Childs Property Inspections

Pre-Purchase Building Report

Client:

Property Inspected:

Inspection Date & Time:

Agreement Number:

Agreement Date:

Report Number:

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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:

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/Good), (Average/Fair), (Below Average/Poor) relate to the inspector's opinion of the Overall Condition of the Building:

ABOVE AVERAGE/GOOD	The overall condition is above that expected when compared with buildings, items or areas of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship.
AVERAGE/FAIR	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. The building, item or area inspected may exhibit some minor defects, minor damage or wear and tear, may require some repairs and maintenance.
BELOW AVERAGE/POOR	The Building, item or area 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.

BUILDING DESCRIPTION

The property inspected is a two storey, free standing building of masonry veneer and timber frame construction. The timber frame to this property is clad with fibre weatherboards. This structure is on concrete slab footings, with a pitched and skillion roof covered in concrete tiles and corrugated steel.

Garage

A double detached garage is provided to the property.

SUMMARY

We estimate the age of the property is approximately **32** years.

(This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made)

The 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 - High**

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 - 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: **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**
- **The site**
- **Garage**

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.

External Notable Items:	
Cracking was noted to the concrete paths and driveway. These cracks have been caused by the movement of the foundation material below, minimal expansion joints and possibly insufficient re-enforcement and overloading. 	

The following external timbers have decayed and will require repair or replacement by a licenced carpenter: 1. Barge board ends to the house. 2. Fascia board to the garage. 3. Screens and BBQ doors.  	$500.00

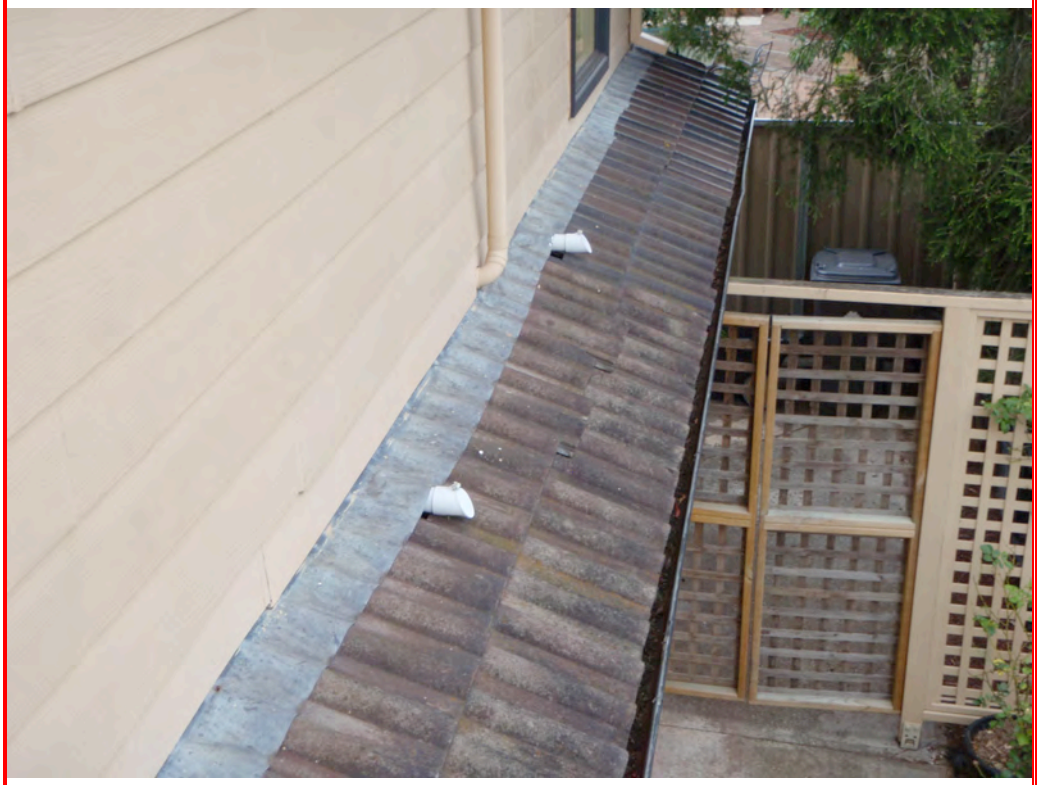
The external timbers to the property have aged and weathered in areas. These timbers should be painted immediately to prevent decay. 	
Replace the rusted fixing screws to the garage and kitchen roof. 	$100.00

The external walls weepholes and damp proof course have been concealed by landscaping to the following areas: 1. Building surround. The weepholes should be exposed to allow them to operate effectively, to remove a possible concealed point for termites to enter into the wall cavity and to prevent damp problems in the brickwork and cavity.	
Gardens have been placed against the external wall of the structure in areas. Ideally gardens should not be created directly against the walls of buildings as this will help create damp conditions that are conducive to termites.	
Settlement cracks have developed in the external wall surfaces to various areas. 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. 	

