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BUILDING INSPECTION REPORT

Commissioned By: Solicitor/Conveyancer

Property Address: XX Road, XXXXXX NSW

Inspection Date: 30 October 2013

Report Number: RG XXXX

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NOTABLE ITEMS - SUMMARY

Items observed that require attention are listed under the appropriate subheadings within **Parts A and B** of this report. For ease of reading some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, where prices have been noted, these are opinions only and are not quotes or even firm estimates. **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.

OVERALL BUILDING CONDITION

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as *below average*.

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. Also, see Section 4.1 - Definitions.

****

Ceilings

Several areas of ceiling damage and marks were observed, which require patching and repainting as part of the ongoing maintenance of the dwelling.

Internal Walls

Several areas of wall damage and marks were observed, which require patching and repainting as part of the ongoing maintenance of the dwelling.

Cracking was observed above the dining room window, which may be related to external brickwork and timber frame movement. Further investigation is required to verify this.

Floors

Moderate “creaking” was observed throughout the first floor area. This is generally associated with either poorly installed floor framing or timber shrinkage over time. Further invasive investigation is required to verify this.

Evidence of cracked and misaligned tiles was observed in the hallway adjacent to the garage and dining room and appears to be related to a failed concrete slab and foundation. This type of cracking has been categorised as a structural defect. Cracking of a building element is a structural defect where in the opinion of the inspector the structural performance of a building element is impaired, or where the cracking is the result of the structural behaviour of the building. The expected consequence of this cracking is unknown until further information is obtained. This must be referred to a Structural Engineer to investigate.

Balustrades

The balustrade between the dining and lounge room was loose and requires fastening.

Bathroom

Separation cracks due to frame movement over time were observed between the wall and floor tiles and vertical joint of the shower recess. These have been previously filled with a flexible sealant, however, this is not a permanent solution and may not be adequate should these cracks widen or the sealant deteriorate over time.

En-Suite

Separation cracks due to frame movement over time were observed between the wall and floor tiles and vertical joint of the shower recess. These have been previously filled with a flexible sealant, however, this is not a permanent solution and may not be adequate should these cracks widen or the sealant deteriorate over time.

External Windows

No sill flashings appear to be provided below the windows as no weepholes were present to verify the installation of adequate weatherproofing of the external wall openings.

External Walls

A masonry distress crack rated Category 3 (between 5mm and less than 15mm) as per *AS2870 – 1996 Residential Slab & Footings Construction* was observed along the vertical articulation joint on west side of the dwelling up the first floor bathroom window. This cracking appears to be related to the concrete floor and tile cracking previously discussed and has been categorised as a structural defect. Cracking of a building element is a structural defect where in the opinion of the inspector the structural performance of a building element is impaired, or where the cracking is the result of the structural behaviour of the building. The expected consequence of this cracking is unknown until further information is obtained. This must be referred to a Structural Engineer to investigate.

Several other masonry distress cracks rated Category 2 (between 1mm and less than 5mm) were also observed especially above the entry door. It is recommended that they be monitored and referred for further investigation should they become wider than 5mm (ie. Category 3).

Evidence of spalling paint was observed at several locations around the perimeter walls below what appears to be the DPC level. This is typical for this type of construction due to rising damp below the DPC and will require ongoing maintenance.

Several weepholes along the eastern wall were found to be blocked by the bagging render. Weepholes are required for cavity ventilation and drainage.

ACCOUNT AND PROPERTY DETAILS

Account to	*:*	Solicitor/Conveyancer
Billing Address	:	PO Box XXXX NSW
Phone	:	XXXXX
Facsimile	:	XXXXX
Email	:	XXXXX
Invoice No.	:	XXXXX
Purchaser	:	XXXXX
Vendor	:	XXXXX
Property Address	*:*	XX Road, XXXXX NSW
Date of inspection	*:*	30/10/13
Inspector	:	Romeo George

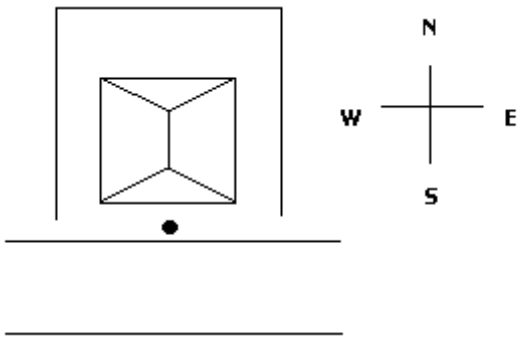
NOTE: This report is comprised of both Part A and Part B and should be read and understood in its entirety.

