

COMPLETION BUILDING REPORT

REFERRED BY:

REFERENCE DETAILS:

CLIENT:

PROPERTY INSPECTED:

INSPECTION DATE & TIME:

AGREEMENT NUMBER:

AGREEMENT DATE:

REPORT NUMBER: 110195



DX 11007 CARINGBAH • PO BOX 78 CARINGBAH 1495
TELEPHONE 9525 2999 • FACSIMILE 9525 8999

DETAILS OF THE INSPECTION AGREEMENT

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.

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

DEFINITIONS

The Definitions (High), (Typical) and (Low) relate to the inspector's opinion of the Overall Condition of the Building:

Definitions

HIGH	The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
TYPICAL	The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.
LOW	The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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

Definitions

ABOVE AVERAGE	<p>The overall condition is above that consistent with buildings of approximately the same age and construction.</p> <p>Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.</p>
AVERAGE	The overall condition is consistent with buildings 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.

OTHER INSPECTIONS AND REPORTS REQUIRED

It is strongly recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the Purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Report:

Timber Pest Inspection	Electrical Inspection	Plumbing Inspection
Asbestos Inspection	Mechanical Services	Drainage Inspection
Mould Inspection	Appliances Inspection	Geotechnical Inspection
Alarm / Intercom / Data Systems	Durability of Exposed Surfaces	Air-Conditioning Inspection
Structural (Engineer)	Hydraulic Inspection	Swimming Pool/Spa and related fencing Inspection
Council Plan Inspection	Hazards Inspection	Fire / Chimney Inspection
Estimating Report	Garage Door Mechanical	Gasfitting Inspection

For limitations of this report, please refer to your Inspection Agreement. If you do not have a copy of this Agreement please contact Childs Property Inspections on (02) 9525 2999 to have one emailed to you. Alternatively an agreement can be viewed and downloaded from our website at:

www.childspropertyinspections.com.au.

REQUESTED INSPECTION

Childs Property Inspections was commissioned by Ryan Death to carry out a completion report on the above property. The purpose of this report is to provide a list of incomplete or defective works to the builder for rectification prior to occupation.

BUILDING DESCRIPTION

The property inspected is an apartment located on the ground and first floor in a multi-storey complex. This structure is on concrete slab footings, with a re-inforced concrete roof.

This report is limited to an inspection of apartment 272 only.

SUMMARY

This property has been recently completed.

The incidence of Major Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: **Low**

The incidence of Minor Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: **High-Typical**

Therefore the overall condition of this Building in the context of its age, type and general expectations of similar properties is: **Average - Below Average**

Please Note: This is a general appraisal only and cannot be relied upon on its own. Read the report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

DETAILS OF INSPECTION

Weather Conditions at the time of the inspection: **Dry**

Recent Weather Conditions: **Dry**

Was the building Furnished: **No**

Please Note: Where a property was furnished (fully or partly) at the time of the inspection, then you must understand that the furnishings and stored goods may be concealing defects. These defects may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

The areas inspected were:

- **Apartment interior**
- **Apartment exterior**

NOTABLE ITEMS

For the purpose of this report the street frontage is referred to as the front of the property.

During the inspection the following defects were noted.

Repair the poorly finished ceiling surface to the south side of the living room.



Re-fit the balcony light switch so that it is plumb with the wall.



The kitchen ceiling bulkhead and plumbing riser have been installed out of level and out of square.



Seal the join between the kitchen wall cupboard and the wall lining above the microwave oven shelf.