The gutters to the property contain excessive debris. The gutters and downpipes should be regularly cleared of debris to allow stormwater to flow to the dispersal system. Blocked gutters and downpipes will cause water to pond, which in turn may cause water to flow back into the eaves. Ponding of water in gutters will also lead to rust. It is recommended that a stormwater and sewer line camera survey be carried out to check for blockages and breaks in pipes. A survey can be carried out for $495.00.	$200.00
Downpipes and gutters were found to be leaking in areas, and will need to be sealed at the joins to prevent leaks. It is recommended that a stormwater and sewer line camera survey be carried out to check for blockages and breaks in the pipes. 	$200.00

The gutters to the entire lower level roof are rusting and will need to be replaced. 	$1,500.00
Replace the rusting downpipes to the garage. 	$300.00

The lead flashing to the junction between the lower and upper level roofs in several areas has split due to metal fatigue. This flashing will need to be replaced before water entry into the roof space occurs.  	$800.00

Maintenance will be required to the roof tiling, including: Re-securing the loose tiling. Replacement of broken tiles. Repairing the cracked mortar bed to the capping tiles.  	$1,200.00


6
WELCOME
TO OUR
HOME

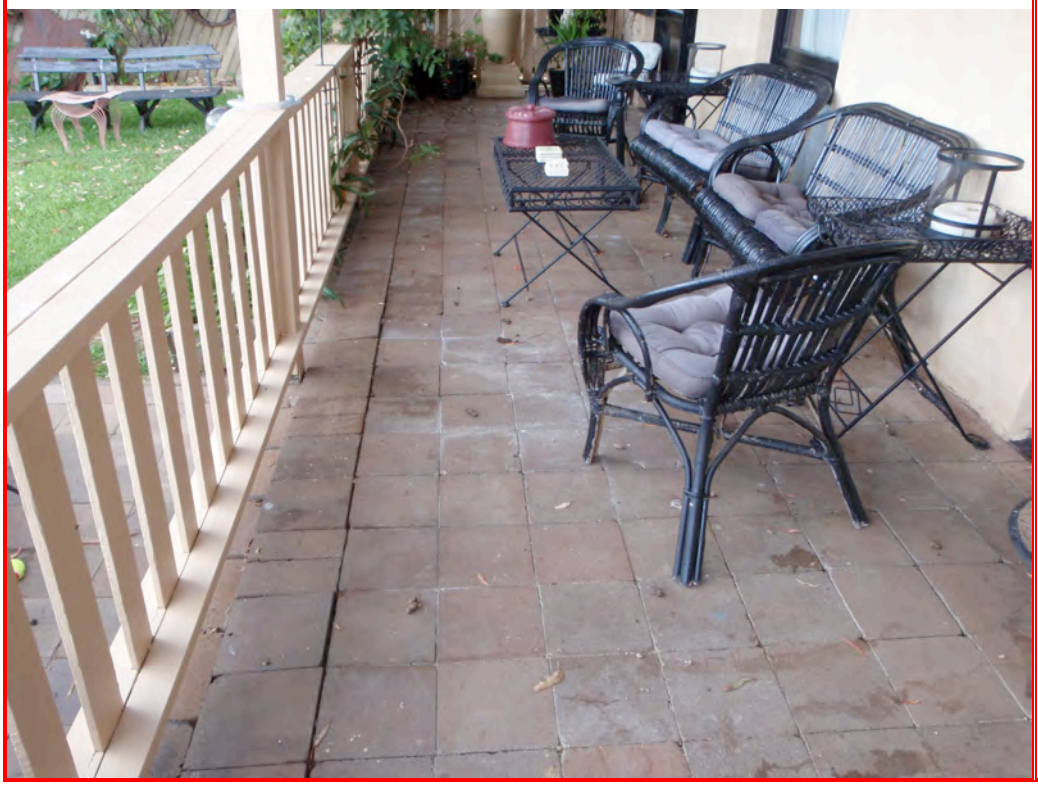
Replace the missing cap to the chimney flue above the kitchen. 	$200.00

The internal floor level is almost level with the external ground level in areas. Moisture entry has occurred to the front living area in several locations and decay was noted to the window sill internally. The external ground level will need to be lowered and flashings to the window sills may need to be replaced. Further invasive inspections will be required to understand the work required to repair these defects.

Replace the split fibre weatherboard cladding to the right side. 	$100.00

Remove the fallen tree from the garage roof and repair the impact damaged roof sheeting and barge capping. The living part of the tree should also be removed as it is too close to the building and is damaging the structure.  	$400.00

Re-lay the subsided paving to the left side patio area.



