



BAY
PROPERTY INSPECTIONS
Standard Building Report

Prepared For Exclusive Use By
Phillip Dobson



For The Property Located At
11 Selkirk Street, Winston Hills, NSW 2153

This independent report has been prepared on behalf of the client nominated on the front of this report.

The opinions represented in this report are those of the nominated inspector regarding the condition of the property on the day and at the time of inspection.

Table of Contents

General Information	4
Property Inspection Overview	5
Your Property Inspection	7
Standard Building Report	8
General	8
Australian Standard - AS4349.1-2007	8
Inspection Type	9
Inspection Limitations	9
Property Comments	10
Environmental Comments	10
Access Limitations	10
Structural	11
Structural Summary	11
Structure & Framing	11
Raised Foundation	13
Underfloor Areas	13
Carport Foundation	13
Interior	14
General	14
Floors	14
Walls and Ceilings	14
Windows	16
Doors	16
Cabinetry	17
Bench Top	17
Appliances	17
Smoke Detectors	17
Exhaust	18
Internal Roof Space	18
Roof Void	18
Air Conditioning	18
AC System	19
Heating - Fireplace	19
Masonry	19
Electrical	19
Main Panel	19
Lights and Switches	19
Fan Fixtures	20
Plumbing	20
Drainage	20
Plumbing Fixtures	20
Laundry	21
Water Heater	21
Gas Supply System	21
Exterior	21
Site Features	21
Grading and Drainage	22
Hardscaping	22
Building Elements	22
Roofing	25

Inspected for Phillip Dobson on August 27, 2020

11 Selkirk Street, Winston Hills, NSW 2153

Roof

25

Pool and Spa

27

Pool

27

SLA Bay Property Inspections May 2017

29

General Information

Property Address:	11 Selkirk Street
Property City:	Winston Hills
Property State:	NSW
Inspection Date:	08.27.2020
Inspection Start Time:	12:00:00 PM
Inspection End Time:	01:00:00 PM
Inspection Weather:	Sunny and mild
Inspector's Name:	Mark Davis
Client's Name:	Phillip Dobson
Furnished:	Furnished
Number of Stories:	1
Structure Style:	Detached Residential Dwelling
Structure Orientation:	N/E
Property Occupation Status:	Occupied
People on Site At Time of Inspection:	Vendor

Property Inspection Overview

A Property Inspection is a non-invasive examination of a property, performed for a fee, which is designed to identify observed material defects within specific components of the property. It is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A Property Inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

An Inspection Report shall describe and identify in written format the inspected systems, structures and components of the property and shall identify material defects observed. Inspection Reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluations by suitably qualified and licenced professionals.

Within this Inspection Report you may find items highlighted in **RED**. These are items, which have been flagged as deficient and require attention. For your safety and liability, we recommend that you only engage suitably qualified and licenced professionals.

If there are no comments highlighted in **RED** there are no **CRITICAL** system or safety concerns with this property at the time of the inspection.

Elements of the Inspection Report have allocated headings assigned to define the inspection findings and recommended action.

MAINTENANCE – A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, repair, replacement, painting, cleaning or in some instances a system service by an appropriate specialist.

PREVENTATIVE – Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

MONITOR – An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition. The Inspector may suggest evaluation in the future, which would confirm if further action is required.

DEFERRED – An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required, deferred items should be checked prior to settlement.

COMMENTS - General text recorded as statement of findings on a condition, area, system or component.

DEFICIENT – A system, area or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. The report does not prioritise the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts and unsuitable installation.

Your Property Inspection

This report has been prepared for the client nominated on the front of the report.

If any item or comment is unclear or requires further clarification you should contact the inspector below.

It is important that the report is read in full.

Mark Davis

Building Surveyor

A4 Accredited Certifier – Building Inspector

E1 Accredited Certifier – Swimming Pool Certification

NSW Building Professionals Board Registration BPB #3021

Mob# 0409 185 988

Email: markpropertyinspector@gmail.com

Standard Building Report

General

Australian Standard - AS4349.1-2007

Scope

1.1 - COMMENTS:

This inspection has been conducted in accordance with the provisions of Australian Standard - AS 4349.1 - 2007 - Part 1 - Pre-purchase inspections - Residential buildings

The objective of this Standard is to provide basic criteria necessary to facilitate property inspections and reports that satisfies the requirements of both the client and inspector.

The standard provides that the inspection will include subjective appraisal by an inspector competent to assess the condition of residential buildings.

