

Visual Building Inspection Report

Report Commissioned for:



Property Address:

15 Glenhaven St, Kedron

Date of Inspection:

31/03/2025.

Report Reference:

10149 b



For clarification on this report please contact the inspector:
Pat O'Connor - 0419 050 479

Notable Items - Summary

Items observed that may require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items may have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, if any prices have been given, these are opinions only and are not quotes or even firm estimates. Independent quotations for any item should be obtained from suitable trades people prior to purchase.

You must read the entire report and not rely solely on this Summary. The order that the items may appear in this summary is not an indicator of their importance.

VISUAL BUILDING INSPECTION REPORT

Overall Condition of Property

Major Defects in this Building:

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Typical: The frequency and/or magnitude of major defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Minor Defects in this Building:

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Typical: The frequency and/or magnitude of minor defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **average**. There may be areas/elements requiring minor repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:

Keyhole Building And Pest Inspections.

YOUR CONTACT:

Pat O'Connor 0419 050 479.

DATE OF INSPECTION:

31/03/2025.

PROPERTY ADDRESS:

15 Glenhaven St, Kedron

INSPECTED BY:

Pat O'Connor 0419 050 479.

IMPORTANT NOTE:

This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of the initial inspection. A re-inspection after this time is essential.

PURPOSE OF THIS REPORT:

Visual Pre Purchase Building Inspection in accordance with AS4349.1.

INSPECTION AGREEMENT:

This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.

Part 1: Pre Purchase Inspections - Residential Buildings

If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.

If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Standard Property Inspection, 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 Purpose of the Inspection: 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 advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings). 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 Scope of the Inspection: 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 scope of the inspection will cover the main building and the property within 30 metres of the main building subject to this inspection report.

If the property inspected is part of a Strata or Company Title (Appendix B), then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property.

Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

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.

Changes to the Inspection Agreement: It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

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.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m 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.

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.

Property Description:

Building type:	Highset dwelling with built in areas.
External walls constructed from:	Brick veneer: Timber Frame Chamferboard. Timber frame with asbestos cement sheeting.
Roof Construction:	The roof is of pitched construction.
Roof Covering:	Corrugated asbestos cement.

Internal walls covered
with:

Plasterboard: Fibre cement sheeting: Asbestos cement sheeting.

Internal ceilings covered
with:

Plasterboard: Fibre cement sheeting: Asbestos cement sheeting.

Windows are constructed
from:

Aluminium:

Footings:

The building is constructed on concrete slab footings. The building is constructed on Concrete Piers. The building is constructed on Combination Brick Base and Piers. and timber strip flooring.

Estimate Building Age:

The original main part of the house maybe, Between 50 and 70 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.
The building appears to have been renovated and/or extended. The purchaser should check with the local council to ensure that the builder was licensed and has obtained all statutory insurances and that the council as approved and inspected the construction of the building.

Overall Condition of Property

Major Defects in this
Building:

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Typical: The frequency and/or magnitude of major defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Minor Defects in this
Building:

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Typical: The frequency and/or magnitude of minor defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **average**. There may be areas/elements requiring minor repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

Important Note: This is only a general overview of the property and must not be relied upon on its own. You MUST read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the overall condition of the property at the time of the inspection. The inspection is a visual assessment only of the property to identify major defects and to form an opinion regarding the condition of the property at the time of inspection.

Any Summary within this Report regardless of its placement in the Report is supplied to allow a quick overview of the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. Any

Summary MUST be read in conjunction with the entire Report and not in isolation from the Report. If there should be any discrepancy between anything in the Report and anything in a Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, you should contact the Inspector BEFORE relying on this Report.

Summary of Areas Inspected:

Details:

Roof, Internal area: Subfloor area: Garage: External area: Site:

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained prior to purchase to enable a more complete report to be submitted. The inspection generally includes the main building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision or commitment to purchase is made.

Summary of Areas where Inspection was Impaired:

Externally:

Please see subheading for this information.

