



**PROPERTY  
INSPECTIONS**

# PRE-PURCHASE BUILDING REPORT

REFERRED BY:

REFERENCE DETAILS:

CLIENT:

PROPERTY INSPECTED:

INSPECTION DATE & TIME:

AGREEMENT NUMBER:

AGREEMENT DATE:

REPORT NUMBER:

sample Report



## 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	The overall condition is above that consistent with buildings of approximately the same age and construction.  Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.
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](http://www.childspropertyinspections.com.au)

## BUILDING DESCRIPTION

The property inspected is a single storey, semi detached building of full masonry construction. This structure is on pier and strip and concrete slab footings, with a skillion roof covered in corrugated steel.



## SUMMARY

We estimate the age of the property is approximately **100** years.

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: **Typical**

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: **Typical**

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

Was the building Furnished: **Yes**

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:

- **Building interior**
- **Building exterior**
- **Roof space**
- **Roof exterior**
- **Subfloor to 80%**
- **The site**

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## NOTABLE ITEMS

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

Please feel free to contact the inspector who carried out this inspection (see final page of Report for details). Often it is difficult to explain problems, situations, access difficulties, building faults or their importance in a manner that is easily understood in a written format. Should you require any further explanation please contact the inspector prior to any decision to purchase.

Estimates provided in this section are based on a licensed tradesman carrying out all work. It is possible that some items can be repaired by a home handyman therefore reducing the costs we have estimated.

Sample Report

<b>External:</b>	
The timber boundary fence to the rear, left and right has deteriorated due to age and decay and requires replacement.	\$1,200.00
The hot water tank is rusting and treatment with a rust inhibitor is recommended to extend the service of the casing. Eventual replacement will be required.	\$80.00 to treat \$1,500.00 to replace
Re-seal the parapet walls to the right elevation above the roof line to prevent future moisture entry.	\$600.00
	
The gutters to the front, rear and right side are rusting and will need to be replaced.	\$1,200.00
Repair the leaning fence to the front boundary.	\$350.00



Remove the flashing to the gutter area at the rear of the home to allow stormwater to enter the gutter. \$2,000.00




Cracked tiling was noted to the rear courtyard. Replacement is not essential at this stage.

Replace the inadequate and deteriorated flashing to the chimney area. \$650.00





<p>Replace the damaged chimney pots and seal the capping to this area.</p>	<p>\$400.00</p>
	
<p>Replace the rusted fixing screws to the corrugated steel roof sheeting.</p>	<p>\$200.00</p>
<p>Remove vines from the external wall to the rear as this can damage wall render and cause decay to timber.</p>	<p>\$150.00</p>
<p>Replace the rusted electrical cable bracket to the front eaves.</p>	<p>\$300.00</p>
<p>Monitor the cracked tiles to the front patio. Movement has occurred to this area, however repairs are not essential at this stage.</p>	
<p>An inspection of the right side of the home was not possible due to no access and close proximity to the neighbouring property. An inspection of this area should be carried out to complete the report.</p>	

Settlement cracks have developed in the external wall surfaces to the front right flange wall and the right side.


These types of cracks are caused by differential movement of the building's footings over time on the foundation material.


Generally, settlement cracks occur in the early years of a building's life or if site conditions change due to such things as tree removal, extensions or any alterations to the property's drainage.


To properly determine if further movement is occurring, these areas will need to be monitored by a structural engineer during the change in seasons and subsequent change in moisture content of the foundation material.

Please call the inspector if you wish to discuss this further. The inspector's contact details can be found on the last page of the building report.




Replace part of the rear roof sheeting where it has rusted.	\$350.00
	
<p><b>Internal:</b></p>	
<p>A plumbing inspection is highly recommended. Plumbing inspections can be carried out by Childs Property Inspections. A plumbing inspection will include:</p> <ul style="list-style-type: none"> <li>• Checking the condition of the water services</li> <li>• Testing of water pressure at the property</li> <li>• Pressure test on pipework for leaks on the hot and cold pipes</li> <li>• Checking of the age and condition of the hot water unit.</li> <li>• Checking for leaks on gas service</li> <li>• Sewer drainage checked with CCTV camera.</li> <li>• Stormwater lines checked with CCTV camera where access into the pipes is available</li> <li>• Condition of tapware within the house</li> <li>• Condition of fixtures</li> <li>• Estimated cost of fixing any problems found.</li> </ul>	\$440.00

<p>Settlement cracks have developed to the internal walls in several areas.</p> <p>Generally minor hairline cracks of up to 1mm will occur in the early settlement stage and then cease. Similar to masonry cracks, however these cracks will need to be monitored by a structural engineer over time to determine if further movement is occurring.</p>	
	