The inspection is not intended to include rigorous assessment of all building elements in a property.

1.2 - COMMENTS:

AS 4349.1 - 2007 sets out the minimum requirements for the inspection of and preparation of an associated report on a residential property.

The inspection is carried out and report provided by a suitably qualified inspector to provide advice to a prospective purchaser or interested party.

Limitations

1.3 - COMMENTS:

This report prepared in accordance with AS 4349.1 - 2007 is not a certificate of compliance of the property with the requirements of any Act, regulation, ordinance, local law or by-law.

The report is not a warranty against problems developing in the future.

The standard does not include the identification of unauthorised building work.

The standard does not include the identification of work that is not compliant with building regulations.

Inspection Purpose

1.4 - COMMENTS:

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of inspection.

The inspection shall comprise visual assessment of the property to identify major and minor defects and to form an opinion regarding the general condition of the property at the time of inspection.

An estimate of cost rectification of defects is not required in an inspection report in accordance with this Standard.

Inspection Areas

1.5 - COMMENTS:

The inspection shall cover all accessible areas.

Areas where reasonable access entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection.

Inspection Process

1.6 - COMMENTS: The inspection shall comprise visual appraisal and limited assessment of serviceability.

Extent of Reporting

1.7 - COMMENTS:

Significant items to be reported are as follows:

1. Major defects.
2. A general impression regarding the extent of minor defects.
3. Any major defect that is urgent and serious safety hazard.

Inspection Type

Standard Inspection

1.8 - COMMENTS:

This independent report has been prepared on behalf of the vendor to provide information in relation to the property.

The report is not a guarantee in relation to the property.

It is a limited opinion of the condition of the inspected property at the time of the inspection.

The inspection and report has been undertaken on behalf of the client nominated on the front of the report.

Inspection Limitations

Roof Void Inspection

1.9 - COMMENTS: Entering roof void areas that are heavily insulated or where access height is limited by roof framing will limit the access of the inspector. Areas that cannot be inspected safely and without damage to ceiling framing and or insulation will result in a limited review for the purposes of this inspection.

Roof Inspection

1.10 - COMMENTS: The roof will not be walked upon for the purpose of this inspection if the inspector deems that it is unsafe to do so due to height access over 3 metres, steep roof pitch, wet surfaces or deteriorated roof coverings. Access issues may result in a limited review for the purposes of this report.

Sub Floor Inspection

1.11 - COMMENTS: Sub floor areas with limited access and reduced crawl space may be deemed unsafe to access by the inspector and result in a limited review for the purposes of this report.

Drainage Inspection

1.12 - COMMENTS: It should be noted that any assessment of water runoff and site drainage issues can only be assessed during an inspection whilst a rain event is occurring or shortly thereafter. This inspection is limited to the prevailing weather conditions on the day and time of the inspection.

Electrical Inspection

1.13 - COMMENTS: The Inspector is not a qualified or licensed Electrician. Assessment of wiring and fittings is based on a general visual inspection where reasonable access is permitted. No assessment of loading or correct wiring in relation to code and standards in this report.

Gas Inspection

1.14 - COMMENTS: The Inspector is not a qualified or licensed Gas Fitter. Assessment of manifolds, bayonets, regulators and gas meters is based on a general visual inspection where reasonable access is permitted. No assessment will be provided to compliance to gas standards and installation codes in this report.

Plumbing Inspection

1.15 - COMMENTS: The Inspector is not a qualified or licensed Plumber. Assessment of fittings, pipe work and connections is based on a general visual inspection where reasonable access is permitted. No assessment of compliance to codes or standards will be provided in this report. No assessment of drainage or pipe connectivity below ground will be provided in this report.

Property Comments

Council Approvals

1.16 - COMMENTS: This report will not provide assessment of ancillary structures and whether they are approved by Council or a relevant Consent Authority.

1.17 - COMMENTS: This report will not assess if relevant approvals from Council or relevant Consent Authority are in place for renovations and upgrades to the dwelling and or ancillary structures.

Additions

1.18 - COMMENTS:

There have been modifications and additions to the original property.

Addition to rear of original dwelling.

1.19 - COMMENTS:

Access was available to all relevant internal and external components of the dwelling for this inspection overall for this property inspection.

Topography

1.20 - COMMENTS:

The dwelling is located on a sloping lot.

1.21 - COMMENTS:

The sub ground water will naturally flow to the lowest point of the lot.