ACCESS DETAILS

- The weather conditions at the time of inspection were fine and sunny.
- The property was unfurnished at the time of the inspection.
- Power was connected at the time of inspection.
- Water was connected at the time of inspection.

ORIENTATION

For references purposes only in this report, please note that when referring to the eastern/western side of the dwelling it is understood that the eastern side is the side which is to the right of the dwelling when facing the front of the dwelling from the front of the property and the western side is to the left of the dwelling when facing the front of the dwelling from the front of the property. This is a convention adopted for the purposes of this report only and is NOT a geographical reference description.



PART A – GENERAL DETAILS

1.0 TERMS AND CONDITIONS

THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH *AS4349.1-2007 Inspection of buildings – Residential Buildings*

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and 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/sarking membrane, floor and wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when items are removed. No detailed inspection is inferred to external areas over 3.6 metres above natural ground level.

SCOPE OF REPORT

The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of an Act, Regulation, Ordinance or By-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects, which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Standard Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas; environmental concerns such as sunlight, privacy, streetscape and views; proximity of property to flight paths, railways and busy traffic or other neighbourhood issues; noise levels, health and safety issues including the presence of asbestos or lead; heritage concerns; security or fire protection; analysis of site drainage apart from surface water drainage; swimming pools and spas; detection and identification of illegal and unauthorised building and plumbing work; durability of exposed finishes.

IMPORTANT INFORMATION

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

DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify any problems in any areas(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 any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES

This report is made solely for the use and benefit of the Client named at the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

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 Mediation by the Consumer, Trader and Tenancy Tribunal.

2.0 REPORT DEFINITION

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be a geotechnical 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, structures or outbuilding specifically named within the report.

This report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of inspection. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber inspection report should be obtained from a qualified timber pest inspector. **Should timber-destroying pests be found, it is recommended that a Special Purpose Property Report, involving more invasive investigation, be undertaken to determine whether any structural damage has been caused.**

If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such a search.

3.0 GENERAL BUILDING INFORMATION

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected) which simply involves running the shower for a short period of time or when a building has a subfloor, blocking the shower waste and filling the shower tray with water and checking for leaks within the subfloor area. 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 a shower does not leak.**

A "Flood Test" involving sealing the shower recess and introducing water from an external source and flooding the shower recess for an extended period of time is recommended as a more conclusive test for the integrity of the waterproofing membrane. This is not within the scope of a Standard Property Report and can be arranged as part of a Special Purpose Property Report.

Glass Caution: Glazing in older houses (built prior to 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 and Balustrades: Specifications have been laid down by the Building Code of Australia – 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 prior to 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible.

Rooms below ground level: If there are any rooms under the building 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 also not have council approval. The purchaser should make their own enquiries with the local council to ascertain if approval was given.

Concrete Slab Edge: The slab edge around the external walls of a brick veneer dwelling constructed on a concrete slab on ground must be left exposed as a means to identify termite trails. Where this slab edge is concealed by obstructions such as a garden bed or concrete pathway, verification with a pest inspector is recommended.

Asbestos: Inspection of asbestos was not carried out at the property and a report of the presence or absence of asbestos is not provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks section of the report. Building constructed prior to 1982 may have installed wall, ceiling, eaves, roofing and or fence sheeting and other products containing asbestos. Even buildings built up until the 90's may contain some asbestos. Asbestos sheeting should be sealed. If concerned or if the building was constructed prior to 1990 or if asbestos was noted at the property 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 products containing asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.