Roof void:

Please see subheading for this information.

Interior:

Please see subheading for this information.

Subfloor:

Please see subheading for this information.

Site:

Please see subheading for this information.

If any other inspections and reports are noted below, it is Strongly Recommended that they be obtained PRIOR to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

Furnished Properties:

Was the property furnished at the time of inspection?

Floor coverings and furnishings are present and restricted inspection within this area, furnishings are but no limited to non-removable items such as, joinery and cabinets, wardrobes, curtains and blinds ect.

Weather Conditions:

Recent Weather Conditions:

Dry & wet periods.

**Weather Conditions on the
Day and at the Time of
Inspection:**

Dry.

ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase. In all cases, roofing material is viewed from a distance only.

External Roof:

Roof Style:

The roof is of pitched construction.

Roof Access Limitations:

No physical access was possible to the external roof area due to the roof not being accessible from a 3.6 metre ladder placed on the ground.

**Roof Covering Condition
in Detail:**

The overall condition of the roof coverings is fair. The surface of the roof is deteriorating and the area requires sealing.

Flashings:

**Roof Flashing - Type and
Condition:**

Active water leakage is noted to the following areas, kitchen and bathroom two.

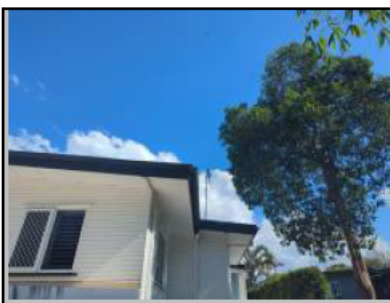
**The following action is
recommended:**

A licensed roofing contractor should be called to make a further evaluation and repairs or rectification as needed.

Gutters & Downpipes:

Gutters & Downpipes:

Appear to be in serviceable condition. Water staining was noted to sections of the gutter and fascia. Recommended to monitor when raining. Leaves and debris are present in gutters. These should be cleared.



Position/Location:

All elevations:

Eaves, Fascias & Barge Boards:

Eaves Type & Condition:

The eaves are lined with asbestos cement sheeting. The overall condition of the eaves lining is good.



Position/Location:

All elevations:

Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is fair.

Position/Location:

All elevations:

INTERIOR CONDITION REPORT

Restrictions

Inspection Restrictions

Floor coverings and furnishings are present and restricted inspection within this area, furnishings are but no limited to non-removable items such as, joinery and cabinets, wardrobes, curtains and blinds ect.

Ceilings:

Ceiling Condition:


The condition of the ceilings is generally fair. General wear and tear is noted. Evidence of current water penetration through the ceiling in bedroom two and the kitchen. See notes in roofing section.




Location/area

Various areas.

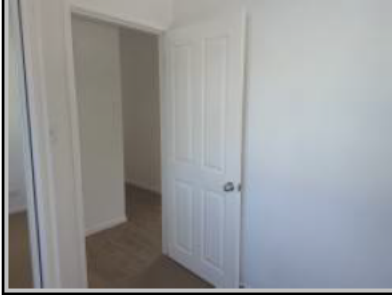
Walls:

Internal Walls Condition:	
The condition of the walls is generally fair. General wear and tear is noted. Minor cracking is evident to wall linings. Periodic maintenance may be required.	
	
Location/area	Various areas.

Windows:

Windows Condition:	
The condition of the windows is generally good. General wear and tear is noted.	
	
Location/area	Throughout.

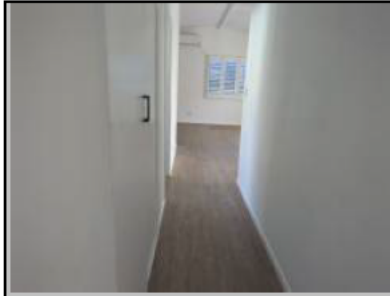
Doors:

Doors Condition:	
The condition of the doors is generally fair. General wear and tear is noted.	
	