The normal movement and height of the water table is dependant on the sub ground soil and rock composition.

Excavation of the ground to build the foundation walls and stepping the ground beneath the property all contribute to altering the natural water table and movement of water across the lot.

Environmental Comments

Pre-1990 Construction

1.22 - COMMENTS: The original dwelling was constructed prior to 1990, and it is therefore potentially possible that lead-based paint, asbestos containing materials and other building materials considered potentially hazardous may exist within the dwelling construction and ancillary structures of the property.

Access Limitations

Sub Floor

1.23 - COMMENTS:

The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access.

AS 4349.1 - 2007 Inspection of buildings - Pre Purchase Inspections - Residential buildings defines safe and reasonable access as follows:

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

Roof Void

1.24 - COMMENTS:

The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access.

AS 4349.1 - 2007 Inspection of buildings - Pre Purchase Inspections - Residential buildings defines safe and reasonable access as follows:

The dimensions of the access hole must be at least 500mm x 400mm and be reachable by a 3.6M ladder and there is at least 600mm x 600mm of space to crawl.

Exterior - Roof

1.25 - COMMENTS:

The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access.

AS 4349.1 - 2007 Inspection of buildings - Pre Purchase Inspections - Residential buildings defines safe and reasonable access as follows:

Must be accessible by a 3.6M ladder placed safely on the ground.

Structural

Structural Summary

Structure Condition

2.1 - COMMENTS:

The dwelling and structures appear to be in a satisfactory structural condition and are adequate for residential use.

2.2 - COMMENTS: Relevant recommendations where appropriate in the opinion of the Inspector are noted in the report.

2.3 - COMMENTS: There are no significant inspection findings.

2.4 - COMMENTS: There are no areas that are unsafe.

2.5 - COMMENTS: There are no major structural issues.

Structure & Framing

Wall Structure

2.6 - COMMENTS: Where visible, the wall structure components appear structurally sound.

2.7 - COMMENTS:

The walls are timber framed.

2.8 - COMMENTS:

Walls are lined in plaster board sheeting at timber framing.

2.9 - COMMENTS:

Walls are lined in compressed fibre sheeting to bathroom and laundry areas.

2.10 - COMMENTS:

Walls are partially lined in timber panel sheeting.

Floor Structure

2.11 - COMMENTS: Where visible, the floor structure components appeared structurally sound.

2.12 - COMMENTS: The floor of the property is constructed of timber bearers, joists and floor boards.



2.13 - COMMENTS:

The floor structure is constructed of timber bearers, timber joists and timber particle floor sheeting.



2.14 - COMMENTS: Floor structure has areas of suspended concrete slab.



2.15 - COMMENTS: Minor movement in timber floors when walked upon.

2.16 - COMMENTS: The floors are out of level and have minor sloping from what appears to be settlement of foundation walls or piers since original build.

2.17 - DEFICIENT:

Timber moisture decay leaking shower recess.

Decay is not significant and floor structure system is sound overall in this area.

Ceiling Structure

2.18 - COMMENTS: Where visible the ceiling structure is structurally sound.

2.19 - COMMENTS: The ceiling structure is framed with timber.

2.20 - COMMENTS:

Ceilings are lined in plasterboard sheeting.

2.21 - COMMENTS:

Ceiling is compressed fibre sheeting to laundry area.

2.22 - COMMENTS: Ceilings are partially lined in timber panel sheeting.

Roof Structure

2.23 - COMMENTS:

Where visible roof system components appeared structurally sound.



Raised Foundation

General Comments

2.24 - COMMENTS: The dwelling has a raised foundation.

Foundation Walls

2.25 - COMMENTS: The external brick foundation walls appear to be functional and sound.

Footings

2.26 - COMMENTS:

Concrete strip and pad footings noted.

Pier foundations

2.27 - COMMENTS: Foundation piers are brick construction and are in a satisfactory condition.

2.28 - COMMENTS:

Metal barrier caps are in place on top of the piers.

Underfloor Areas

Access

2.29 - COMMENTS:

The sub floor was entered for inspection of the under floor areas, systems and components.

Crawlspace

2.30 - COMMENTS: Sub floor height restricted access to some parts of sub floor during inspection.

Ventilation

2.31 - COMMENTS: Ventilation of the foundation crawlspace was adequate.

Moisture Intrusion

2.32 - COMMENTS: No evidence of excessive moisture penetration of the under floor areas was observed at the time of the inspection.