Mould (Mildew and Non-Wood Decay Fungi): Mildew and non-wood decay fungi is commonly know as mould and not considered to be a Timber Pest. 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 of absence of mould is provided.** If in the course of the inspection, mould happened to be noticed it may be noted in the general remarks section of the report. If mould is noted as present within the property or if you notice it 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 Health Department or a qualified expert such as an Industry Hygienist.

Ceramic/Fired Clay Products: Fired clay products such as ceramic floor tiles will expand during high temperatures. Other movements within tiles can be caused by what is known as tile growth. Both these factors can cause the tiles to become drummy, crack or lift off the floor and in some cases explode from the floor. These problems can happen many years after tiles have been laid and therefore it is advisable to install control joints or expansion joints. Whilst every care is taken we can accept no responsibility for tile growth.

Foundations/Footings: As our inspection is visual only we cannot conclusively state the condition of the foundations nor determine the suitability/adequacy of the footings for the site and imposed loads of the structure they support. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement and there may be other unknown factors such as site filling and or inherent site instability. This manifests in the building fabric by cracking and other movements and can also result in windows and doors not operating properly etc. To fully assess the sub strata on which the building structure rests a Geotechnical Engineer' s report would be required and to determine the suitability/adequacy of the footings a Structural Engineer's report would be required. The local Council may also be in a position to advise regarding potential site instability. In addition local Councils can advise on local flooding and the adequacy of stormwater reticulation.

Reactive Clay Foundations: Many areas throughout the Sydney Metropolitan area have a clay foundation. Clay is rated on a reactivity basis with regards to building foundation material. The reactivity is the amount of swelling and shrinking movement of the clay during the wet and dry cycles. When clay is wet, it expands and when it dries, it shrinks. This movement within the foundation can evidence itself in the building fabric by cracking of internal and external walls. Cracking varies from hairline to significant structural movement (greater than 15mm or more in width). Depending on the reactivity of the clay, these cracks in the building can open and close with the wetting and drying cycles. Therefore any cracking that is evident in the building, may move. It is this movement that needs to be addressed. This type of work is normally carried out by a structural engineer or a geo-technical engineer using various methods by which to measure the movement of cracking within walls. The reactive clay foundation can affect the footing and cause it to subside, hence the cracking in internal and external walls. Isolated brick piers supporting bearers can also move depending on the wet and dry cycles thus allowing piers to subside and floors to become bouncy as they are not supported by the pier. In many cases, repacking is required to correct this problem. In more significant cases of subsidence underpinning may be necessary, which would need to be carried out under the supervision of a consulting engineer. Control of the soil moisture in the soil zone supporting the structure is very important in stabilising this type of movement. This can be achieved by a combination of various methods including, tree removal, correct storm water disposal, paving around building, repair of cracked pipes and the use of interception drains. The CSIRO can provide brochures on stabilising a building's foundations.

Any significant tree within close proximity to the structure may have an influence upon the foundation material/ footings and if applicable we would recommend that further advice be sought from an expert.

Plumbing/Drainage/Electrical Services: Please note that whilst we offer comment on these services we do not claim particular expertise in them. Our inspection is "visual only" on readily available components and deterioration may be present to concealed components. If further comment on the condition of these items is required then licensed experts in their individual fields should be engaged. The condition and location of subsoil or otherwise concealed plumbing and drainage pipes can **NOT** be determined without further investigation.

Lead in Paints: Before 1970, paints containing high levels of lead were used in many Australian houses. Exposure to lead is a health hazard. Even small amounts of dust or chips of paint containing lead, generated during minor home repairs, can be a health risk. Lead in house paint is a problem only if it is damaged or disturbed. Paint in good condition that is not flaking or chalking, or is covered by well maintained lead free paint is not a hazard in itself.

Lead-based paint is most likely to be found on window frames, doors, skirting boards, kitchen and bathroom cupboards, exterior walls, gutters, metal surfaces and fascias. It can also be found on interior walls, ceilings and areas with enamel paint. Pink and red primer both contain lead, so you should think twice before disturbing any surface which has had any of these paints applied. ***The only way to be certain that your paint does not contain lead is to have it tested by an authorised organisation as recommended by the NSW EPA. This is not part of a Standard Property Inspection Report.***

4.0 IMPORTANT INFORMATION

The following information is very important and forms an integral part of this report.

