



Standard Building Report

Prepared For Exclusive Use By
Jean Moss



For The Property Located At
14 Torumba Close, Bangor, NSW 2234

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.

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General Information

Property Address:	14 Torumba Close
Property City:	Bangor
Property State:	NSW
Inspection Date:	04.06.2021
Inspection Start Time:	05:00:00 PM
Inspection End Time:	06:00:00 PM
Inspection Weather:	Sunny and mild
Inspector's Name:	Mark Davis
Client's Name:	Jean Moss
Structure Type:	Brick Veneer, Timber Frame & Concrete Tile Roof
Furnished:	Furnished
Number of Stories:	2
Structure Style:	Detached Residential Dwelling
Structure Orientation:	South
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 Inspector

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

If any item or comment within this report 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

Pool Certification Consultant

Building Certification Consultant

Mob # 0409185988

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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.

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:

Items to be reported are as follows:

1. Major defects.
2. A general impression regarding the extent of minor defects.
3. Any defect that is urgent and/or a 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.

Detached carport added pre 1994.

Age of Build

1.19 - COMMENTS: Indicative year (range) of construction is provided by "Shire Maps" and sponsored by Sutherland Shire Council.

1.20 - COMMENTS: Year period for build of original dwelling is pre 1984.

Environmental Comments

Pre-1990 Construction

1.21 - 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

1.22 - 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

1.23 - 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:

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

1.24 - 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:

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 - DEFICIENT:

Termite mudding and damage noted internally in garage area.

Visible damage to window sill and architraves.

This inspection is a non invasive inspection.

No assessment of timber wall framing behind internal wall linings was possible.

Recommend further assessment and invasive inspection of wall and ceiling framing.

Floor Structure

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

2.12 - COMMENTS: The floor of the dwelling is constructed of poured concrete slab on ground lower level.

2.13 - COMMENTS:

Steel support beams noted in floor system.

2.14 - COMMENTS:

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

2.15 - COMMENTS: Floor has areas of compressed fibre floor sheeting upper level.

2.16 - COMMENTS: Minor movement in timber floors when walked upon upper level.

Ceiling Structure

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

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

2.19 - COMMENTS:

Ceilings are lined in plasterboard sheeting.

Roof Structure

2.20 - COMMENTS:

Where visible roof system components appeared structurally sound.



Slab Foundation

Concrete Slab

2.21 - COMMENTS: The visible portions of the concrete slab foundation appeared to be in a satisfactory condition at the time of the inspection.

Footings

2.22 - COMMENTS: Presence and depth of footings below the soil line is not assessed as part of this inspection.

Garage Foundation

Concrete Slab

2.23 - COMMENTS: The garage slab is functional but has some typical minor cracking usually associated with shrinkage, settlement and expansion of the concrete slab over time.

Footings

2.24 - COMMENTS: Presence and depth of footings below the soil line is not assessed as part of this inspection.

Carport Foundation

Concrete Slab

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

Footings

2.26 - COMMENTS: Presence and depth of footings below the soil line is not assessed as part of this inspection.

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.

Important Observations

3.2 - DEFERRED:

Dwelling was being emptied of furnishings and personal belongings at the time of inspection.

Stored items and packing boxes did limit and restrict inspection of some internal areas in particular garage area.

Floors

Tile Coverings

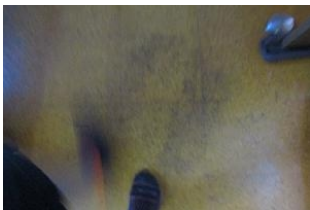
3.3 - COMMENTS: Tile flooring appears functional.

Wood Coverings

3.4 - COMMENTS:

Timber (cork) flooring appears functional.

Areas of wear and tear at high traffic areas.



Carpet Coverings

3.5 - COMMENTS: Carpet floor coverings are functional.

Walls and Ceilings

Walls

3.6 - COMMENTS:

The wall linings are functional.

Ceilings

3.7 - COMMENTS: The ceiling linings are functional.

3.8 - MAINTENANCE:

Minor movement cracks noted in ceiling sheet joins upper level.

Recommend cracks be repaired and repainted.



Windows

Windows

3.9 - MAINTENANCE:

Windows are aluminium construction.

Windows are sliding design.

Recommend servicing to improve functionality.

Doors

Main Entry

3.10 - COMMENTS:

The timber main entry door is functional.

Exterior

3.11 - COMMENTS: The exterior hinged timber doors function satisfactorily.

3.12 - MAINTENANCE:

The exterior aluminium glass sliding doors function satisfactorily.

Recommend servicing roller track assemblies of glass sliding doors and cleaning track runners to improve functionality.