Improve flashing to the garage roof where the levels change. Moisture entry has occurred to this area.  	$650.00

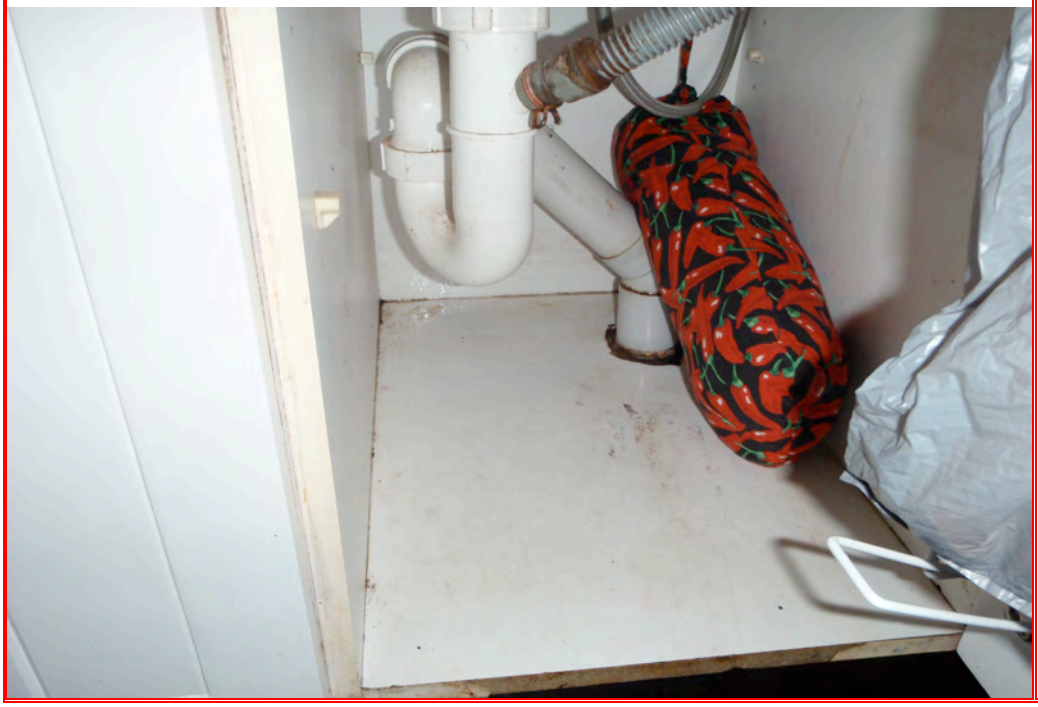
Silicon sealant has been used on the garage roof sheeting. This silicon should be regularly changed to prevent future moisture entry. Ideally the entire length of roofing should be replaced. 	$450.00

Internal Notable Items:

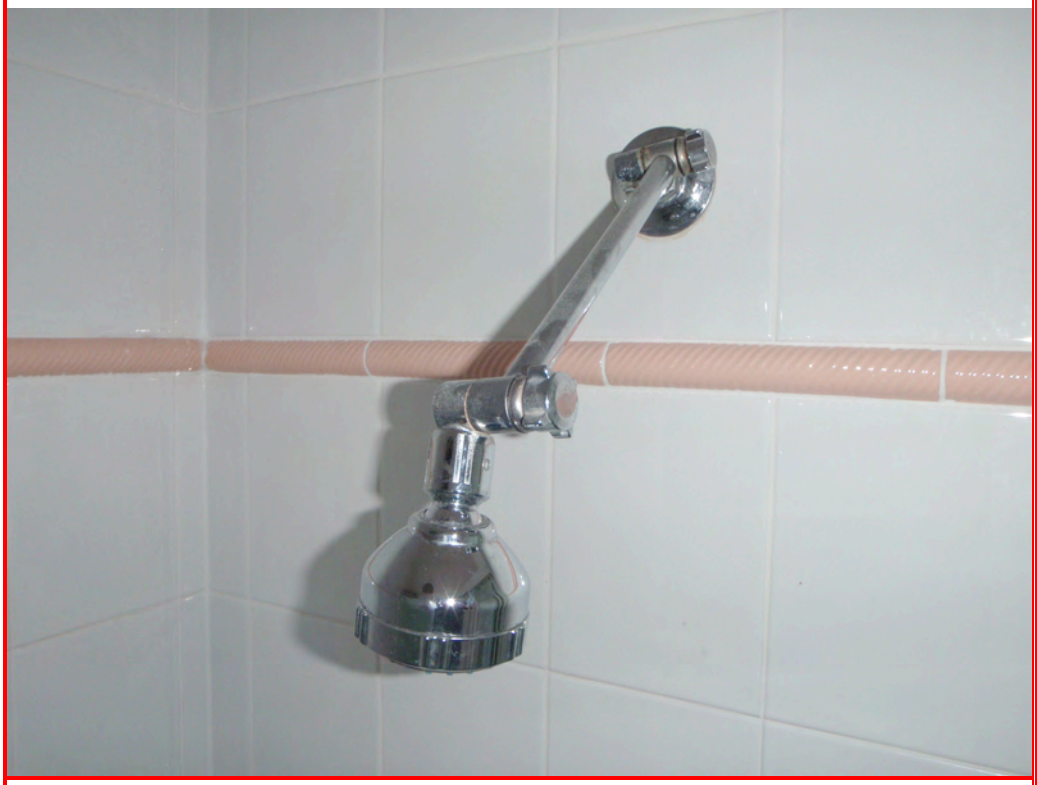
Cracks have developed to ceilings to various areas throughout.

