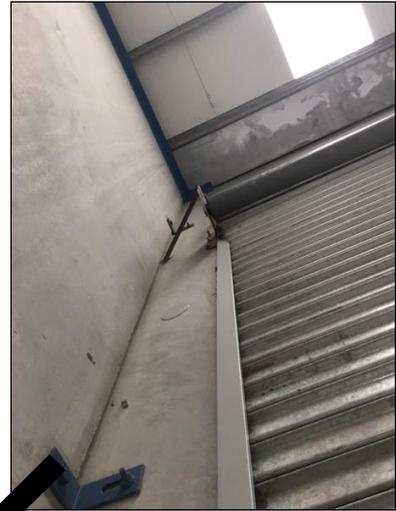
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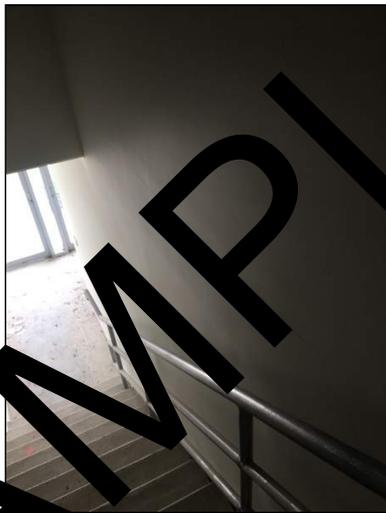
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Question Ceiling and ceilings free of sagging, nail popping, cracking, staining or other damage?

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

Answer **Water stains / 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**

Defect Rating Minor Defect

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 property is repainted. A normal life cycle for painting a property internally is every six to ten years

Note

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

Cracks, 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 properties 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 **Refer To Supplementary Text Below**

Defect Rating Minor Defect

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

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**

Defect Rating Minor Defect

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

Answer **Floor out of level**

The flooring finish is out of level.

This is may not be structurally significant.

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

Some floors are out of level due to riddled joists or substrate structure's

Answer **Refer To Supplementary Text Below**

Location Missing skirting boards

Raised concrete floors

Cracked concrete floors

Unfinished concrete floor

Defect Rating Safety Hazard

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

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

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

Answer **Do not operate freely or lock up the property**

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

Answer **Hardware Missing**

Window hardware is missing.

Answer **Refer To Supplementary Text Below**

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 Yes

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

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; Is the bench-top 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 **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Description Missing mid shelf below sink cupboard

Missing end panels to the kitchen overhead and below bench cupboard

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 Yes

The kitchen splashback was in acceptable condition at the time of inspection

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

Answer Defective tapware

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

Details Water spout needs to be fixed off to the benchtop

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

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; 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 **Gaps/defective sealant**

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

Answer **Loose/missing grout**

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

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; Are shower screens 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 **No glass shower screen installed**

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

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 **Refer To Supplementary Text Below**

Defect Rating Minor Defect

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

Answer **Yes**

Question

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

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

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

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 **Refer To Supplementary Text Below**

Defect Rating Minor Defect

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

Answer **Tap ware defective**

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question Bathrooms/WC; Are the rooms free of condensation damage?

Answer **Inadequate exhaust fan installed**

Condensation damage evident - Inadequate exhaust fan installed

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

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

Answer **Treads and/or risers of varying depths/heights**

Stair treads and/or risers of varying depths/heights, the stairs need to be consistent in the over all size (Risers and Treads), a carpenter or tiler can assist in making good this issue

Answer **Refer To Supplementary Text Below**

Defect Rating Safety Hazard

Question Internal stairs

Answer **Balustrade doesn't meet current regulations**

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

Answer Refer To Supplementary Text Below
Location Sharp and exposed steel balustrading and handrail
Defect Rating Safety Hazard

Part 5: Exterior of Building

Question Summary of defects

Answer Refer to the below summary of defects

Summary Hardstand concrete floor is all cracked within the trowel finished concrete floor (Minor defect)

Hardstand area is framed off with a colourbond fence, the colourbond fence is all damaged, chipped and in need of repair (Minor defect)

Rear roller door is affected by rust throughout the roller door internally and externally (Minor defect)

Concrete bollards need to be topped (Minor defect)

Rear hinged door leading of the warehouse has a damaged door handle and the door lock is not working (Minor defect)

The curb and gutter at the street elevation is cracked and damaged (Minor defect)