Soil

2.33 - COMMENTS: Soil surface mould noted due to moisture levels in soil.

Wood and Soil Contact

2.34 - PREVENTIVE: Recommend that any stored timber/wood items be removed from sub floor of the dwelling.

2.35 - PREVENTIVE:

Scrap debris timber noted in sub floor area.

Recommend that any debris timber/wood items be removed from sub floor of the dwelling.

2.36 - PREVENTIVE:

Timber flooring in contact with soil at rear extension.

Recommend metal barriers be installed or timber contact with soil be eliminated.



Carport Foundation

Concrete Slab

2.37 - COMMENTS: The carport slab is functional but has some typical cracking usually associated with shrinkage, settlement and expansion.

Interior

General

Interior Inspection

3.1 - COMMENTS:

Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets, and includes the testing of a representative number of windows and doors.

However, we do not move furniture or the contents of closets or cabinets, lift carpets or rugs, and we do not comment on cosmetic deficiencies.

The interior areas are inspected from floor level only and without the use of a ladder.

Floors

Tile Coverings

3.2 - DEFICIENT:

Tile flooring appears functional overall.

Tile cracking at internal main entry area.

Recommend tile repairs.



Carpet Coverings

3.3 - COMMENTS: Carpet floor coverings are functional.

Vinyl Coverings

3.4 - MAINTENANCE:

Vinyl floor coverings are functional.

Wear and tear noted in laundry area.

Walls and Ceilings

Walls

3.5 - COMMENTS:

The wall linings are functional.

3.6 - MAINTENANCE:

Minor movement cracks noted at internal walls at wall sheet lining joins.

Recommend cracking be repaired.



3.7 - MAINTENANCE:

Minor movement cracks noted at internal walls at door and window openings.
Recommend cracking be repaired.



3.8 - DEFICIENT:

Elevated moisture reading above background level noted at walls adjacent to shower recess.
Recommend shower recess repairs or upgrade.



Ceilings

3.9 - COMMENTS: The ceiling linings are functional.

3.10 - COMMENTS: Ceilings have been recently painted.

3.11 - MAINTENANCE:

Surface of ceilings and cornices have evidence of cracked and peeling paint.
Recommend surfaces be repaired and repainted.



3.12 - MAINTENANCE:

Minor movement cracks noted in wall/cornice junctions.
Recommend cracks be repaired and repainted.



3.13 - MAINTENANCE:

Minor movement cracks noted in ceiling sheet joins.
Recommend cracks be repaired and repainted.



Windows

Windows

3.14 - MAINTENANCE:

Windows are timber construction.

Windows are awning design.

Recommend servicing of windows to improve functionality.



3.15 - MAINTENANCE:

Windows are aluminium construction.

Windows are sliding design.

Recommend servicing windows to improve functionality.



Doors

Main Entry

3.16 - COMMENTS: The timber and glass main entry door is functional.

Exterior

3.17 - MAINTENANCE:

The exterior hinged timber and glass doors function satisfactorily.

Recommend servicing to improve functionality.



Interior

3.18 - COMMENTS: The hinged timber interior doors function satisfactorily.

3.19 - COMMENTS: The sliding timber interior doors function satisfactorily.

3.20 - MAINTENANCE:

Door binding at bedrooms.

Recommend adjustment to improve functionality.



Wardrobes

3.21 - COMMENTS:

Glass sliding doors function satisfactorily.

Storage/Linen

3.22 - COMMENTS:

Storage/linen doors are satisfactory.

Cabinetry

Cabinetry

3.23 - COMMENTS: Kitchen timber cabinets are functional and sound.

Bench Top

Bench Top

3.24 - COMMENTS: Kitchen bench tops are functional and sound.

Appliances

Dishwasher

3.25 - DEFERRED: Dishwasher was not tested as part of this inspection.

Electric Cook Top

3.26 - COMMENTS:

Electric cook appears functional.

Electric Oven

3.27 - COMMENTS:

Electric oven appears functional.

Vent Hood

3.28 - COMMENTS: The exhaust vent responded to normal user controls.

Smoke Detectors

Placement

3.29 - COMMENTS:

There are smoke detectors installed in the dwelling.

Testing - Assessment

3.30 - COMMENTS: Smoke detectors are not tested as part of this inspection.

3.31 - COMMENTS: Smoke detector positioning is not assessed as part of this inspection.