Location/area	Throughout.

Floors:

Floors General Condition:

Floors are concealed by floor coverings, The condition of the floors is generally fair. Evidence of subsidence/ floor not being level was noted. This is considered a serviceability defect. Floor of building/house is uneven in parts, this can be a result of different factors; bearers have bows between stumps, stumps have moved/dropped in height, type of soil to property and wet or drought condition suffered to soil. This is consistent with age and type of construction and periodic maintenance may be required to support/re level floor structure, and allow smooth operation of door and windows.



Location/area

Throughout.

Woodwork:

Woodwork

The condition of the woodwork is generally fair. General wear and tear is noted.



Location/area

Throughout.

Built-In Wardrobes

Type and Condition

The condition of the built-in wardrobes is generally fair. General wear and tear is noted.



Location/area

Throughout.

KITCHEN

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Kitchen:

Kitchen Fixtures:

The condition of the fixtures is generally fair. General wear and tear is noted.



Tiles:

The condition of the tiles is generally fair.

Sink & Taps:

The sink and taps appear to be in a serviceable condition.

The following action is recommended:

Maintain all sealants and grouting to prevent moisture penetration and damage.

Kitchen Two:

Kitchen Fixtures:

The condition of the fixtures is generally fair. General wear and tear is noted. The laminate is lifting and/or damaged in some areas.



Tiles:

The condition of the tiles is generally fair.

Sink & Taps:

The sink and taps appear to be in a serviceable condition.

The following action is recommended:

Maintain all sealants and grouting to prevent moisture penetration and damage.

BATHROOMS

Important Notes: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Main Bathroom:

Room Location & Condition

The condition of the fixtures is generally fair. General wear and tear is noted.



Shower/Bath Condition:

Shower and Bath appears to be in a serviceable condition. Staining noted to grouting and silicone sealants, clean, re-grout and replace sealants as required.

Tiles:

The condition of the tiles is generally fair.

Basin & Taps:

The basin & cabinets appear serviceable.

Vanity Unit:

The condition of the vanity unit is generally fair.

Toilet Condition:

The toilet appears to be in working order. Dual flush.

Floor/Floor Waste:

The condition of the floor is fair, A Floor waste is present.

Ventilation:

Bathroom appears to be well ventilated.

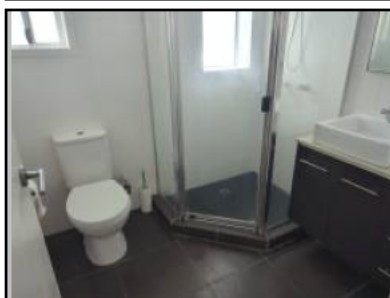
The following action is recommended:

Maintain all sealants and grouting to prevent moisture penetration and damage.

Bathroom Two:

Room Location & Condition

The condition of the fixtures is generally fair. General wear and tear is noted.



Shower/Bath Condition:

Shower appears to be in a serviceable condition. Staining noted to grouting and silicone sealants, clean, re-grout and replace sealants as required.

Tiles:

The condition of the tiles is generally fair.

Basin & Taps:

The basin & cabinets appear serviceable.

Toilet Condition:

The toilet appears to be in working order. Dual flush. The Flush button to toilet is faulty and requires repair or replacement.

Floor/Floor Waste:

The condition of the floor is fair.

Ventilation:

Bathroom appears to be well ventilated.

The following action is recommended:

Maintain all sealants and grouting to prevent moisture penetration and damage.

LAUNDRY

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Laundry:**General condition of area:**

This area is generally in fair condition. General wear and tear is noted.

**Tub & Taps:**

The tub and taps appear serviceable. General wear and tear is noted.

Floor/Floor Waste:

The condition of the floor is fair.

The following action is recommended:

Maintain all sealants and grouting to prevent moisture penetration and damage.