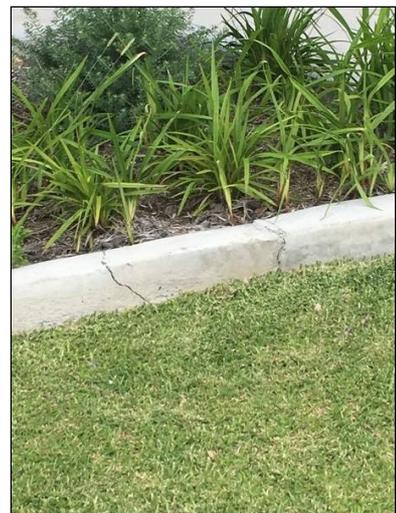
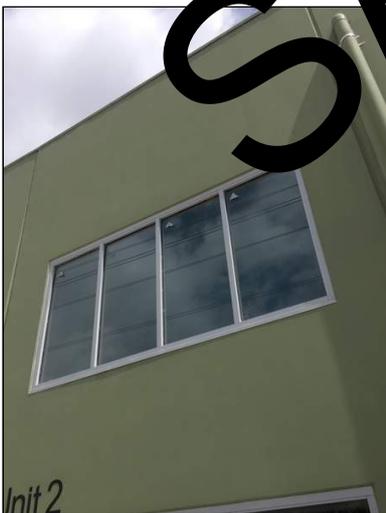
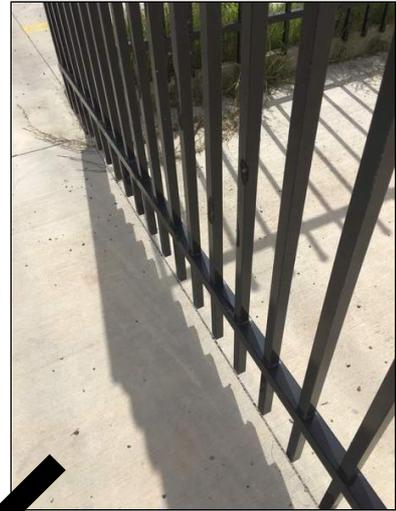
The street elevation has a hole within the concrete wall which needs to be filled, this hole is located approximately 1m above the air-conditioner compressor units (Major defect)

The first floor street elevation rear deck needs to have new rust-resistant steel posts and handrails, together with mass or complying material for the balustrade (Major defect)

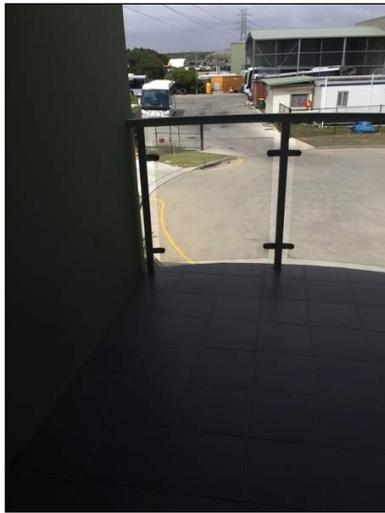
The two metal awnings over the street elevation windows are rusted and in need of repair (Major defect)