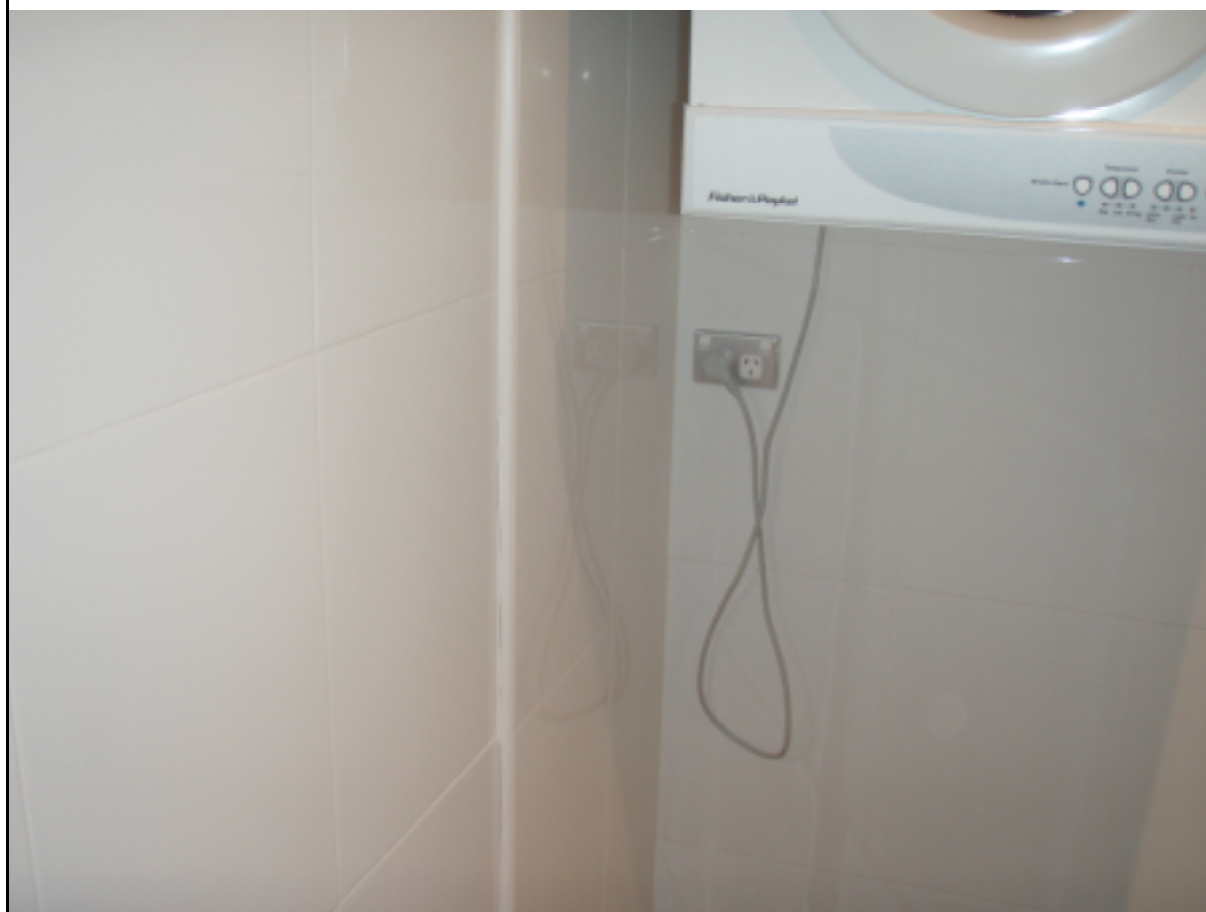
The wall linings throughout the apartment have been poorly finished. This is most notable in the living room.



Water was found ponding on the floor tiles near the laundry tub. No leaks were noted at the time of the inspection, however this should be monitored.



Re-grout the wall tiling at the wall step on the laundry west wall.



Replace approximately 5 drummy tiles to the laundry floor. This drummy sound is NOT due to acoustic underlay.



Leaks have occurred from the bathroom vanity unit in the past as water staining was noted to the floor tile grout and slight swelling due to moisture was noted to the vanity bottom shelf. This area should be monitored and the shelf replaced.



Repaint the bathroom doorjamb.



Repaint the wall at the step near the rear bedroom door.



Repair the poorly finished, out of square wall lining and skirting board to the rear upper bedroom.



Repair the poorly finished ceiling near the wardrobe in bedroom 1.



Repair the skirting damage to the stairwell.



Improve the stair stringer finish at the join.



Complete the installation of the main bedroom TV aerial.



Replace the stained grout to the ensuite shower floor tiles. This shower has been used many times to have grout staining to this extent.



Monitor staining to the tile grout around the ensuite toilet.



WARNING

The neighbouring warehouse building has a roof area of approximately 30,000m². The roof is covered in deteriorated asbestos cement sheeting which may be a health hazard to this apartment.