3.32 - COMMENTS: Smoke detector type and suitability is not assessed as part of this inspection.

Exhaust

Bathroom

3.33 - COMMENTS: The bathroom exhaust fan is functional.

Internal Roof Space

Roof Void

General Comments

4.1 - COMMENTS:

Inspection of the roof void will be carried out dependant on access.

Inspection may be limited and restricted access possible due to roof framing, air conditioning ducting, insulation or low height access.

Inspection will not occur where the insulation conceals the framework that would otherwise provide a visible secure footing.

Insulation thermal efficiency (R-value) will not be assessed, nor testing of insulation for hazardous content.

Insulation will not be moved or disturbed during our inspection, components such as water pipes, electrical conduits, junction boxes, exhaust fans, etc. may not be visible for evaluation.

4.2 - COMMENTS: Roof void insulation limited inspection of roof void areas and components.

4.3 - DEFERRED:

The roof void was not accessible due to the roof design and was not physically entered and inspected at rear skillion roof area.

Access

4.4 - COMMENTS: There is access to the roof void in the hallway that was entered in order to evaluate the roof void, roof structure and ceiling components.

Ventilation

4.5 - COMMENTS: Ventilation of the roof void appears to be adequate.

Insulation

4.6 - COMMENTS: The ceiling floor is insulated with particulate insulation.



4.7 - PREVENTIVE:

Insulation is not an effective long term thermal barrier.

Recommend upgrading to a more suitable insulation product and replacement.

4.8 - PREVENTIVE: No sarking present on underside of roof tiles.

Air Conditioning

AC System

System

5.1 - COMMENTS:

Reverse cycle wall mounted AC units noted.

Testing of AC units is outside the inspection parameters.

Heating - Fireplace

Masonry

Fireplace

6.1 - DEFERRED:

The open fireplace and chimney system appears sound and functional.

Fireplace is not tested as part of this inspection.

Electrical

Main Panel

Main Panel

7.1 - COMMENTS: The main panel and its components have no visible deficiencies.



7.2 - COMMENTS: The dwelling is served by a main panel located at the LHS side of the dwelling.

Panel Covers

7.3 - MAINTENANCE:

Panel cover has surface corrosion.

Recommend panel surface corrosion treatment.



Lights and Switches

Interior

7.4 - COMMENTS: All tested interior light fixtures and switches were functional.

7.5 - MAINTENANCE:

Light bulbs not working.

Recommend replacement.

Exterior

7.6 - COMMENTS: All tested exterior light fixtures and switches were functional.

7.7 - MAINTENANCE: Light bulbs require replacement.

Fan Fixtures

Fans

7.8 - COMMENTS: All tested internal fan fixtures responded to normal user controls.

Plumbing

Drainage

General Comments

8.1 - COMMENTS:

There are original earthenware drainage pipes in the sub floor area.

PVC drainage pipework has been added as an partial upgrade to drainage system.

Plumbing Fixtures

Sinks

8.2 - COMMENTS:

Vanity and related components are functional.

8.3 - COMMENTS:

Hand basin and related components are functional.

8.4 - COMMENTS: Kitchen sink and related components are functional.

Toilets

8.5 - COMMENTS: The toilets responded properly when flushed and were functional.

8.6 - MAINTENANCE:

The base of the toilets are not secure.

Recommend toilet bases be secured to floor tiles.



Showers

8.7 - COMMENTS: The shower is functional.

8.8 - MAINTENANCE:

Missing and or weathered grout noted at floor tiles of main and ensuite bathroom showers.

Recommend reseal of floor and wall/floor tiles.

8.9 - DEFICIENT:

Shower recess is leaking in sub floor.

Recommend repairs or upgrade.



Shower Enclosures

8.10 - COMMENTS: Shower enclosure is functional.

Bath Tubs

8.11 - COMMENTS: The bathtub is functional.

Laundry

Laundry Sink

8.12 - COMMENTS: Laundry sink tub was functional.

8.13 - DEFICIENT:

Laundry tub is leaking in subfloor.

Recommend repairs.

Water Heater

Water Heater

8.14 - COMMENTS: There is an electric water storage heater and appears to be functioning satisfactorily.



8.15 - COMMENTS: Hot water heater system is located externally at LHS of the dwelling.

TPR Valve

8.16 - COMMENTS: A temperature and pressure relief (TPR) valve was installed at the water heater as required.

Gas Supply System

Bottle & Manifold

8.17 - COMMENTS: Gas bayonets located internally for portable gas heating appliances.