Defect Rating Safety Hazards & Major Defects

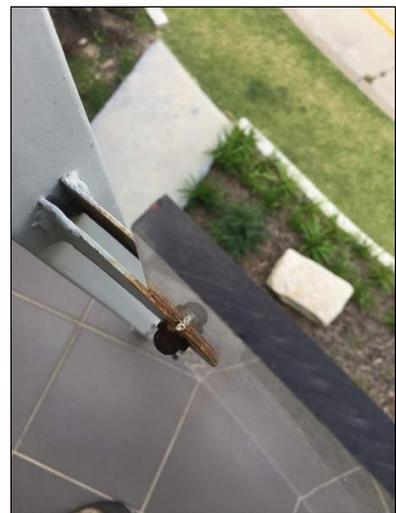
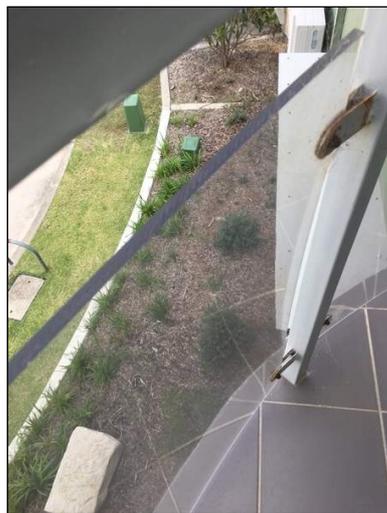
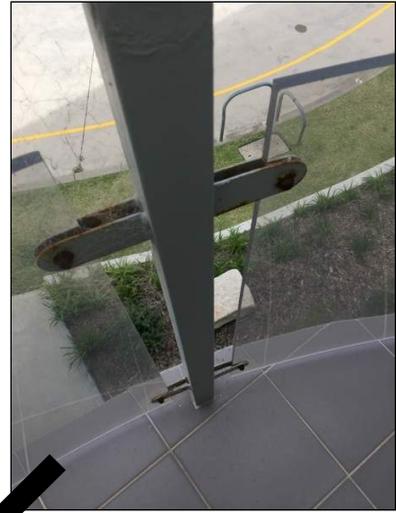
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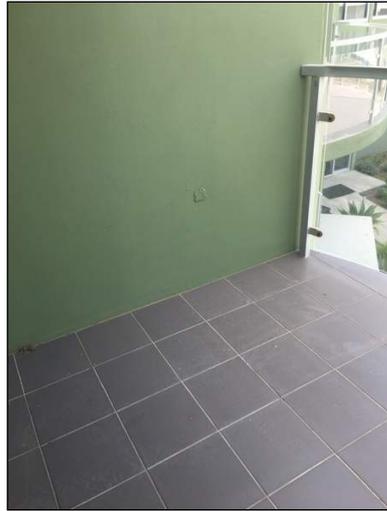
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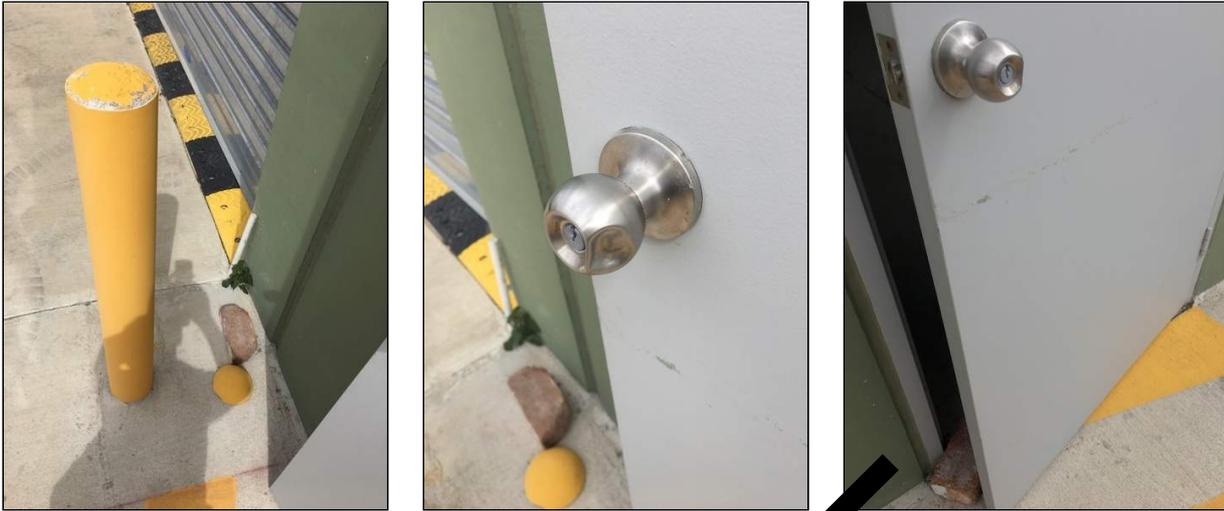
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Question External Walls/Lintels/Beams (Structural assessment) Are the lintels, walls or beams sufficiently rigid and free of defect/damage / cracks/moisture?

Answer **Cracks in render - Minor**

Cracks found within the render finish.

Cracks appear to be minor in nature following the line of brick joints

Answer **Rusted lintels, damage evident**

There is rust present within the steel lintel (s)

A site treatment of the exposed steel members should be carried out ASAP to prevent the steel from further deterioration

A structural engineer and or builder should be engaged to assess and report on the scope and to have the works carried out to meet current standards

Answer **Minor cracks within external brickwork**

The industrial factory has minor cracks seen within the external elevations of the property

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question External walls (Non-Structural assessment) Are all walls/wall cladding and soffit linings free of defect/damage, and is the paint/coating maintained?

Answer **Poor pipe penetration sealing/missing brick / mortar**

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

Engage a bricklayer to assess and remedy ASAP.