EXTERIOR

Restrictions**Inspection Restrictions**

Inspection to sections of the grounds of the property was restricted due to the growth of foliage. Foliage must be removed to enable a more complete report to be submitted. Building elements above 3.6 meters were restricted due height, this limited the visual inspection. Only one side of retaining wall(s) was accessible at time of inspection. Retaining wall(s) are constructed on the boundary, limited access gained, only part inspection to retaining wall was carried on day of inspection. Inspection to sections of the Retaining wall(s) was restricted due to the growth of foliage. Foliage must be removed to enable a more complete inspection. Only one side of timber fence(s) was accessible at time of inspection. Inspection to

the following fencing timbers was restricted in part by foliage.

External Walls:

General Condition:

The condition of the walls is generally fair. General wear and tear is noted.

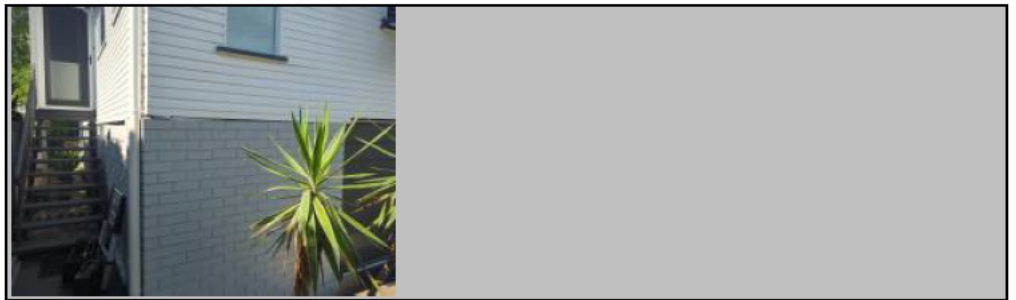


Position/Location:

All elevations:

Cracking to Masonry or Concrete Elements:

cracking is evident to sections of exterior wall. Visible cracking is considered to be a serviceability defect. Serviceability cracks noted to areas of external walls indicates that settlement/movement to structure has occurred. This is possibly due to climatic conditions suffered by foundation soils, downpipe leaks, mature trees close to building or poor surface drainage. The area(s) where cracking was noted is listed below. Recommend to seal / fill cracks. Monitoring for changes is required, any significant changes should be referred to a suitable and experienced structural engineer.



Windows & Doors:

Windows Condition:

The condition of the exterior windows is generally good. General wear and tear is noted.



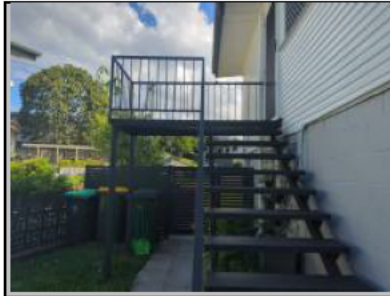
Position/Location:

All elevations:

External Stairs:

Type & Condition:

The stairs are constructed primarily from timber and steel. The overall condition of the stairs is fair. The handrails and balustrades do not appear to comply with the current BCA Standards for height and spacing. Although this report does not generally comment on items of compliance, this issue may become a safety issue and therefore was included in this report. Recommend you further investigate this matter and upgrade if necessary. Rust scale to stair supports/stringers and balustrade, maintenance required. Minor wood decay is noted.



Damp Course:

Type & Condition:

A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, rising damp may become a future problem.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

IMPORTANT NOTE: Where any elevated structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you **MUST** have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandahs, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a Structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

Pergola:

Position/Location:

Rear elevation:



Construction & Condition:

Constructed from timber. The general condition of this structure is good.

Roof Construction:

The roof is of skillion construction.

Roof is covered with:

Corrugated steel:

Roof Covering Condition**Detail:**

The overall condition of the roof coverings is good.

SUBFLOOR

Restrictions:**Restrictions/description:**

Stored goods are present in this area and restricted inspection. It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. Various wall and/or ceilings linings are present in this area and restricted inspection.