Before you decide to purchase this property you should read and understand the following important information. 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.

4.1 DEFINITIONS FROM AS 4349.1

For the purpose of this inspection, the following definitions apply.

Specific Items:

Good - The item or area inspected appears to be in sound condition without significant visible defects.

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

Poor - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.

Overall Building Condition:

Above average - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.

Average - There may be components requiring repair or maintenance consistent with dwellings of similar age and construction. There were no significant items or problems that were not consistent with dwellings of similar age and construction.

Below Average - The building and its parts are poorly maintained, show poorly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.

4.2 REASONABLE ACCESS AS DEFINED IN AS 4349.1

Only areas to which reasonable access was available were inspected. The Australian Standard AS4349.1 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 furniture, floor coverings or stored goods.

Roof Interior - Access opening = 450 x 450mm, Crawl Space = 600 x 600mm, Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

Subfloor - Access opening = 500 x 400mm, Crawl Space (timber floor) = 400mm to bearer, joist or other obstruction, (concrete floor) = 500mm.

Roof Exterior - Must be accessible from a 3.6m ladder or 2.1m step ladder.

PART B – SPECIFIC DETAILS

5.0 PROPERTY DESCRIPTION

Building Type:
Two (2) storey freestanding residential dwelling.

External walls constructed from:
Bagged and painted brick veneer construction.

Roof construction:
Prefabricated pitched timber truss roof frame.

Roof is covered with:
Concrete tiles.

Internal walls are covered with:
Painted plasterboard.

Internal ceilings are covered with:
Painted plasterboard.

Internal floors are covered with:
Ceramic tiles to the entry, lounge and dining rooms as well as the kitchen and carpet to the three (3) bedrooms.

Windows are constructed from:
Aluminium frame

Footings:
Concrete slab

Additions/Improvements:
N/A

Estimated building age:
Approximately three (3) years old.

Summary of Areas Inspected:
Internal areas; external areas; upper roof void;

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 to enable a more complete report be submitted.

Summary of Area(s) NOT Inspected/NOT Accessible or Inspection Impaired:
Some of the internal and external linings due to furniture, stored items and/or gardens and foliage; some sections of the roof void due to low clearance;

Summary of High Risk Area(s) where access should be gained:

6.0 ROOF SYSTEM EXTERNAL

Condition of Roof

The lower roof tiles were found to be in fair condition. The upper roof tiles were found to be in fair condition based upon a visual inspection from ground level only. No reasonable access was available to the external upper roof as the height of the roof above ground level exceeded that which is outlined in section "*4.2 REASONABLE ACCESS AS DEFINED IN AS 4349.1*".

Gutters and Downpipes

The lower roof gutters and downpipes were in fair condition. The upper roof gutters and downpipes were found to be in fair condition based upon a visual inspection from ground level only. No reasonable access was available to the upper roof gutters as the height of the roof above ground level exceeded that which is outlined in section "*4.2 REASONABLE ACCESS AS DEFINED IN AS 4349.1*".

Valleys

The upper roof valley metals were found to be in fair condition based upon a visual inspection from ground level only. No reasonable access was available to the upper roof as the height of the roof above ground level exceeded that which is outlined in section "*4.2 REASONABLE ACCESS AS DEFINED IN AS 4349.1*".

Eaves, Fascias and Bargeboards

The dwelling is constructed with no eaves. The timber fascias and bargeboards were in fair condition.

Flashing

The lead flashings were in fair condition.

7.0 ROOF SYSTEM INTERNAL

Access location

Upper Roof Void: First floor hallway

Inspection Restrictions

Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. The presence of sarking membrane and air conditioning ductwork within the roof void also limited the inspection.

Roof Framing – Type and Condition

The timber truss roof frame appears to be adequately braced and providing adequate support.

A more invasive inspection is recommended should evidence of pest activity be identified by a licensed pest inspector.