As per the Guide to Standards & Tolerances 2007 - clause 7.08- Pipe Penetrations Through

External Walls and Inside Cupboards

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

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

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 Missing door storm moulds

Door storm moulds are missing, gaps may allow Pest / Termin / Moisture to enter the cavity

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 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 Balconies/Verandas/Suspended floors; Do they appear structurally sound, free of defects?

Answer Yes

Appear to be in reasonable condition for their age

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

Answer Refer To Supplementary Text Below

Location Rusted steel posts, brackets, handrails, and awnings over the two front windows

I have never seen PVC balustrading used for an external balustrading material - this doesn't comply with building regulations - make sure this is replaced or specifically signed off by the Certifier / council

Defect Rating Major Defect

Part 6: Roof Exterior

Question Roof Elevations & Roof Plumbing: Is the gutter line at 2.7m or lower in height from the ground level ? Did you access the roof on site ?

Answer **No, the building has gutter located above 2.7m in height making the entire 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 tile/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 is an assessment done via

- * From a distance or by using a 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 Further investigation as I did not inspect the entire roof elevation

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 buildings 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/silicone

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

Answer **Yes**

No visible damage and appear to be in reasonable condition for the age of the building

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

Answer I am unable to comment, as I did not access all roof elevations at the time of this inspection

I was unable to inspect all roof elevations within the property

Any comments made are for certain locations only and made from a distance / afar (Off a ladder / overlooking 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 entire roof linings & roof plumbing on this property within this assessment and report

Answer Refer To Supplementary Text Below

Defect Rating Further investigation

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 roof with no access hatches within the ceiling linings 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

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 marked

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 factory (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**

Defect Rating Major Defect

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

Answer **Yes**

The visible roof framing members were in reasonable condition for the age of this dwelling.

Note that insulation and items stored within the roof space don't allow for a comprehensive assessment of all members, those members that could be viewed were in an acceptable condition at the time of the inspection

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

Answer **Yes**

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

Answer **No sarking (Original Roof)**

No sarking existing in the original section of the roof framing

This is common in older style buildings

Question **Party walls; If party walls exist, do they appear structurally sound, and do they fully compartmentalize the roof space?**

Answer **Party walls exist, but fire can cross wall**

Answer **Refer To Supplementary Text Below**

Defect Rating Major Defect

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 **No insulation exists**

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

Answer **I did not access the ENTIRE roof void**

I did not inspect the entire roof void of this property today while I was on site

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

If I have commented on a portion of the roof void, I am not commenting nor covering the entire roof void of this property and or its adjoining structures within the site

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

Defect Rating A second Inspection is recommended once full and clear access is available

Part 8: Sub Floor Space

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

Answer **No access available to the underside of the floor as the property was built with a concrete slab on ground**

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

Answer **Concrete spalling evident**

Answer **The concrete reinforcement is exposed and rusting**

Answer **Lost formwork is still in place**

Lost formwork is still in place within the sub floor area

The lost formwork is deteriorating and possibly contributing towards pest infestation due to it still being installed

Answer **Refer To Supplementary Text Below**

Defect Rating Major Defect

Part 9: The Site

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

Answer **Concrete floor is cracked**

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

Question [Are there expansion joints present in the external floor finishes](#)

Answer **Yes**

Question [Are there expansion joints present in the external walls \(Every 6m from a expansion joint or control joint should be installed \)](#)

Answer **Yes**

Question [Boundary Fences; Do the boundary fences appear to be structurally sound and undamaged?](#)

Answer **Refer To Supplementary Text Below**

Location Rusted steel gate and fence around the entire area of the car hardstand area

Defect Rating Minor Defect

Question [Surface water, does rainwater drain effectively and not pond against structures?](#)

Answer **Yes all water flows away from the factory and water does not pool up against the factory**

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 factory walls at the time of the inspection.

Part 10: Restrictions

Question [Areas not inspected including reasons were:](#)

Answer **Roof plumbing (Gutters, Valley irons, Flashings, Downpipes, Box gutters) Due to height restrictions / safety / WHS**

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

Answer **Roof cladding above 2.7m in height**

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

Answer **Roof void due to skillion / flat roof construction**

No roof void was found due to the skillion / flat roof on site.

Answer **Roof void due to no access to the entire roof void**

Roof space; No access to the entire roof space.

Answer **Sub floor area due to slab on ground**

No Subfloor area was inspected due to the floor being a "slab on ground" with no access below

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

Unable to inspect the concrete slab and footings

The concrete slab edges where not exposed on perimeter of dwelling and floor coverings.