These cracks have been caused by the differential movement between the roof and ceiling framing, and poor setting of the joints. Patching can be carried out before the next paint.

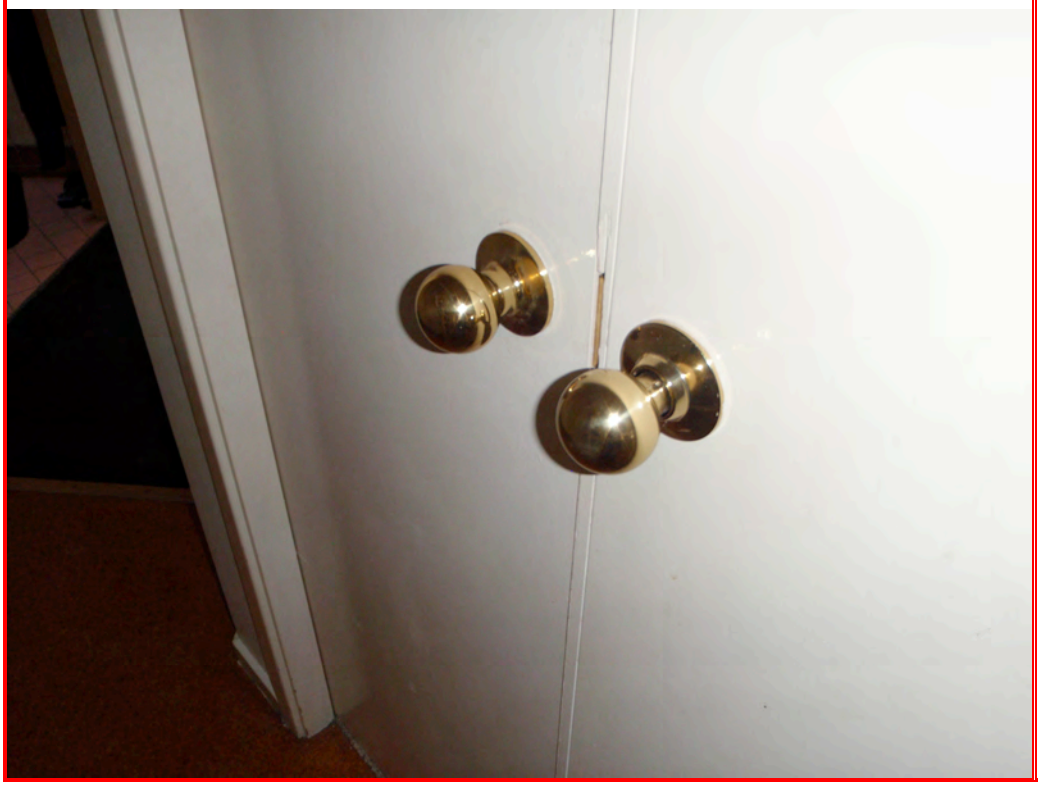
Silicon sealant has been used in the showers to the ground floor bathroom and ensuite. The use of silicon sealant is a commonly used remedy for leaking showers. This can stop leaks for a short period, however it is only a temporary repair and will fail in time. The silicon sealant in the shower should be removed and further tests made to check for leaks. If leaks are occurring, immediate repairs will be required.  	$2,500.00 if found to be leaking.

The timber windows in a number of areas require maintenance, including: Replacement of broken glazing Replacement of glazing putty Easing and adjustment Replacement/maintenance of hardware 	$1,000.00
Consult a plumber to check and repair the leak below the kitchen sink. Some moisture damage has occurred to the cupboards. 	

Servicing is required to a number of leaking taps and loose shower rose.