Wood decay damage:**Description:**

Minor wood decay damage was noted. Maintenance and repair maybe required.

Affected subfloor timbers

Bearers: Floor joist/s: Flooring timbers:

Below the following location or area:

perimeter.

Ventilation:**Description:**

Subfloor ventilation appeared to be adequate at the time of inspection.

Sub Floor - Other Defects or Issues:**Details:**

Some underfloor timbers are in contact with soil. This should be rectified and soil removed from under these timbers. Evidence that stormwater is entering on the ground under the structure. This should be rectified. Refer surface drainage comments within this report.

FOOTINGS

Footings:**Type & General Condition:**

The floor framing and subfloor area appears to be generally sound, typical and consistent compared with buildings of similar age and construction. The building is constructed on a concrete slab. The building is constructed on concrete stumps. The building is constructed on Combination Brick Base and Piers. Floor of building/house is uneven in parts, this can be a result of different factors; bearers have bows between stumps, stumps have moved/dropped in height, type of soil to property and wet or drought condition suffered to soil. This is consistent with age and type of construction and periodic maintenance may be required to support/level floor structure, and allow smooth operation of door and windows. Packers have been used under bearers, these packers have possibly been installed due to subsidence in stumps or in relation to leveling, if these packers come loose they may cause floor to 'drop'. Some stumps have dropped and presently not supporting building, these stumps should have packers installed or replace stumps. Some stumps are presently not plumb or supporting the structure, these stumps should be packed or straightened, if this in not achievable replacement is required.



Restrictions to Inspection:

Inspection to the underfloor area was either prevented or restricted. This prevents full inspection of all the foundation area. No comment is made on the condition of any footings or foundations that are concealed at the time of our inspection.

Below the following location or area:

The entire subfloor:

Cracking to Masonry or Concrete Elements:

The concrete floor shows signs of moderate cracking. This is considered to be a serviceability cracking. Recommend to seal / fill cracks and Monitor for changes.

GARAGING

Garage:

Garage Location:

Under the main building.



General Overall Condition:

The overall condition of the garage is fair.

Front Doors - Type & Condition

The main garage door is a tilt style door and is in fair condition.

Floor - Type & General Condition

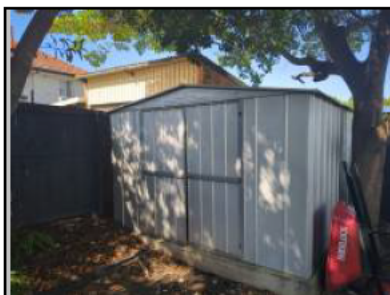
The concrete floor is generally in fair condition. minor concrete cracks are noted.

OUTBUILDINGS

Outbuilding A:

Type of Outbuilding:

Metal garden shed:



Position/Location:

To the rear of the property.

Restrictions:

Inspection within some areas was restricted by stored items.

General Condition:

The structure is generally in fair condition.

SITE

Driveway:

Type & Condition:

The concrete driveway stands in fair condition. Minor concrete cracks are noted.



Fences & Gates:

Fences Type & Condition:

The fences are constructed from a combination of timber, brick and metal. The fences are generally in fair condition but some repairs or maintenance is required. Minor wet rot or defects were noted to the wooden fences and minor repairs maybe needed.



Location:

Dividing fence section:

Retaining Wall:

Position/Location:

Various Elevations.



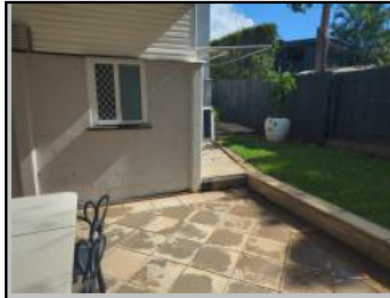
Type & General Condition:

The timber retaining walls show normal deterioration and should be monitored. The masonry retaining walls show normal deterioration, cracks etc, and should be monitored for any movement.