Interior

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

Wardrobes

3.14 - COMMENTS: Timber hinged doors are functional.

Storage/Linen

3.15 - COMMENTS:

Storage/linen doors are satisfactory.

Stairs and Landings

Handrails

3.16 - COMMENTS:

The timber hand railings appear to be functional and secure.

Stairs

3.17 - COMMENTS: The stairs appeared to be in a satisfactory condition.

3.18 - COMMENTS: The landings appeared to be in a satisfactory condition.

3.19 - COMMENTS: Timber stair support structure is sound.

Joinery

Cabinetry

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

Bench Top

Bench Top

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

Appliances

Electric Cook Top

3.22 - DEFERRED: Electric cook top was not tested as part of this inspection.

Electric Oven

3.23 - DEFERRED: Electric oven was not tested as part of this inspection.

Smoke Detectors

Placement

3.24 - COMMENTS:

There are smoke detectors installed in the dwelling.

3.25 - COMMENTS: Smoke detectors are installed on both upper and lower levels of the dwelling.

Testing - Assessment

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

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

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

Exhaust

Kitchen

3.29 - COMMENTS: The kitchen 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.

Ventilation

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

Insulation

4.4 - COMMENTS:

The ceiling floor is insulated with fibreglass insulation.

4.5 - COMMENTS: Insulation is effective and functional.

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

Electrical

Main Panel

Main Panel

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



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

Residual Current Devices

5.3 - PREVENTIVE:

RCD's are on separate circuits.

Recommend panel be upgraded and safety residual current devices be installed on single panel.



Lights and Switches

Interior

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

Exterior

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

Plumbing

Water Supply System

Retention Tanks

6.1 - COMMENTS: Above ground rain water retention tank noted that appears functional and sound.



Plumbing Fixtures

Sinks

6.2 - COMMENTS: Vanities and related components are functional.

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

Toilets

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

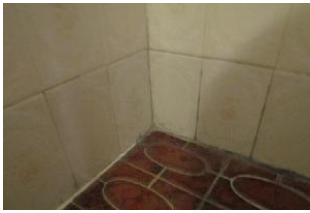
Showers

6.5 - COMMENTS: Showers are functional.

6.6 - MAINTENANCE:

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

Recommend reseal of floor and wall/floor tiles.



Shower Enclosures

6.7 - COMMENTS: Shower enclosures are functional.

Bath Tubs

6.8 - COMMENTS: The bathtub is functional.

6.9 - MAINTENANCE:

Degraded junction seal between wall tiles and bath tub.

Recommend resealing junction at wall tiles and bathtub edge.



Laundry

Laundry Sink

6.10 - COMMENTS: Laundry sink tub was functional.

Water Heater

Water Heater

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



6.12 - COMMENTS: Date of manufacture 2013.

6.13 - COMMENTS: Hot water heater system is located in the garage of the dwelling.

TPR Valve

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

Exterior

Site Features

Retaining Walls

7.1 - COMMENTS: No assessment of shared retaining walls from adjoining properties was undertaken in this inspection.

7.2 - COMMENTS: The sandstone retaining walls are functional.



7.3 - DEFERRED:

Evaluation of retaining wall strength, adequacy, and drainage falls outside the scope of this property inspection.

Our evaluation is limited to reporting significant defects that are visible and apparent at the time of the inspection.

Assessment of retaining wall integrity and design should be undertaken by a Structural Engineer.

Detached Steps

7.4 - COMMENTS: The brick stairs and concrete paved treads are in a satisfactory condition and functional.

Fencing and Gating

7.5 - COMMENTS:

Metal fencing is sound and functional.

7.6 - COMMENTS: Metal gating is functional.

Landscaping

7.7 - COMMENTS: Landscaped areas are functional.

Grading and Drainage

Surface Stormwater

7.8 - COMMENTS:

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

Grading

7.9 - COMMENTS:

Surface grading of soil appears satisfactory to property overall.

Hardscaping

Porch

7.10 - COMMENTS:

The concrete and tiled porch at main entry of the dwelling is functional.

Driveway

7.11 - COMMENTS:

The concrete driveway is functional.

Minor movement cracking in concrete surface.

Walkways

7.12 - COMMENTS:

The concrete walkways are functional.

The paved walkways are functional.

Paving

7.13 - COMMENTS: Rear paved (sandstone) areas appear to be in a satisfactory condition.

Building Elements

Wall Coverings

7.14 - COMMENTS:

The brick external wall coverings are in a satisfactory condition.

7.15 - COMMENTS: Weep holes noted in external walls.

Fascia, Barge and Trim

7.16 - MAINTENANCE:

Timber degradation noted at fascia boards.

Recommend repairs and/or replacement of affected areas and painting to protect timber surfaces against the elements.