Exterior

Site Features

Vegetation

9.1 - PREVENTIVE:

Large trees growing on site that have impacted on the driveways

Recommend approval be sought from Council to remove.



Fencing and Gating

9.2 - COMMENTS: Brick fencing is sound and functional.

9.3 - COMMENTS: Timber fencing is sound and functional.

9.4 - COMMENTS:

Metal fencing is sound and functional.

Landscaping

9.5 - COMMENTS: Landscaped areas are functional.

Grading and Drainage

Surface Stormwater

9.6 - COMMENTS:

Surface conditions within 3 metres of the inspected structure(s) appeared satisfactory.

9.7 - PREVENTIVE: Surface storm water drains require cleaning and clearing to improve functionality during rain events.

Grading

9.8 - COMMENTS:

Surface grading of soil appears satisfactory to property overall.

Hardscaping

Driveway

9.9 - MAINTENANCE:

The concrete driveway is functional.

Movement cracking in noted in concrete surfaces.

Movement from adjacent large trees.

Walkways

9.10 - MAINTENANCE:

The concrete walkways are functional.

Surface movement cracks noted.

The paved walkways are functional.

Subsidence and uneven areas noted.

Building Elements

Wall Coverings

9.11 - COMMENTS:

The brick external wall coverings are in a satisfactory condition.

9.12 - MAINTENANCE:

The timber wall cladding is in a satisfactory condition overall.

Areas of timber decay noted at base of cladding and ground.

Recommend repairs and/or replacement.



Fascia, Barge and Trim

9.13 - COMMENTS: The metal fascia appears to be in a satisfactory condition.

Eaves and Soffits

9.14 - COMMENTS: The eaves are in a satisfactory condition overall.

9.15 - MAINTENANCE:

Surface deterioration was observed.

Recommend repainting for protection against the elements.

9.16 - MAINTENANCE:

Surface paint has bubbled.

Recommend surface repair and repainting.



Doors

9.17 - COMMENTS:

The door exteriors are in a satisfactory condition.

Windows

9.18 - MAINTENANCE:

Windows are in a satisfactory condition.

Surface decay at framing noted.

Recommend repairs.



9.19 - PREVENTIVE:

Gaps noted at window frames and masonry openings.

Recommend gaps should be sealed and/or storm mouldings installed to prevent water penetration.



Screens

9.20 - COMMENTS: The provided window and door screens are functional.

9.21 - MAINTENANCE:

Number of window screens show wear and deterioration.

Recommend screen re meshing.



Roof Structures

9.22 - COMMENTS:

The roof covering structure at the main entry is functional and sound.

Miscellaneous

9.23 - COMMENTS:

Rear metal shed is sound and in a satisfactory condition.

9.24 - MAINTENANCE:

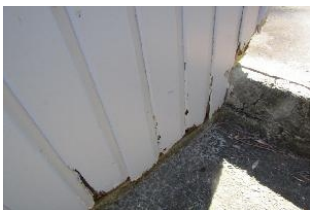
Timber framed storage shed LHS of dwelling is functional.

External timber door is weathered and difficult to close.

External cladding is functional.

Decay of cladding noted at ground junction.

Metal roof sheeting is functional.



9.25 - MAINTENANCE:

Timber decay at rear wall of carport area.

Recommend repairs and/or replacement.



Carport

9.26 - COMMENTS: The attached carport structure is sound and functional.

9.27 - COMMENTS: Structure is timber frame with timber support posts.

9.28 - MAINTENANCE:

Structure is metal frame with metal support posts.

Surface rust noted.

Recommend surface treatment.



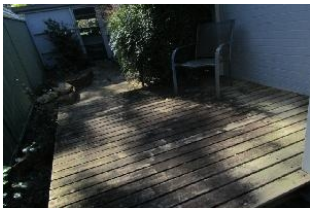
Decking

9.29 - COMMENTS: Deck support structure at rear is sound and functional.

9.30 - MAINTENANCE:

Decking boards are secure.

Surface is weathered.



Roofing

Roof

General Comments

10.1 - COMMENTS: The dwelling has a tiled roof.



10.2 - COMMENTS:

The dwelling has skillion metal roof design.



Roof Access

10.3 - COMMENTS: The roof was accessed and walked upon for the inspection where safe access was permissible.

Concrete Tile

10.4 - COMMENTS:

The concrete tile roofing appears to be in a satisfactory condition overall for age.