Important Information

Glazing	Glazing in older properties (built before 1978) may not necessarily comply with current glass safety standards. In the interests of safety, glass panes in doors and windows should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.
Stairs & Balustrades	Specifications have been set out in the Australian Building Code covering stairs, landings and balustrades to ensure the safety of building occupants. Many balustrades built before 1996 may not comply with the current standard and should be upgraded to improve safety.
Rooms below ground level	Rooms below ground level are subject to dampness and water penetration, particularly during periods of heavy rainfall. Drains are not always installed correctly or may be blocked. Damp problems may not be evident at the time of the inspection and these areas should be closely monitored. It is advisable that Council approval for these areas be sought.

Terms and Descriptions

This section is to assist you in maintaining the materials in the property and to allow you to better understand this report.

Aluminium Core Dampcourse	Aluminium core damp courses provide a very effective membrane. They consist of metal centres coated with bitumen.
Brick Veneer	Brick Veneer consists of a timber or steel frame structure having an outer leaf of brickwork as the external cladding. A cavity is formed, usually 40mm wide between the frame and the brickwork, which is fastened to the studs with metal or plastic ties. This type of construction gives an external appearance of an all brick construction.
Concrete Slab Footings	A concrete slab footing is one that covers a whole area on which a building is constructed. The slab is concrete re-enforced with steel sitting directly on the foundation material.
Concrete Tiles	Concrete tiles, unlike terracotta tiles, will not fret but will tend to lose their colour and will support fungal growths. Fungal growths may change the colour of the concrete tiles but do not cause any weakness or damage to the tiles.
Corrugated Steel Roofing	By using corrugated steel sheeting as the roofing material, decking profiles can have quite a low pitch profile. Corrugated steel is highly water resistant when well maintained.
Cut & Pitched Roof	A timber cut and pitched roof is the traditional way of roof construction. All framework is cut and erected on site.
Fibre Cement Sheeting	<p>Fibre cement sheeting has a number of excellent qualities that make it a good choice: it is long lasting, not effected by water, is easily painted and readily available and it will not rot or be eaten. Over time the material may become slightly brittle and heavy impact will break the sheets.</p> <p>Asbestos fibres have been used for many years as reinforcement for roof and wall sheeting. Its main defects are brittleness with age, a tendency to explode in fires and low insulation values for heat and acoustics. The asbestos cement sheeting may become brittle with age and crack.</p> <p>Asbestos cement has been phased out in Australia because of the great danger of raw asbestos. Existing asbestos cement sheeting presents no known danger to health as the fibres are bound into the material. If cutting or removing asbestos cement sheeting care should be taken to minimise exposure to airborne asbestos fibres. When working with this sheeting you must comply with the Worksafe Australia requirements. Removal of asbestos cement sheeting entails a rigorous safety procedure.</p>

Gypsum Plasterboard	Gypsum plasters are widely used as the core of sheets that are heavily paper covered on both faces and have a very smooth surface. these sheets can be glued or nail fixed to timber or metal framing and can be used to build a fire resistance rating in partitions and walls.
Metal Decking	Metal decking should always be well maintained with a painted surface to avoid rust damage. Paint is not essential to prevent rust but the decking itself is only minimally rust resistant. Metal decking comes in a variety of profiles. The strength of the decking is reliant on the thickness and profile, therefore some of the decking can be walked on but some may buckle under such pressure.
Mortar Bed	The mortar, which holds the ridge capping in place, may crack due to movement in the roof, the usual expansion and contraction, or by branches falling on the roof. It is important that the ridge capping be secured with mortar to avoid possible leaks into the roof space.
Pier and Strip Footings	Pier and strip footing construction consists of brick, concrete or stone piers and walls on re-enforced concrete strip and blob footings. The whole structure is supported on these footings, which transfer the load into the foundation.
Pitched Roof	A pitched roof has two or more slopes all meeting at the top ridge point.
Polythene Dampcourse	Polythene damp courses are made of virgin polymer with some having a metal centre. It is one of the most effective damp course materials.
Skillion Roof	A skillion roof is a single pitched roof.
Steel Lintels	<p>A major problem with lintels is that they are exposed on the exterior of a property and, when made of steel, are prone to rust. If this is treated early - by cleaning, priming and painting - you will have few problems. If rust is advanced, the lintel will swell, causing the brickwork to crack and eventually causing considerable damage.</p> <p>Galvanised steel lintels will outlast the primed mild-steel variety. Galvanised steel lintels may last up to 100 years without requiring any maintenance against rust.</p>
Terracotta Roof Tiles	<p>Terracotta tiles, although brittle, are very permanent in resisting most temperate to hot weather conditions, however they may not be immune to damage from salt spray in coastal areas.</p> <p>Because of the brittleness of these tiles, walking on them should be done with care or avoided completely if possible.</p>
Timber Frame	A timber frame building is clad internally and externally. The timber frame does all the structural load bearing work, supporting the roof, ceiling and wall cladding.