7.17 - MAINTENANCE:

Timber degradation noted at barge boards.

Recommend repairs and/or replacement of affected areas and painting to protect timber surfaces against the elements.



Eaves and Soffits

7.18 - MAINTENANCE:

Surface deterioration was observed.

Recommend repainting for protection against the elements.



Doors

7.19 - COMMENTS:

The door exteriors are in a satisfactory condition.

7.20 - PREVENTIVE:

There are gaps at external door and masonry openings.

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

Windows

7.21 - COMMENTS: Windows are in a satisfactory condition.

7.22 - PREVENTIVE:

Window seals are perished and have shrinkage.

Recommend replacement and resealing.



7.23 - PREVENTIVE:

Rubber window sill seals are perished and cracked at brickwork.

Recommend repositioning of seals to prevent water ingress into wall cavity.



Screens

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

7.25 - MAINTENANCE:

Number of window screens show wear and deterioration.

Recommend re meshing.



7.26 - MAINTENANCE:

Door screens show wear and deterioration.

Recommend remeshing.

Roof Structures

7.27 - COMMENTS:

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

Balcony

7.28 - COMMENTS: Balcony is sound and functional.



7.29 - COMMENTS: Decking boards are secure and sound.

7.30 - MAINTENANCE:

Timber balustrade is functional.

Weathered and cracked hand rails noted.

Recommend hand rail replacement.



Pergola - Attached

7.31 - COMMENTS: The attached pergola at the rear of the dwelling appears sound and functional.

7.32 - COMMENTS:

Pergola structure is timber framed.

7.33 - MAINTENANCE:

Connections and fixing points for the pergola are sound.

Recommend additional screws be installed at post support saddles.



Miscellaneous

7.34 - PREVENTIVE:

Corrosion fixing brackets at rear external plumbing.

Sealant repair at rear pipework.

Recommend replacement.



Carport

7.35 - COMMENTS: The detached carport structure is sound and functional.

7.36 - COMMENTS:

Metal roof sheeting is functional.

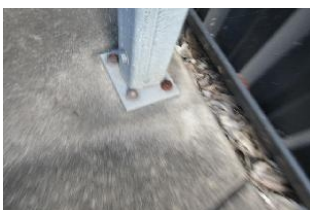
7.37 - MAINTENANCE:

Structure is metal frame with metal support posts.

Surface rust framing elements.

Corrosion of post fixing screws at base of posts.

Recommend surface treatment framing and screw replacement.



Roofing

Roof

General Comments

8.1 - COMMENTS: The dwelling has a tiled roof.

Roof Access

8.2 - DEFERRED:

The height of the upper level roof prevented walking on it for evaluation.

Upper level roof was inspected from vantage points within the property.

Lower level front roof area was accessed for assessment.

Cladding

8.3 - COMMENTS: Compressed fibre cladding is secure and in a satisfactory condition.

Concrete Tile

8.4 - COMMENTS:

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

8.5 - MAINTENANCE:

A number of hip tiles have degraded pointing.

Recommend repointing where necessary.

8.6 - MAINTENANCE:

Minor bedding cracking at end ridge roof tiles.

Recommend repointing.



Flashings

8.7 - MONITOR:

Roof lead flashing repairs noted.

Flashing is weathered.



Protrusions

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

Roof Drainage

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

8.10 - MAINTENANCE:

Down pipe connections to storm water are damaged.
Recommend replacement.



Garage

Structure

Attached

9.1 - COMMENTS: Double internal garage.

Interior

General Comments

9.2 - DEFERRED: Stored items limited evaluation of the garage.

Doors

9.3 - COMMENTS: Internal timber access door is functional.

Windows

9.4 - COMMENTS: Window was found to be functional at the time of the inspection.

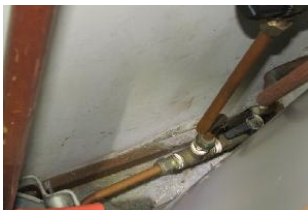
Walls and Ceiling

9.5 - COMMENTS: Wall structure is combination of timber frame and brick and appears sound and functional.

9.6 - COMMENTS: Ceiling structure is timber framed and appears sound and functional.

9.7 - MAINTENANCE:

Wall lining surface LHS adjacent to hot water service is degraded.
Recommend repairs and repainting.



9.8 - MAINTENANCE:

The wall linings appear functional.
Movement cracking noted.
Recommend repairs and repainting.

9.9 - MAINTENANCE:

The ceiling linings are functional.
Surface staining at front of garage
Recommend seal and repaint.



Vehicle Doors

Vehicle Doors

9.10 - COMMENTS: Roller garage doors are functional.

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.