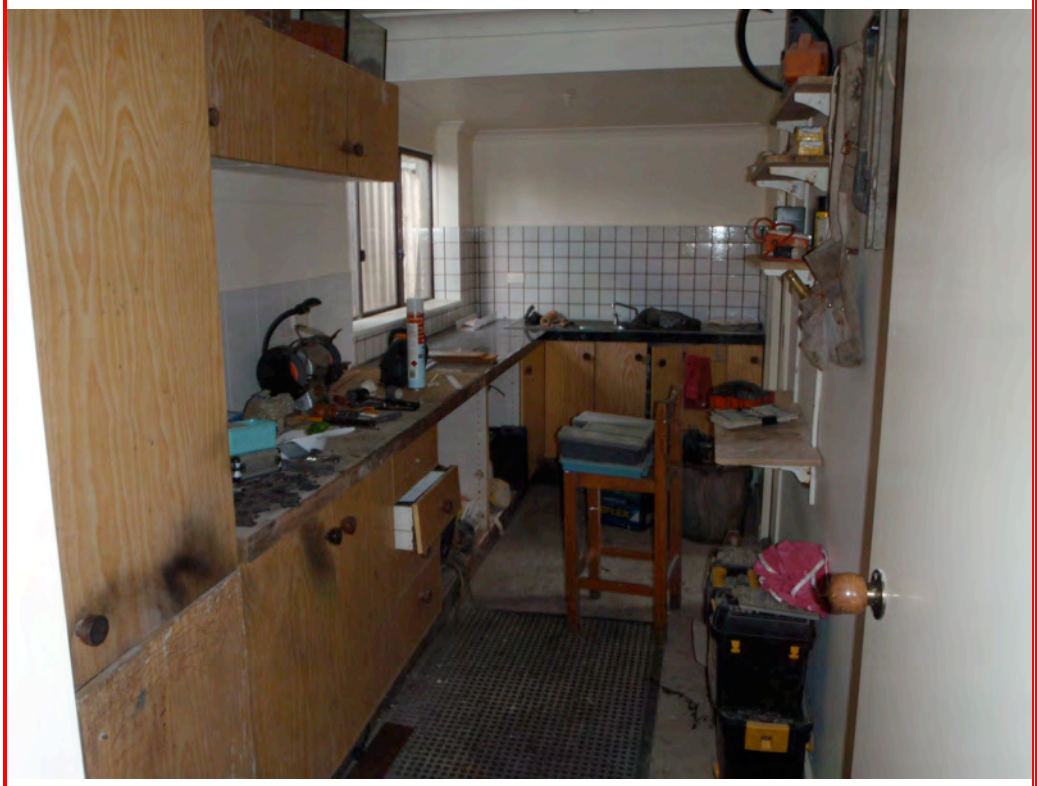
Servicing is required to the loose door handles and hardware.



Rising damp to the external wall at the left side of the living room has transferred across the cavity and is damaging the adjacent skirting board. Invasive investigations will be required to determine the repairs required to flashings and damp proof course.

Replace the rusted ceiling cover plate to the fireplace flue in the living room. 	$200.00

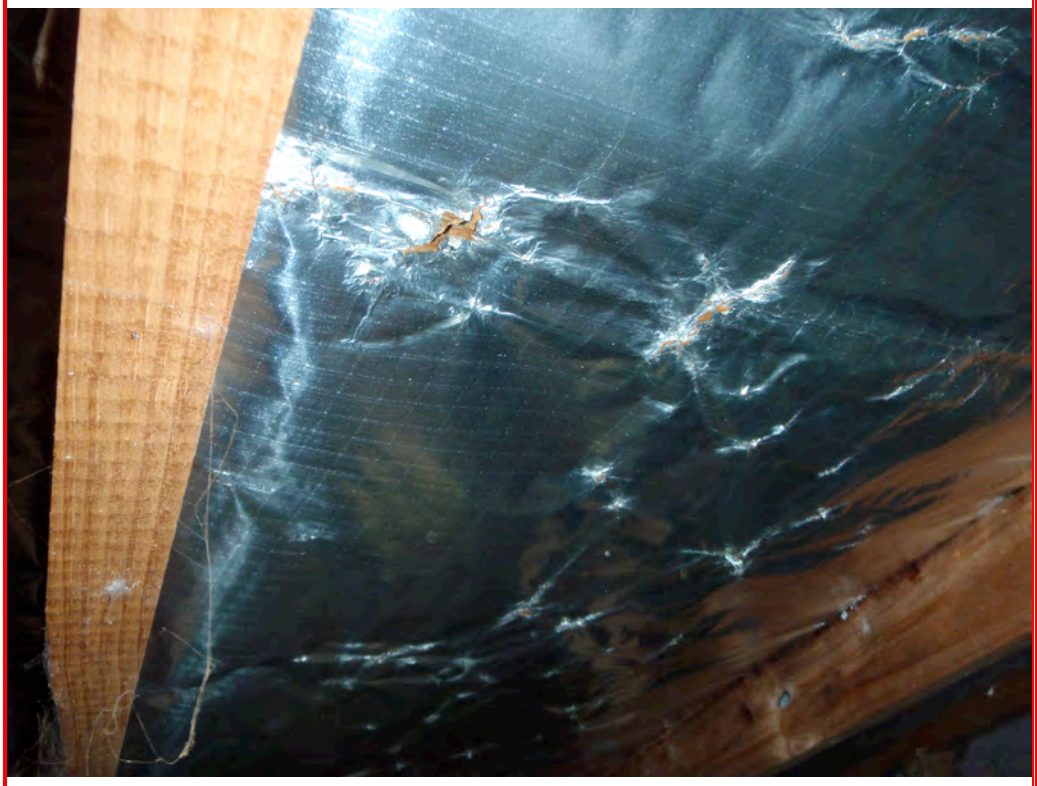
The kitchen and bathroom to the garage area are incomplete.



High moisture reading noted to the cupboard backing onto the ground floor bathroom.