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

Answer **Roof void**

Answer **Single story roof linings & Roof plumbing**

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

Answer **Floor out of level**

The flooring finish is out of level.

This is may not be structurally significant.

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

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

Answer **Refer To Supplementary Text Below**

Location Missing skirting boards

Raised concrete floors

Cracked concrete floors

Unfinished concrete floors

Defect Rating Safety Hazard

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

Answer **Treads and/or risers of varying depths/heights**

Stair treads and/or risers of varying depths/heights, the stairs need to be consistent in the (for all sizes (Risers and Treads), a carpenter or tiler can assist in making good this issue

Answer **Refer To Supplementary Text Below**

Defect Rating Safety Hazard

Question Internal stairs

Answer **Balustrade doesn't meet current regulations**

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

Answer **Refer To Supplementary Text Below**

Location Sharp and exposed steel balustrading and handrail

Defect Rating Safety Hazard

Major Defects in this Building:

Question

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

Answer Refer To Supplementary Text Below

Location Rusted steel posts, brackets, handrails, and awnings over the two front windows

I have never seen PVC balustrading used for an external balustrading material - this doesn't comply with building regulations - make sure this is replaced or specifically signed off by the Certifier / council

Defect Rating Major Defect

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 marked

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 factory (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

Defect Rating Major Defect

Question Party walls; If party walls exist, do they appear structurally sound, and do they fully compartmentalize the roof space?

Answer Party walls exist, but fire can cross wall

Answer Refer To Supplementary Text Below

Defect Rating Major Defect

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

Answer Concrete spalling evident

Answer The concrete reinforcement is exposed and rusting

Answer Lost formwork is still in place

Lost formwork is still in place within the sub floor area

The lost formwork is deteriorating and possibly contributing towards pest infestation due to it still being installed

Answer Refer To Supplementary Text Below

Defect Rating Major Defect

Minor and Other Defects in this Building:

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

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 property 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. Good plasterer and painter can repair and make good these issues quite easily and cost effectively.

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

Answer Water stains / 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

Defect Rating Minor Defect

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 property is re-painted

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

Note

If the property was recently painted for sale, 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 of cracking in walls are in the summer period when properties 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 the position of the property

Answer **Minor Imperfections**

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

Answer Refer To Supplementary Text Below

Defect Rating Minor Defect

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

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

Defect Rating Minor Defect

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 **One or more window/door units require maintenance**
One or more windows require maintenance carried out to maintain the operation and function of the external windows/doors

Answer **Do not operate freely or lock up the property**
The windows and doors do not operate freely and a carpenter needs to work on the door/window suites so the property can be locked up

Answer **Hardware Missing**
Window hardware is missing.

Answer **Refer To Supplementary Text Below**

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 **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Description Missing mid shelf below sink cupboard

SAMPLE

Missing end panels to the kitchen overhead and below bench cupboard

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

Answer **Defective tapware**

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Details Water spout needs to be fixed off to the benchtop

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

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

Answer **Cracked tiles**

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

Answer **Taps/defective sealant**

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

Answer **Loose/missing grout**

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

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 **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

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

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

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 **Refer To Supplementary Text Below**

Defect Rating Minor Defect

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

Answer **Tap ware defective**

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

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

Answer **Inadequate exhaust fan installed**

Condensation damage evident - Inadequate exhaust fan installed

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

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

Answer **Cracks in render - Minor**

Cracks found within the rendered finish.

Cracks appear to be minor in nature following the line of brick joints

Answer **Rusted lintels, damage evident**

There is rust present within the steel lintel (s)

A site treatment of the exposed steel members should be carried out ASAP to prevent the steel from further deterioration

A structural engineer and or builder should be engaged to assess and report on the scope and to have the works carried out to meet current standards

Answer **Minor cracks within external brickwork**

The industrial factory has minor cracks seen within the external elevations of the property

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

Answer **Refer To Supplementary Text Below**

Defect Rating Minor Defect

Question External walls (Non-structural assessment) Are all walls/wall cladding and soffit linings free of defect/damage, and is the paint/coating maintained?

Answer **Poor pipe penetration sealing/missing brick / mortar**

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

Engage a bricklayer to assess and remedy ASAP.