<p>Rising damp was noted to a number of areas throughout the home.</p> <p>An adequate damp course will need to be installed to prevent further rising damp damage.</p> <p>Furniture should be removed to carry out a complete inspection of all walls. Further rising damp may be concealed behind furniture and stored goods.</p>	<p>\$200.00 per lineal metre</p>
<p>Cracks have developed to ceilings to the hallway.</p> <p>These cracks have been caused by the differential movement between the roof and ceiling framing and poor setting of the plasterboard joint. Patching can be carried out before the next paint.</p>	
<p>Vertical cracks, due to brick growth, have developed in the wall surface to the bathroom above the toilet.</p> <p>Brick growth is common on corners of buildings where a long length of wall meets a shorter length and no expansion joint is provided. The longer length of brickwork expands with moisture at a greater rate than the short length and a crack develops.</p> <p>Considering the age of the building, further cracking is not expected.</p>	

The join between the kitchen bench and the wall splashback should be re-sealed with a silicon sealant to prevent moisture entering into the cupboard below.	\$90.00
The doors to the rear and front require easing and adjustment in order for them to operate correctly.	\$200.00
The timber windows in a number of areas require maintenance, including:  Replacement of glazing putty Easing and adjustment Replacement of decayed timbers Replacement of hardware	\$1,200.00
Drummy plaster render was noted in a number of areas due to rising damp, settlement and general age. Repairs will be required as this render becomes loose.	
Replace the damaged shelf panels to the third bedroom cupboard.	\$350.00
The flooring to the corner of the dining room has subsided. Access to the subfloor in this area will be required to determine the cause. A collapsed pier footing and /or moisture damage to the framing is likely	\$5,000.00
	



<p>Replace the polycarbonate sheeting to the bathroom skylight with a properly constructed unit with vents. Moisture is damaging the surrounding linings.</p>	<p>\$1,000.00</p>
	
<p>Repair the leak to the toilet plumbing. Monitor the cracked tiles to the shower recess walls. Replacement is not essential at this stage.</p>	<p>\$150.00</p>



**Roof Void:**

Inadequate party walls are provided between this property and neighbouring properties. Party walls should be installed for security reasons and to meet with fire rating requirements.

\$2,300.00



An excessive build-up of dust and debris was noted to the roof void area. This material is potentially a health hazard and should be removed.



Re-point the deteriorating mortar joints to the eastern gable end brickwork. \$800.00



**Sub-Floor Area:**

Ventilation to the sub-floor space was observed to be inadequate. To help protect against the degradation of timber, caused by fungal decay and/or insect attack, sub-floor ventilation should be improved. \$800.00

We recommend the removal of forming timbers in place below suspended concrete floors, as these timbers predispose the property to subterranean termite attack.

Repair the leaking sewer pipe in the subfloor. \$1,800.00



An inspection of the sub-floor area to the rear dining area was not possible due to the manhole being fixed shut.

It is highly recommended that access be made and an inspection be carried out prior to purchasing this property.

An inspection of this area is necessary to inspect the sub-floor ventilation, to adequately check for shower leaks, footings problems and to check for timber decay or termite damage.



## INTERNAL

### WALLS

The internal walls to the property are of:

- Gypsum Plasterboard
- Fibrous Plaster
- Cement Render over Masonry

These wall linings are in fair to poor condition generally.

### CEILINGS

The ceilings to this property are of:

- Gypsum Plasterboard
- Fibrous Plaster

These ceiling linings are in fair condition generally.

### WINDOWS

The windows are of timber.

The windows are in fair condition generally.

Timber windows are prone to wet rot and will age and weather with time. These windows should be kept painted to prevent deterioration. It is important to move the windows regularly in the initial period after they have been painted to prevent them from sticking.

***Glass Caution:*** *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.*

### DOORS

The doors to this property are in fair condition generally.



## WOODWORK

The internal woodwork including skirtings, doorjambs and architrave timbers are in fair condition generally.

*We recommend that a full pest inspection be obtained to advise on this area, as this inspection does not give a qualified assessment of pest infestation.*

## FLOORS

The floors to this property are of concrete and timber and are in fair condition, with some uneven areas.

## KITCHEN

The kitchen cupboards and the fixtures and fittings are in fair condition generally.

The tiling within this kitchen is fair.

## BATHROOM 1

The shower recess was flood tested, and was found to be without visible leaks at the time of the inspection. An inspection of the accessible surrounding walls and floors revealed no evidence of past or present leaks.

*Please note that shower leaks in homes are quite common and can occur without warning. Showers should be monitored at all times so as to repair them before major damage occurs.*

The vanity /basin unit is in fair condition.

The fixtures and fittings to the bathroom are in fair condition.

The tiling within this bathroom is fair.

A floor waste is provided to this area, and the flooring appears to drain adequately to this floor waste.

An exhaust fan is fitted within this bathroom.

## LAUNDRY

The laundry is generally in fair condition.

The tiling within this laundry is fair.

A floor waste is provided to this area, and the flooring appears to drain adequately to this floor waste.

An exhaust fan is fitted within this laundry.

## TOILET

One toilet is provided to this property.

## HOT WATER SYSTEM

The electric hot water system is located externally.

The capacity of this unit is 80 litres.

The date of manufacture is 13/11/1998.

This unit was in working condition at the time of the inspection.