8.0 INTERIOR LININGS

Ceilings

The ceilings were found to be in fair condition, with evidence of previously patched and repainted sections observed throughout the dwelling. Minor structurally insignificant cracks due to frame movement over time were observed throughout the dwelling.

Several areas of ceiling damage and marks were observed, which require patching and repainting as part of the ongoing maintenance of the dwelling.

Walls

The walls were found to be in fair condition, with evidence of previously patched and repainted sections observed throughout the dwelling. Minor structurally insignificant cracks due to frame movement over time were observed throughout the dwelling.

Several areas of wall damage and marks were observed, which require patching and repainting as part of the ongoing maintenance of the dwelling.

Cracking was observed above the dining room window, which may be related to external brickwork and timber frame movement. Further investigation is required to verify this.

Windows

The windows were in fair condition.

Doors

The condition of the timber doors and associated hardware is fair.

Floors

The floor linings throughout were in fair condition, however, moderate "creaking" was observed throughout the first floor area. This is generally associated with either poorly installed floor framing or timber shrinkage over time. Further invasive investigation is required to verify this.

Evidence of cracked and misaligned tiles was observed in the hallway adjacent to the garage and dining room and appears to be related to a failed concrete slab and foundation. This type of cracking has been categorised as a structural defect. Cracking of a building element is a structural defect where in the opinion of the inspector the structural performance of a building element is impaired, or where the cracking is the result of the structural behaviour of the building. The expected consequence of this cracking is unknown until further information is obtained. This must be referred to a Structural Engineer to investigate.

Balustrades

The balustrade and railing to the internal stairs were in fair condition, however, the balustrade between the dining and lounge room was loose and requires fastening.

9.0 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 Fixtures

The kitchen consists of granite benchtop and laminate doors, which were found to be in fair condition.

Tiles

The condition of the splash back is fair.

Sink and taps

The condition of the sink and tapware is fair.

Appliances

A gas cooktop and electric underbench oven as well as a rangehood are installed but were not tested.

10.0 BATHROOM(S)

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.

Bathroom

Shower/Bath Condition

The shower is located over a PVC tray and was tested and no leak was detected within the ceiling below.

"N*ormal*" moisture readings were recorded with a "GE Protimeter *Surveymaster*" moisture meter within the accessible walls adjacent to the shower recess. It appears that the shower has not been used for some time as the property was vacant and if so, an accurate assessment of the moisture conditions within the wall could not have been made. Further invasive inspection is required to assess the integrity of the water proofing membrane within the walls adjacent to this area.

Tiles

The condition of the tiles is fair, however, separation cracks due to frame movement over time were observed between the wall and floor tiles and vertical joint of the shower recess. These have been previously filled with a flexible sealant, however, this is not a permanent solution and may not be adequate should these cracks widen or the sealant deteriorate over time.

Basin and Taps

The condition of the basin and tapware is fair.

Vanity unit

The vanity unit was in fair condition.

Toilet

The toilet was in working order.

Ventilation

The exhaust fan provided was operational at the time of the inspection.

<u>En-Suite</u>

Shower/Bath Condition

The shower is located over a PVC tray and was tested and no leak was detected within the ceiling below.

"N*ormal*" moisture readings were recorded with a "GE Protimeter *Surveymaster*" moisture meter within the accessible walls adjacent to the shower recess. It appears that the shower has not been used for some time as the property was vacant and if so, an accurate assessment of the moisture conditions within the wall could not have been made. Further invasive inspection is required to assess the integrity of the water proofing membrane within the walls adjacent to this area.

Tiles

The condition of the tiles is fair, however, separation cracks due to frame movement over time were observed between the wall and floor tiles and vertical joint of the shower recess. These have been previously filled with a flexible sealant, however, this is not a permanent solution and may not be adequate should these cracks widen or the sealant deteriorate over time.

Basin and Taps

The condition of the basin and tapware is fair.

Vanity unit

The vanity unit was in fair condition.

Toilet

The toilet was in working order.

Ventilation

No exhaust fan is provided.

11.0 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.