Roof Void Notable Items:	
An inspection of the following areas of the roof void was not possible. 1. Lower level roof due to no manhole being provided. It is highly recommended that access be made to these areas and an inspection be carried out. An inspection of this area is necessary to assess the adequacy of the roof framing timbers and to check for timber decay or termite damage.	
Exhaust fans are ducted into the roof space of this home and little ventilation is provided in this area. Ventilation improvements to the roof space should be made to help prevent high moisture levels in building materials, which can lead to mould and decay. Fitting of roof ventilators or connecting the exhaust fan to ducting, which is fitted to roof ventilators, is recommended. 	

Patch the ripped sarking to the underside of the roofing to allow this material to operate correctly and shed any water entering the roof void to the gutters. Contact a roofing specialist to carry out this repair.



Water staining was noted to the ceiling over the rear left corner bedroom. No moisture readings were noted at the time of the inspection.

General view of the roof void.

INTERNAL

Walls

The internal walls to the property are of:

- Gypsum Plasterboard

These wall linings are in fair condition generally.

Ceilings

The ceilings to this property are of:

- Gypsum Plasterboard

These ceiling linings are in fair condition generally.

Windows

The windows are of timber.

The windows are in fair to poor 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 generally.

Internal Stairs

The stairs are of timber construction and are in fair condition generally.

Kitchen

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

The tiling within this kitchen is fair.

Bathroom 1 – Ground Floor

The shower recess was tested, and was found to be without visible leaks at the time of the inspection, however silicon sealant has been used in the recess as a temporary stop leak.

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.

There is no exhaust fan within this area. Exhaust fans are an effective way of removing moisture from bathrooms and laundries. An exhaust fan should be fitted in these areas to prevent mould growth to the ceiling and wall surfaces.

Bathroom 2 – Upper Level

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.

An exhaust fan is fitted within this bathroom.

Ensuite

The shower recess was tested, and was found to be without visible leaks at the time of the inspection, however silicon sealant has been used in the recess as a temporary stop leak.

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.

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.

There is no exhaust fan within this area. Exhaust fans are an effective way of removing moisture from bathrooms and laundries. An exhaust fan should be fitted in these areas to prevent mould growth to the ceiling and wall surfaces.

Toilet

Four toilets are provided to this property.

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 living room.

A smoke detector was located in all bedrooms.

EXTERNAL

Roof Cladding

The roof to this property is of pitched and skillion construction.

This roof is covered with:

- Concrete Tiles
- Corrugated Steel

The roofing appears to be in fair condition generally.

A physical inspection of the roofing was not possible due to the height of the upper level of the building and the inability to access this area with a 3.6m ladder, which is the height restriction for a standard building inspection AS 4349.1- 2007. A special purpose inspection will be required to inspect this area and will require the use of harnesses attached to roof ties.

Chimney

The chimney flashing to this property is generally in fair 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 truss construction.

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

Sarking has been fitted to the underside of the roofing. An inspection of the underside of the roofing was not possible due to the sarking material and therefore the condition of the roofing cannot be fully determined. A further invasive inspection of this area will be required.

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

Gutters & Downpipes

The gutters to this property are in poor condition generally.

The downpipes to this property are in fair to poor condition.

Eaves

The roof's eaves are lined with:

- Fibre Cement Sheeting

The eaves are generally in fair condition.

Fascia & Barge Boards

The timber fascia and bargeboards to the property are in fair to poor condition generally, deterioration due to age and weathering was noted.

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

Lintels

Lintels are structural elements in a building, designed to hold up masonry above doors and windows. They are made of steel, concrete, timber & brick.

The steel lintels to this property are generally in fair condition.

External Walls

The external walls to this property are of:

- Rendered Masonry
- Fibre Weatherboards

The walls are in fair to poor 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 damp proof course to this property has been bridged.

Footings

This property has 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.

Awning 1

An awning of timber frame construction is provided to the north elevation of the building.

This awning is generally in fair condition.

Where additions such as awnings and pergolas are provided to a property it is advisable that documentation of Council approval for these structures be sought.

Paving (concreted areas, brick pavers etc)

The paving to this property is generally in fair condition.