*The life of a hot water unit cannot be estimated as failure may occur at any time without warning.*

## WATER

*Although general comments are made on plumbing, it is recommended that a plumbing inspection be carried out to properly assess the condition of these services. A plumbing inspection is not covered in this building inspection, in accordance with the Australian Standards AS 4349.1-2007.*

The plumbing pipes are of copper, where visible. Whilst not a licensed plumber, the visible plumbing lines appeared to be in fair condition.

## ELECTRICAL

*Although general comments are made on electrical wiring, it is recommended that an electrical inspection be carried out to properly assess the condition of these services. An electrical inspection is not covered in this building inspection, in accordance with the Australian Standards AS 4349.1-2007.*

Whilst not an electrician, the electrical wiring appears to be in fair condition.



## SMOKE DETECTORS

*Although comments are made on the existence and position of smoke detectors, it is recommended that a specialist in this area be consulted to carry out tests to properly assess the condition of these services.*

A smoke detector was located in the hallway.

Sample Report

## EXTERNAL

### ROOF CLADDING

The roof to this property is of pitched construction.

This roof is covered with:

- Corrugated Steel

This roofing is in fair condition generally.

### CHIMNEY

The chimney flashing to this property is generally in poor condition.

*Chimney flashings shed water away from where the chimney penetrates the roof cladding. Dampness around chimneys is common. It can normally be traced back to a deteriorated or faulty flashing. To work effectively, the flashing must be replaced, rather than using silicone sealants to seal corroded or fractured flashings.*

*It is recommend that chimneys be smoke tested before use.*

### ROOF FRAMING

This roof is of timber cut and pitched construction.

All visible framing to the roof are of adequate size and appear to provide adequate support for the loads placed on them.

Where visible there is no sarking under the roofing.

No insulation was in place over the ceilings at the time of the inspection.

### VALLEYS

The roof valley metal is in fair condition.

The valleys are full of leaves and debris. These should be cleared immediately to prevent stormwater back flowing into the roof void and to help prevent rust.

### GUTTERS & DOWNPIPES

The gutters to this property are in poor condition generally.

The downpipes to this property are in fair condition.

## EAVES

The roof's eaves are lined with:

- Timber Lining Boards

The eaves are generally in fair condition.

## FASCIA & BARGE BOARDS

The timber fascia and bargeboards to the property are generally in fair condition.

These timbers due to their position are prone to decay and should be kept well painted to prevent such deterioration.

## EXTERNAL WALLS

The external walls to this property are of:

- Masonry

The walls are in fair condition generally.

## DAMPCOURSE

*A dampcourse is a damp-proof material that is placed in a mortar strip between bricks, just above the ground level. This damp-proof layer must not be bridged or damaged, as this would cause damp to rise from the ground through the brickwork resulting in rising damp problems to the home.*

*Certain materials used for damp-proof courses may be subject to corrosive and other destructive actions. Lead, bituminous and slate damp-proof courses cannot be considered reliably affective against rising damp over the long term.*

*If a damp-proof course is damaged or bridged by such things as render, moisture may be able by-pass the damp-proof course causing rising damp to affect the home.*

The dampcourse material could not be found to this property. Where dampcourses are missing the property may be susceptible to rising damp problems.

Rising damp was noted in areas.

## FOOTINGS

This property has pier and strip and concrete slab footings, which generally appear sound, however there is evidence of some movement.

*A footing is the lowest part of a building and is placed immediately upon the foundation. It is used to support the structure above and to distribute the mass of the structure evenly over the foundations.*

*To prevent subsidence or heaving occurring to the buildings footings, attempts should be made to maintain the moisture content of the soil around the home at a constant level. Dramatic changes to the moisture content in reactive clay soils may cause the footings to fail resulting in cracks to the brickwork. In the worse case re-building of the brickwork and underpinning of the footings may be required.*

## SUB-FLOOR

An inspection of the sub-floor area revealed the ground to be in a damp condition.

The ventilation to this area is considered to be poor and requires improvement.

The floor framing bearers and joists are in fair condition.

*Ant capping is usually formed from galvanised sheet metal, and are placed on top of all footings. Ant capping is used to force termites into the open where they can be detected and treated. Although ant-capping will not stop termites entering the structure of your home shields will delay and impair the passage of termites.*

The ant capping to this property is in poor condition and should be improved to aid in the future early detection of termites.

## VERANDAH 1

A verandah of concrete slab construction is provided to the front of the property. This area is generally in fair condition.

*Balconies, decking's and handrails are not inspected for load capacity under the limited scope of this inspection (AS4349). It is recommended that this structure be checked by a structural engineer to determine its load capacity i.e. number of people that can be safely placed on the balcony/deck or against the handrail. Balconies, decks and handrails particularly timber structures should also be inspected every 12 months for decay.*

## PAVING (concreted areas, brick pavers etc)

The paving to this property is generally in fair condition.

## FENCING

The timber fencing to this property is generally in poor condition.

## 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 reinforced 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.

<p>Truss Roof</p>	<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>
<p>Vinyl Siding</p>	<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>
<p>Wet Rot</p>	<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 advise 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 limited to areas 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.
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  
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Building Consultant Licence BC 916  
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