Paths/Paved Areas:

Type & Condition:

The concrete paths/paved areas are in fair condition.



Swimming Pool:

Swimming Pool:

A swimming pool is present. This inspection specifically excludes any inspection of the pool, associated pool equipment and pool surrounds. An inspection should be made by a specialist pool inspector to determine the condition of the pool, pool equipment and surrounds.



Pool Fencing:

A pool safety inspection is not included as part of a standard building inspection and must be commissioned separately as a specialist report.

Drainage - Surface Water:

Description:

Due to inadequate drainage, ground water is ponding or flowing within the subfloor area. Inadequate site drainage can create unstable foundations that may have an adverse structural effect over time. Rectification is required. Drains should be installed to divert seepage and surface runoff water away from the house. The drains should be connected to the existing stormwater drainage system. Please contact a Licensed Landscaper or Builder for further information. External soil levels appear to have shrunk/moved. This appears to be consistent with soils suffering from climatic conditions such as drought. Services to building eg, downpipe connections at ground level, inspection points to both sewer/septic and stormwater pipes, conduits for electrical or phone services may require on going maintenance.



The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

SERVICES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Services:

Details:

Smoke detectors are fitted however, the positioning, operation or adequacy was not tested and is not commented on. A safety switch was found to be installed. Note: only a licensed electrician can verify if safety switch is connected to appropriate circuits.



Water Lines & Pressure:

Details:

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

Hot Water Service:

Hot water is provided by the following:

Mains electric hot water system: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.



Important Information

Important Information:

The following forms an integral part of the report and MUST be read in conjunction with the entire report.

General Definitions used in this report:

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion: Warping: Twisting: The item has moved out of shape or moved from its position.

Water Penetration: Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operation: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to defects associated with individual items or specific areas:

Good - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

Fair - The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

Poor - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The Definitions (Above Average), (Average), (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

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 high standard of workmanship when compared

with building 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 very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Appearance Defect - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Serviceability Defect - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Accessible Area - An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Other Definitions

Major Defect - Is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect - Any defect other than what is described as a major defect.

General and Important Information:

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels

change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

- 1) This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.
Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB Such matters may upon request be covered under the terms of a special-Purpose Property Report.)**
- 4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
- 5) **ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no**

report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

6) Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, mould happened to be noticed it may be noted in the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7) Magnesite Flooring Disclaimer: No Inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8) Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

9) Cracking of Building Elements: The use of cracking of building elements as an indicator of structural performance can be problematic. Where any cracking is present in a building element, that cracking may be the result of one or more of a range of factors and that the significance of cracking may vary.

Cracking can be generally categorized into:

Appearance Defect: Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Serviceability Defect: Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Structural Defect: Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

The criteria for determining whether cracking is a structural defect are not solely related to crack width. Cracks 0.1mm wide may be a structural defect while cracks 5.00mm wide may not be structural defects. Cracking in a structural element does not necessarily indicate a structural defect.

Regardless of the type of crack(s) a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks. You therefore **MUST** obtain information regarding the following;

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and

(e) Have any cracking referred to an engineer to determine the consequences of the cracking noted in this report.

All of the above fall outside of the scope of this Pre Purchase Inspection. However, the information obtained from the 5 items above are valuable in determining the expected consequences of the cracking and any remedial work needed.

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

If any cracks have been identified regardless of the location or size, a Structural Engineer is required to determine the significance of the cracking prior to the decision to purchase is made.

10) CONDITIONS :- This standard property report is conditional upon or conditional in relation to -

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

11) If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:

a) Obtain a statement from the owner as to

- i. any Timber Pest activity or damage;
- ii. timber repairs or other repairs
- iii. alterations or other problems to the property known to them
- iv. any other work carried out to the property including Timber Pest treatments
- v. obtain copies of any paperwork issued and the details of all work carried out

b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

12) The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007

13) You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects

14) Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

15) The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

However, We may sell the Report to any other Person although there is no obligation for Us to do so.

16) You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access

for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

..... End Of Report