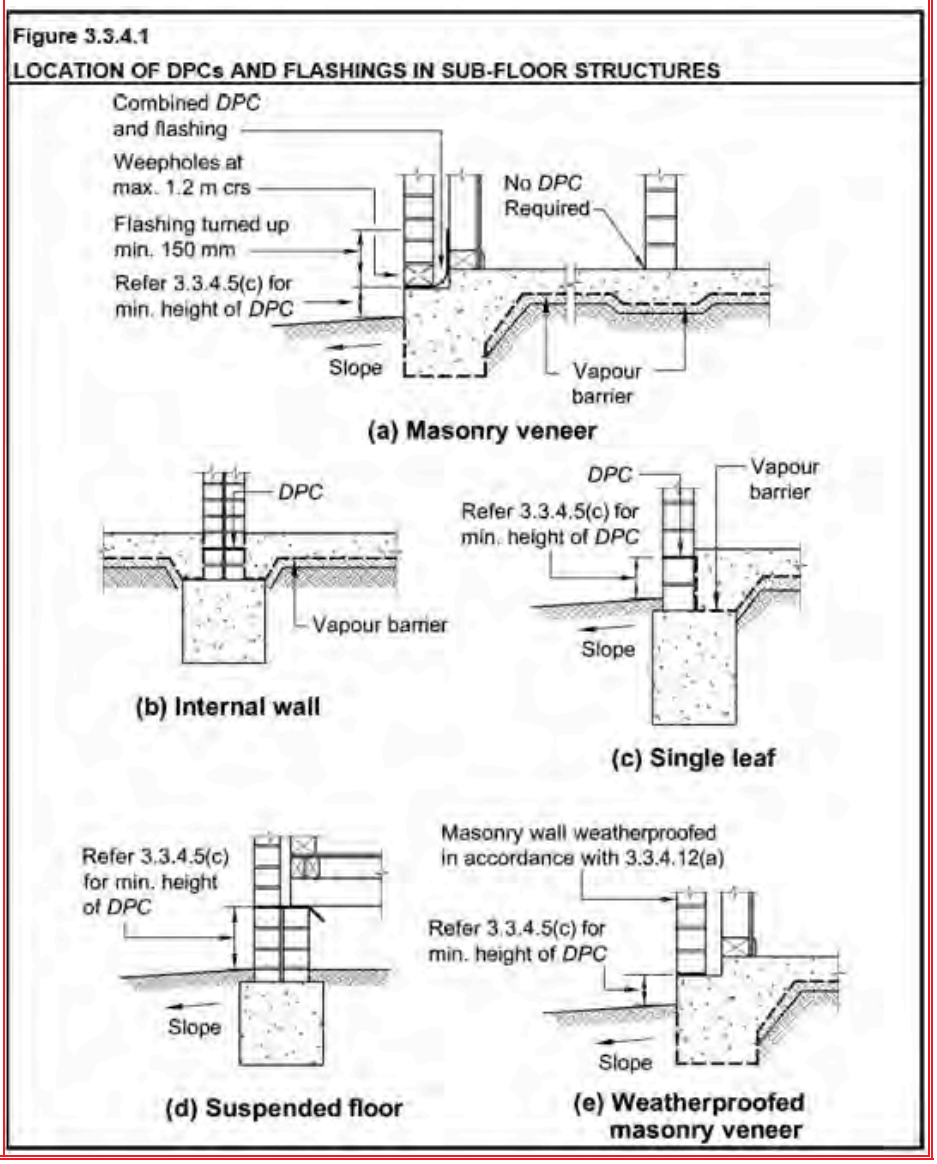
Important Information

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 & Conditions

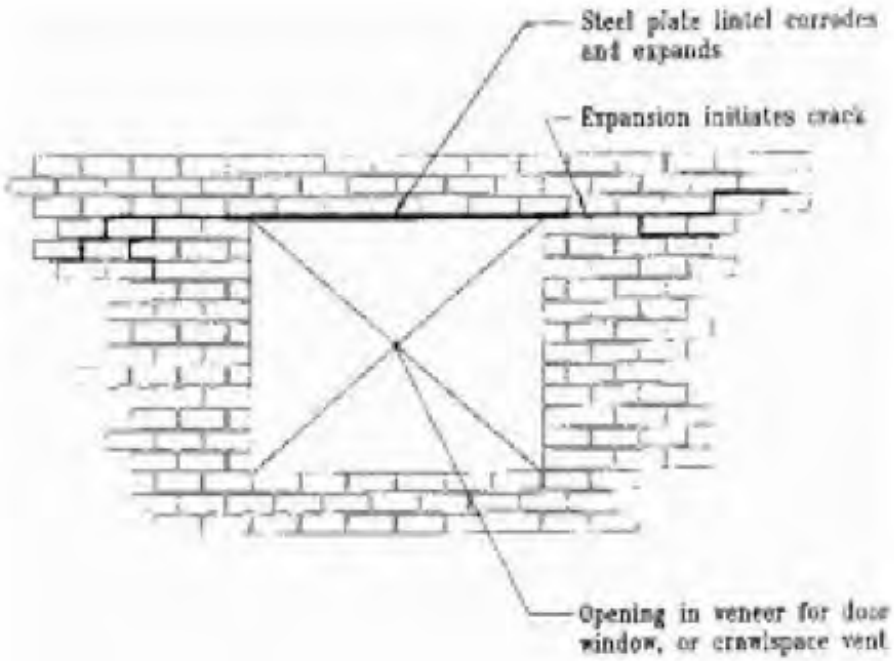
This section is to assist you in maintaining the materials in the property and to allow you to better understand this report.