Truss Roof	<p>Trusses are engineered complete roof frames that are commonly used in modern buildings. They are very accurate, designed to stress requirements and are supported only on the outside frames of a building.</p> <p>Trusses give few problems, but in aggressive environments it is worth checking the nail plates for rust. If rust is found, treat it with anti-rust paint.</p> <p>If any of the cords (timber lengths) of a truss breaks or is damaged, the truss will not operate properly and the joint will have to be repaired.</p>
Vinyl Siding	<p>Vinyl siding comes in two types: very thin sheets which perform best if attached to an existing backing such as sheet cladding or weatherboards, or thick PVC boards which are a cladding in their own right. Vinyls are colourfast and do not need repainting, but must be securely fixed. The thicker boards can simply be nailed up in the same way as ordinary weatherboards.</p>
Wet Rot	<p>Wet rot or decay is caused by excessive and continuous periods of dampness that results in decomposition of the fibres. One of the most common areas of the home to suffer from wet rot is the timber structure under the shower or bath recess. This will occur if the water proofing of the bathroom is penetrated. To remedy this, the damaged timbers may need to be replaced and the leaking area will need to be repaired.</p> <p>To prevent wet rot in all areas of the property, sub-floor timbers should be kept dry and external timbers should have paint maintained and the surrounding area of the ground level timbers should be well drained.</p>

Important Information regarding the Scope and Limitations of the Inspection and this 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 the 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, 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 (e.g. 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 (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. Tests are made on shower recesses to detect leaks but the tests may not show incorrect water proofing if silicone liquid or masonry sealant has been applied prior to the inspection as such application is a temporary water proofing measure and is found to last for some months.
6. The report does not identify timber destroying pests, comments relating to timber infestation and does not comment on non-structural pest damage. These problems should be referred to a qualified pest inspector. We do not have formal expertise or qualification in pest inspection or timber infestation and in the case of any inspection, survey or report we will if requested by the client act as agent for the client for the purpose of obtaining an inspection and/or report from an organization specialising in such services.
7. Where replacement building costs are given this figure should not be confused with any other values relating to the property and the figure represents rebuilding of the building only in the current market place, not inclusive of costs relating to demolition, redesign, fittings, landscaping, pools, fencing etc. and with any such valuations being provided as a guide only.

8. 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).
9. This report is made for the benefit of the client to whom it is addressed and no other person shall be entitled to rely on this report for any purposes whatsoever.
10. Access for the inspection to be undertaken is defined as not less than 400mm under a timber floor bearer and 500mm under a concrete floor clearance and areas not accessible from a 3.6 metre ladder. The following items are excluded from the report unless you have given us additional written instructions to the contrary: room sizes, boundaries, easement, covenants and the like minor points that are patently obvious or have no structural significance, geological condition as to foundation soil condition, nor does it cover the conditions of concealed plumbing, electrical, gas or motorised appliances and all items listed in Appendix A, paragraph A2.3 of the Australian Standard AS 4349.1 - 1995.
11. If a verbal report is given we shall not be held responsible for any matter whatsoever should the applicant misconstrue and/or fail to understand such verbal report.
12. Where large structural retaining walls are in service to a property a special purpose building report will be required by a structural engineer. No comments are provided in this report as to whether an engineer is required or not.
13. **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 general remarks 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 buildings 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 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. 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 as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.
14. 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 general remarks section of the report. If Mould is noted as present within the property or if you notice Mould and 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 or a qualified expert such as an Industry Hygienist.

We appreciate the opportunity to inspect this property for you. Please contact us if you have any further inspection requirements or any queries in relation to this report.

This inspection was carried out by
Gavin Childs
Mobile: 0418 962 191
Building Consultant Licence BC 916
Childs Property Inspections Building Company Licence BC 981