Metal

10.5 - MAINTENANCE:

The metal roofing material appears to be in a satisfactory condition.

Surface rust noted.

Recommend surface treatment.

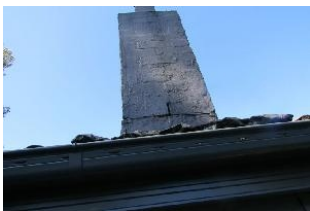


Flashings

10.6 - MAINTENANCE:

The roof lead flashing needs to be serviced and resealed as weathering cracks are evident at chimney.

Recommend resealing roof flashings.



10.7 - MAINTENANCE:

The roof metal flashing where visible appears to be in a satisfactory condition.

Surface rust noted,

Recommend surface treatment.



Protrusions

10.8 - COMMENTS: Roof protrusions appeared to be satisfactorily sealed and flashed.

Skylights

10.9 - COMMENTS: The roof includes a skylight that appeared to be in a satisfactory condition.

Roof Drainage

10.10 - COMMENTS: The gutters and down pipes that were installed appeared to be in a satisfactory condition.

10.11 - PREVENTIVE:

Down pipes are not connected to storm water.

Recommend connection to stormwater.



Pool and Spa

Pool

Protective Enclosures

11.1 - SAFETY:

Pool barrier and gate system requires assessment under the provisions of the Swimming Pools Act 1992 and the relevant version of Australian Standard AS 1926.

Recommend engaging a suitably accredited Certifier as approved by NSW Building Professionals Board to inspect and issue either a Certificate of Compliance or Non Compliance.



Pool Body - Concrete

11.2 - COMMENTS:

The concrete pool appeared to be maintained and operational.

Assessment of concrete structural integrity is not within the scope of this inspection.

Decking and Coping

11.3 - COMMENTS:

Decking boards and support structure are sound.

Bay Property Inspections – Service Level Agreement

1.0 Acceptance of Agreement

When the Client has made a booking, approved the inspection to be carried out and the inspector arrives on site to commence the inspection, the Client is deemed to accept this agreement.

This agreement takes precedence over any previous oral or written representations by Bay Property Inspections.

2.0 Report Validity Period

The inspection report is valid for a period of 120 days from the day of inspection being undertaken.

3.0 Payment Terms

Full payment for the inspection is required prior to the inspection being undertaken and final report being released to the Client.

4.0 Purpose of Inspection

The purpose of the inspection is to provide advice to the Client in relation to the condition of the property at the time of the inspection. This report is not an all-encompassing report dealing with every aspect of the property. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection.

5.0 Scope of Inspection

Scope of inspection parameters will depend on the inspection type, which the Client has selected and approved to be undertaken by Bay Property Inspections.

5.1 Inspections

The inspection shall comprise a visual appraisal and assessment of accessible areas of the property to identify major defects to the structure and to form an opinion regarding the general condition the property.

It is not required to contain any assessment or an opinion regarding the following:

An assessment of any aspect or component of the property that cannot be seen or that requires testing beyond the capabilities of Bay Property Inspections.

Any area or item that was not, or could not be observed by the inspector.

Bay Property Inspections shall inspect accessible parts of the property and within the boundaries of the site, or as otherwise agreed in the inspection agreement.

Bay Property Inspections has the right not to test or inspect any component if it believes that through operation or testing it may cause damage or is a potential safety issue.

Unless otherwise advised we will assume that all components can be operated and will not be damaged when doing so. No liability relating to operating a component during the inspection.

If we are required to start up or turn on any component, it will be necessary to have required start up information. Otherwise we reserve the right not to operate.

For any components that involve water our inspection does not include testing the water quality and content.

For pools and spas (excluding bath type spas located in bathrooms) to be tested they must have water to the minimum level prior to the inspection commencing.

No testing on unused bayonets will be carried out.

Wood fires and fire heating systems are not tested as part of the inspection.

We do not inspect any bores, which may be present, zoning systems or water sensor systems.

If presence of any asbestos based materials and if confirmation is required, it will require laboratory testing.

Any discussions relating to changes to the building structure are subject to client confirmation by a qualified professional or tradesperson.

For all components a visual inspection is undertaken at the time of the inspection and does not offer a warranty or opinion in relation to future condition or functionality.

Testing of components may not include all modes and options available.

Testing of intercom systems can only be tested with the presence of another party to assist.