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

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

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

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 **Missing door storm moulds**

Door storm moulds are missing, gaps may allow Pest / Vermin / Moisture to enter the cavity

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

Answer Refer To Supplementary Text Below

Location Rusted steel gate and fence around the entire area of the car hardstand area

Defect Rating Minor Defect

Part 12: Other Inspections & Report Requirements

Recommendations for Further Inspections:

Pest Inspection and site treatment covering the Sub floor and roof voids + all external elevations of the property, Electrician to carry out a power and light circuit test, Electrician to test and certify the smoke detectors, Roof plumber to inspect the roof linings and roof plumbing due to the roof not being inspected within this report, Carpenter to inspect the roof void once access is provided

Part 13: Cracking of Building Members

Is there any major or significant cracks within the CORE BUILDING FABRIC: Note : 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)

No

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:

High

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

Below Average

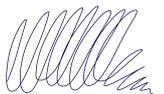
Overall Condition Comments:

I saw moisture in the internal elevations which should be assessed and commented on prior to buying this factory, There are a number of small to medium cracks within this property that should be addressed within the next few months. There are a number of compliance issues that must be addressed for the safety of the occupants and their visitor, I saw no current pest inspection sticker within the electrical meter box. It is best to have this factory inspected and sprayed / treated every six to nine months, The external handrails and balustrade are not compliant with current regulations, for the best interests of the occupants and visitors this area of the industrial factory should be made compliant with current regulations to limit liability, The Internal handrails and balustrading need to be modified to meet current regulations, This property has no wet and dry rot within the timber members, I could not access the roof void in full today I recommend a pest contractor and/or a carpenter inspect the timber framing, I saw no past or present pest activity within this property, This property needs minor renovations carried out to a number of areas to bring it back to an acceptable standard

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 work 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?

Not Required

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 current 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 property

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 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?

I saw no evidence in support that this property has been inspected on a regular basis by a pest contractor for termites

This property must be inspected and treated for past and or present pest infestations and this must be done prior to you buying this property

Next inspection recommended in

9 months

Chemical Delignification

Was evidence of Chemical Delignification found?

No Chemical Delignification was found

In the past this type of timber damage has been referred to using many different terms, Hairy Timber or Defibrosis.

In the early 1990's it was agreed that the true description of this type of timber deterioration is Chemical Delignification.

This term describes the deterioration in its true form, the lignin in timber is damaged by airborne chemicals.

Lignin is the natural glue that holds the fibres of wood together and is therefore a major component of any wood. When the lignin is broken down or damaged the fibres then detach from each other creating a visible hairy surface to a section of the timber, as the delignification progresses the structure of the timber section is weakened and therefore chemical delignification is regarded as a structural pest of timber in service.

Chemical Delignification damage is most 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.

SAMPLE

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 pollutants for a relatively long period of time, it is not common and 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?

This property must be treated by a pest contractor prior to purchasing, if you want to be certain that there are no active borers within the property, garden and surrounding structures within the boundary

Fungal Decay

Was evidence of Fungal Decay Wet or Dry Rot, found?

No fungal decay was found on site today

Conductive Conditions

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

No, all appears to be in order

Was evidence of the presence of excessive moisture found?

All is in order at the time of this inspection

Was the finished ground or paving level above the INTERNAL FLOORS or DAMP PROOF COURSE or obstructing WEEP HOLES or AIR VENTS 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.

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

No, No Defects were found at the time of the inspection, all appears to be in order

Was evidence of any other condition conducive to timber pest attack found?

No

Obstructions

Which of the following areas were NOT able to be inspected

The roof void of the building 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 could not gain access to the subfloor area.

We therefore exclude the subfloor areas from our assessment and this report (Building and pest)

Areas Inspected (If an area is not inspected and not stated below, that area is excluded from our inspection and this report and our liability, if an area was inspected in part and not in full its is deemed as excluded from our report and our liability)

Are there any areas and/or sections of the building to which access should be gained?

Yes, Roof voids

Summary

Were active subterranean termites (or 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 borings of seasoned timber found?

No - Read the Report in Full

Was evidence of damage caused by wood decay (rot) fungi found?

No - Read the Report in Full

Are further inspections recommended?

No - Read the Report in Full

Were any major safety hazards identified?

No - Read the Report in Full

At the time of the inspection, the DEGREE OF RISK of subterranean termite infestation was considered to be

Low

Recommendations

Do you recommend a subterranean termite treatment program?

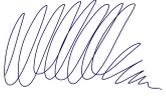
Yes

Do you recommend that future inspections be carried out, and at what intervals?

Half-yearly

Do you recommend that a separate, more invasive inspection be carried out

Yes



Emilio Calandra
0411 880 588
The Property Inspectors

SAMPLE