General Condition

The laundry was in fair condition.

Tub and Taps

The tub and cabinet as well as the tapware were fair condition.

Tiles

The condition of the floor and splash back tiles is fair.

WC

The separate toilet was in working order.

12.0 EXTERIOR

Windows

The condition of the exterior of the windows is fair, however, no sill flashings appear to be provided below the windows as no weepholes were present to verify the installation of adequate weatherproofing of the external wall openings.

Walls

A masonry distress crack rated Category 3 (between 5mm and less than 15mm) as per *AS2870 – 1996 Residential Slab & Footings Construction* was observed along the vertical articulation joint on west side of the dwelling up the first floor bathroom window. This cracking appears to be related to the concrete floor and tile cracking previously discussed and has been categorised as a structural defect. Cracking of a building element is a structural defect where in the opinion of the inspector the structural performance of a building element is impaired, or where the cracking is the result of the structural behaviour of the building. The expected consequence of this cracking is unknown until further information is obtained. This must be referred to a Structural Engineer to investigate.

Several other masonry distress cracks rated Category 2 (between 1mm and less than 5mm) were also observed especially above the entry door. It is recommended that they be monitored and referred for further investigation should they become wider than 5mm (ie. Category 3).

The damp proof course (DPC) was not visible, however, it should have been installed to the perimeter of the dwelling. Further invasive investigation is required to verify this.

Evidence of spalling paint was observed at several locations around the perimeter walls below what appears to be the DPC level. This is typical for this type of construction due to rising damp below the DPC and will require ongoing maintenance.

Several weepholes along the eastern wall were found to be blocked by the bagging render. Weepholes are required for cavity ventilation and drainage.

13.0 DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

The rear awning was in fair condition.

14.0 SUBFLOOR

N/A

15.0 FOOTINGS

No evidence of structurally significant ground movement and/or subsidence was observed.

16.0 GARAGING

A single car garage is attached to the east side of the dwelling forming part of the main structure. Several stored items within this area limited the inspection.

The visible internal linings were found to be in fair condition. The manual front sectional overhead door was operational at the time of the inspection.

17.0 SITE

Driveway

The stencilled concrete driveway was in fair condition.

Fences and Gates

The perimeter fencing consisting of colorbond steel were in fair condition.

Paths/Paved Areas

The formed pathways were in fair condition.

Retaining Walls

The timber as well as brick and block garden retaining walls appear to be providing adequate support.

Drainage – Surface Water

Site drainage seems to be acceptable, with no evidence of ponding observed around the perimeter of the dwelling.

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.

18.0 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.

Electrical

The electrical switchboard is located along the east side of the dwelling.

Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on.

A ducted air conditioning and vacuum system as well as a sensor security alarm and video intercom are installed but were not tested.

Water Lines and Pressure

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

Sewer and Stormwater

Having not received sewer or stormwater details, this report is performed on the assumption that no easement affectation exists to the subject property.

Hot Water Service

A 135 litre gas storage hot water system is installed externally along the north side. The date of manufacture is October 2005. The average life of a hot water system is 10 years.

Important Note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc. checked by appropriately qualified contractors.

The Inspection and Report was carried out by: Romeo George Lic. No.: 209670C .

Report Dated this 30th day of October 2013

SIGNED FOR AND ON BEHALF OF: GPM Pty Limited .

Signature: _____

……..End of Report……..