6.0 Extent of Reporting

Significant items to be reported are as follows:

- (a) Major defects as defined in AS 4349.1.**
- (b) A general impression regarding the extent of minor defects.**

(c) Any major defect that is an urgent and a serious safety hazard.

7.0 Safe and Reasonable Access

This is a visual inspection only. The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection.

The inspector shall also determine whether sufficient space is available to allow safe access. This will apply to roof spaces and under floor access.

The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Roof inspection by walking upon the roof will be limited to single storey dwellings which are safely accessible with the use of a 3.6 metre ladder, and only when the slope, roof condition and climate do not reduce safety.

8.0 Exclusions from Inspection

Bay Property Inspections need not inspect or report on the following items:

Footings below the ground or concealed damp-proof course.

The structural design or adequacy of any element of construction.

Electrical installations, smoke detectors, light switches and fittings, TV, sound and communications.

Concealed plumbing, gas fittings and fixtures.

Whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws.

Air-conditioning , alarm and intercom systems, automatic garage door mechanisms.

Swimming pools, pool fencing and associated filtration and similar equipment.

The operation of fireplaces and solid fuel heaters, including chimneys and flues.

Soft floor coverings.

Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum.

Paint coatings, except external protective coatings.

Health hazards (e.g., allergies, soil toxicity, lead content, presence of asbestos).

Timber and metal framing sizes and adequacy and concealed tie-downs and bracing.

Timber pest activity.

Other mechanical or electrical equipment (such as gates, inclinators).

Soil conditions and control joints.

Sustainable development provisions.

Concealed framing-timbers or any areas concealed by wall linings/sidings.

Landscaping.

9.0 Liability and Limitations

The Bay Property Inspections report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property at

the time of inspection. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party.

10.0 Follow up inspections

The initial fee does not allow for any follow up visits, if required, to the residence. A quote to undertake this activity will be provided if necessary.

11.0 Estimates Provided

Any estimates or budgets provided relating to work required to be undertaken is purely to provide an indication of approximate costings. The figures provided are not a quotation. All estimates and budgets which are provided are done so only on this basis and no liability, with the client or any third party, whatsoever will be accepted in relation to budgets and estimates provided, unless otherwise stated.

12.0 Probable Costings

Any probable costings outlined represent an opinion of renovation costs only, which can vary considerably depending on range of factors including but not limited to:

Type and standard of materials, fittings and fixtures chosen.

Level of client involvement and engagement required.

Construction method and process chosen-Overall timings and duration of works undertaken.

Fluctuations in building materials and labour costs.

Scale and extent of the renovation project.

When the renovation project is undertaken.

Location of the works and site conditions.

The probable costing provided are based on standard rates for previous projects and is not an elemental or detailed estimate.

A detailed estimate of this nature can be provided by a Quantity Surveyor or through obtaining quotations from appropriate suppliers and tradesman.

13.0 Approvals for access to property

The Client represents and assures Bay Property Inspections that the Client has secured all approvals necessary for entry onto the premises to be inspected.

Client further agrees to defend, indemnify and hold harmless Bay Property Inspections from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection.

Bay Property Inspections recommends checking for permits on all additional construction performed on the property after the original construction.

14.0 Termite/Pest Inspection Coordination

If a client requests coordination for a pest inspection service and written report from Bay Property Inspections the Client does so with the acknowledgement and acceptance of the following conditions:

Bay Property Inspections does not carry out the Pest Inspection service or produce the written report.

Bay Property Inspections simply conveys orders to independent companies for completion.

All Pest Inspection providers have current professional indemnity insurance.

The Client and the provider indemnify Bay Property Inspections to and from any, omissions, errors, damage, consequences and legal action resulting from the pest inspection services and / or written reports.

Bay Property Inspections does not carry professional indemnity insurance, which relates to Pest Inspection services.

Bay Property Inspections cannot and does not accept liability in relation to the Pest Inspection providers service, and/or content of written reports or warranties which may be provided.

The Client's acceptance of the pest inspection coordination service that Bay Property Inspections provides is done so based on your full understanding and acceptance of these conditions.

15.0 Asbestos Disclaimer

Buildings built before 1990 may contain some asbestos materials. Sheeting should fully sealed. If asbestos is noted as present within the property you should then seek advice from a qualified asbestos removal expert for further details and information on this material. Drilling, cutting or removing products containing asbestos is a high risk to peoples health and the Client should seek advice from a suitably qualified Environmental Specialist.