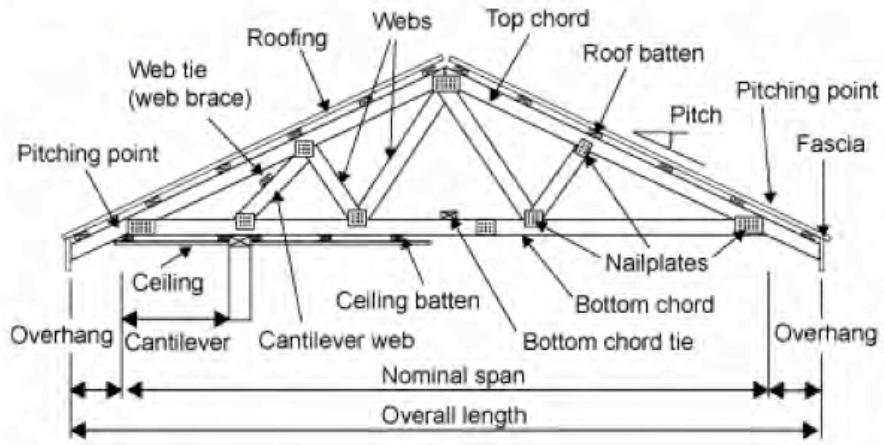
Dampcourse	A dampcourse is a material placed in brickwork just below the floor level to prevent moisture rising through the brickwork due to capillary action. Modern homes use aluminium core or polythene materials for damp courses and these are effective unless damaged or bridged by other materials. In older homes usually over 50 years, materials such as lead, bitumen or slate are used. These materials are less effective and quite often due to there age have allowed moisture to penetrate through them.

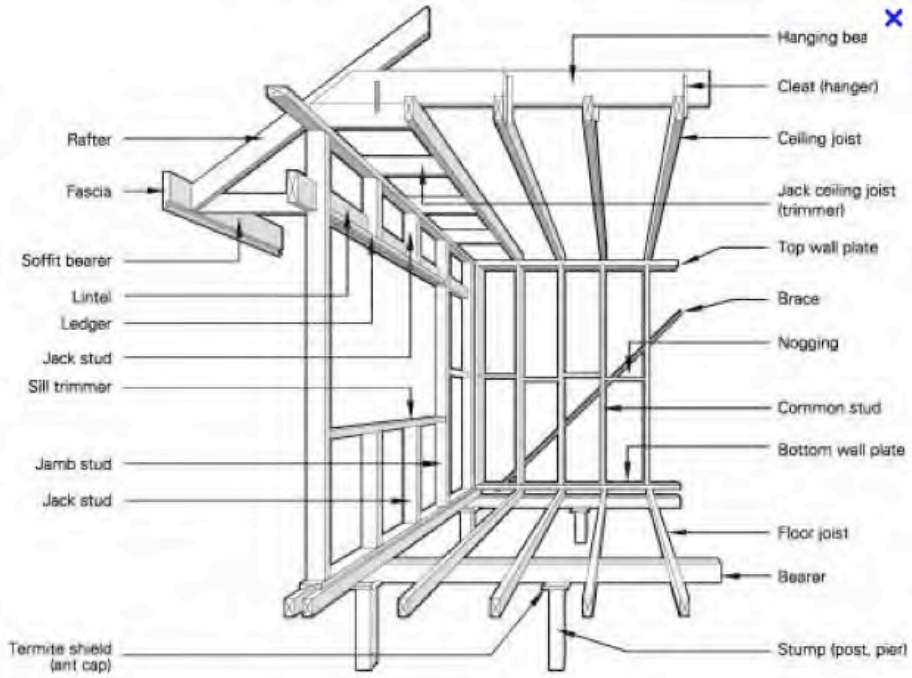


Brick (Masonry) Veneer	Brick Veneer consists of a timber or steel frame structure having an outer leaf of brickwork as the external cladding. A cavity is formed, usually 40mm wide between the frame and the brickwork, which is fastened to the studs with metal or plastic ties. This type of construction 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 loose 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	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. 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. 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.
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	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. 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. 
Terracotta Roof Tiles	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. Because of the brittleness of these tiles, walking on them should be done with care or avoided completely if possible.
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	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. 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. 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. **Terms for roof truss members** The following diagram shows the terms used for general roof truss members.  The following diagram shows the terms applying to gable end roofs.
Vinyl Siding	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.

Wet Rot	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. 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.
Floor, wall and roof framing members	

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.

15. Where External Timber Walls and Structures exist:

(1) A detailed analysis of the construction and current structural stability of the wall or structure by an engineer or other suitably qualified person should be arranged; and,

(2) Annual inspections of the wall or structure by an engineer, or other suitably qualified person are recommended to ensure any maintenance that may become necessary is identified;

(3) If people will use the wall or structure for any purpose then care should be taken that it is not overloaded.

Definition: External Timber Walls and Structures: means decks, verandas, pergolas, balconies, handrails, stairs, retaining walls, children's play equipment, fences, garages, carports, sheds, gazebos, out buildings.

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
Accreditation Number 02362
Building Consultant Licence BC916
Childs Property Inspections Building Consultant Company Licence BC 981