GLOSSARY OF COMMONLY USED TERMS

Ant Caps	Shaped metal of aluminium, zincalume, steel strips, which are placed over piers, below bearers and or other supporting timber members to delay and or expose any movement of termites.
Asbestos Cement	This is cement mixed with asbestos fibres. Asbestos products are typically sheeting used in walls, roofs and eaves. This is a hazardous material and is no longer used but it was in common use up to the early 1980's.
Astragals	A strap or hook used for securing downpipes to masonry walls.
Barge Board	Typically timber fixed to the visible sloping edge of a gable end roof.
Certificate of Title	A document identifying the ownership of the land including dimensions, encumbrances etc.
Collar Tie	Timber or steel in tension, holding a pair of rafters together across the pitch of the roof, usually midway between the wall plate and ridge. Collar ties help prevent the roof from spreading.
Common Property	Areas of strata property that do not belong to any unit owner.
Crazing	Fine random cracks and/or hairline cracks in concrete, tiles cement render and/or plaster surfaces. This is usually due to shrinkage.
Damp Proof Course (DPC)	A layer of impervious material used in a masonry wall to prevent the movement (upwards or downwards) of moisture.
Defects Liability Period	The period after construction when the contractor is responsible to rectify problems.
Delignification/ Defibration	Delignification/defibration of timber results from chemical action on wood. Wood cells adhere to each other by organic glue called lignin. Wood exposed to salt air, combustion gasses, pollution etc might have some of the lignin destroyed and may cause the fibres to separate. The surface of the wood becomes 'hairy' in appearance. The degenerative process is very slow and no treatment is available.
Drummy	Defective plaster, cement rendered or tiles work, which has not bonded properly to a masonry or concrete form. This is normally due to inadequate surface preparation, surface contamination, or an unsuitable mix.
Efflorescence	A powdery white crystalline deposit of soluble salts on a surface such as brickwork. These are normally salts that have leached out of the masonry with moisture.
Fascia	Typically timber fixed to the visible sloping edge of the roof behind the gutter.
Fittings	Items that can be removed from the property without causing damage. Curtains, blinds, pot plants etc.
Fixtures	Items attached to the property and form part of the sale ie. oven, ceiling fans etc.
Flashing	Waterproof material (such as galvanised iron, copper or lead) covering a joint to stop the entry of water.
Fungal Decay	Certain fungi can cause fungal wood decay, which destroys the wood structure, often leading to collapse. Moisture allows the fungi to develop and feed on the cells of timber. This often occurs in high moisture content areas ie. laundries, bathrooms, kitchens and sometimes damaged or faulty guttering.
Gable	A vertical panel or wall, in the shape of a triangle, formed under a roof.
Lintel	A horizontal structural member spanning an opening.
Masonry	A structure laid in mortar ie. brick, stone terracotta, concrete block.
Re-Grouting	The mixture of provided between the wall or floor tiles, which may require replacement due to cracking caused by settlement and/or movement in the walls and floors.
Re-Pointing	This is the replacement or repair of mortar normally provided to the mortar joints between brickwork or to the underside of roofing tiles and capping.
Rising Damp	The penetration of ground moisture. A common cause is the lack of a DPC in the original construction, deterioration and failure of an existing DPC and bridging of an

	existing DPC.
Sarking	A layer of foil insulation, covering the rafters underneath roofing tiles or slates of a pitched roof, to provide a moisture and thermal barrier.
Semi Detached	Two buildings attached together by a common wall or walls.
Soffit	The under surface of the eaves.
Soffit lining	The sheeting, lining the underneath surface of the eaves.
Spalling	The detachment of material fragments from a larger mass by the thermal expansion and/or contraction, other stresses, pressure or impact. Typically concrete spalling is caused by the expansion of steel reinforcement when it rusts.
Subfloor ventilation	The provision of natural air movement to the subfloor area. Ventilation assists in protecting structures against timber decay and pests.
Terrazzo	A material consisting of irregular marble or stone fragments set in concrete, which is then polished to produce a smooth hard surface.
Terrace	One building in a row of buildings attached by common or party walls.
Tongue & Groove	A strong jointing system for timber boards where one side is grooved to allow the insertion of a tongue from an adjacent board.
Townhouse	A two storey attached building, often strata or community title.
Truss	A frame, which is designed to carry a load over the full span without intermediate support. Typically a roofing frame.
Villa	A single storey attached dwelling.
Warp	A distortion in timber due to change in moisture content.
Water Hammer	Water pipes vibrating and typically followed by a shuddering noise as the taps are opened and closed. Typically caused by insufficient fixing and/or fast closing valves on washing machines.
Weathering	Gradual deterioration of timber and or other materials exposed to the natural elements.
Zoning	A description of the allowable uses of a property as set out by the planning authorities and the local councils.