



PRE-PURCHASE PROPERTY INSPECTION

(BUILDING)
as per
AS:4349.1-2007


WA BUILDINSPECT

**Inspector
Joe Cicirello**



Visual Pre-Purchase Building Inspection Report

To comply with Australian Standard AS4349.1-2007

1.0 CLIENT DETAILS:	
Client:	[REDACTED]
Contact Details:	Ph: [REDACTED] Email: [REDACTED]
Job Invoice No:	
Report Ordered by:	Purchaser
Inspection address:	[REDACTED] Morley
Inspection Date & Time:	<u>Date:</u> 10/8/2016 <u>Arrival time:</u> 9:30 am <u>Departure time:</u> 12:10pm
Weather Conditions at time of inspection:	Damp / Cloudy
Building if Furnished:	No
Building Tenancy:	Vacant
Persons present at time of inspection:	Real Estate Agent
	
Front Elevation of the Inspected Property	

Please take the time to completely read this visual pre purchase building inspection report so you are able to make a fully informed decision prior to its purchase.

**INDEX:****1.0 CLIENT****2.0 FEE & INSPECTION AGREEMENT****3.0 SUMMARY****4.0 ACCESS****5.0 TERMINOLOGY****6.0 PHOTOGRAPHIC FINDINGS****7.0 THE EXTERIOR****8.0 THE SUB FLOOR****9.0 THE ROOF LOFT****10.0 THE ROOF EXTERIOR****11.0 THE SITE****12.0 THE INTERIOR & INVASIVE INSPECTION REQUIREMENTS****13.0 TERMS & CONDITIONS****14.0 CONTACTING THE INSPECTOR****15.0 ACKNOWLEDGMENT OF THIS REPORT****2.0 FEE & INSPECTION AGREEMENT**

This agreement forms part of this Pre Purchase Inspection Building Report.

(Offer & Acceptance, Form of Valuable Consideration and Instructions apply here.)

(Definition: Offer and Acceptance; analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when



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acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)

(Definition: **Valuable Consideration**; it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)

(Definition: **Instructions**; the purchaser has given verbal or written directions to carry out this pre purchase building inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)

Tax Invoice No:	Client:
Phone:	Property at:
You agree to a fee of \$...../..... Inc GST for this Property Inspection and Report	
Amount:\$ -00 ABN No: / / / Paid: / /	

YOU AGREE TO THE FOLLOWING CONDITIONS & THE INSPECTION TYPE ORDERED BY YOU. (VISUAL PRE-PURCHASE BUILDING INSPECTION & REPORT)

This inspection will be carried out in compliance with AS4349.1-2007 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.

1. This inspection is a visual evaluation only for the buildings within 30 metres of the main building and within the inspection properties boundaries.
2. **ACKNOWLEDGMENT:** I agree to contact the Inspector once I have read the report or the Inspector will contact me.
3. Safe and reasonable access will only be achieved to the property being inspected to the areas of, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior, The Interior of The Roof Space and within the Sub Floor areas (if applicable) only.
4. The report will also advise on visible minor and major defects, safety hazards and any cracking visible to the buildings elements on the day and time of the inspection.
5. The Inspector will not conduct any invasive inspections. (Written instructions must be provided for any invasive inspections required now or in the future as the Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or any personal belongings currently in place.)
6. The Inspector will advise you should there be need to carry out an Invasive Inspection to the property that they inspected. In the event an Invasive Inspection should be required, then you should NOT agree to anything until this Invasive Inspection has been completed and reported on.
7. We DO NOT & WILL NOT inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.
8. **It is highly recommended that a full Timber Pest Inspection carried out in compliance with AS4349.3-2010.**
9. **No inspection will be carried out for Asbestos.** (This is out of our area of expertise, unless otherwise stated)
10. **No inspection will be carried out for Magasite.** (This is out of our area of expertise, unless otherwise stated)
11. **No inspection will be made for Mould.** (This is out of our area of expertise, unless otherwise stated)
12. **No inspection will be made for Solar Power Panels.** (This is out of our area of expertise, unless otherwise stated)
13. Costs for and building rectification works are not provided within this Report. Should you require any costing's you should seek further advice from a Licensed Builder, Architect or a Quantity Surveyor.
14. When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed and or after this inspected property has been vacated.
15. When and if Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection.



16. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.
17. This Inspection will not cover or report the items listed in Appendix D in AS4349.1-2007. A copy of Appendix D can be provided upon request.
18. This report is not a Structural Report. Should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.
19. Where a Strata Title property is to be inspected, then we will only inspect the strata unit's interior and the unit's immediate exterior to be inspected as detailed in Appendix B in AS4349.1-2007. A full Strata Report must be obtained for all of the common areas before you make an informed decision to purchase the Unit. A copy of Appendix B can be provided upon request.
20. If an issue, pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator, Housesafe or an arbitrator. Each party will pay their own costs.
21. We will not be liable for any third party loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.
22. The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe and reasonable access.

If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe to do so.

Area	Access Panel	Crawl space	Accessible Height
Roof Space:	400mm x 500mm	Minimum of 600mm x 600mm	From a 3.6m ladder off a level platform and only if it is safe to do so
Roof Exterior:	-	-	From a 3.6m ladder only and off a safe level ground surface
Subfloor:	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access

23. Limitations to this Inspection are noted above and how these limitations may affect the Inspection are:
- In general, any stored or scattered goods, stored boxes, parked cars, bikes, boats, trailers, A/C unit's and their ducting and any external covering foliage, plants, vines, stored fire wood and timbers, vines clinging to external wall surfaces, trees covering areas will hinder our inspection to the areas clearly stated within the body of this report.
24. We invite you to contact the inspector shown on the last page of this report so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any further decision to purchase this property.
25. You're the Purchaser need to have any misunderstood issue fully explained to you prior to making any decision in purchasing this as inspected property. Your Conveyancer is not adequately qualified to explain any issues to you; you must contact the Inspector shown on the last page of this report.

Acknowledgment: Dated:



3.0 SUMMARY OF THIS INSPECTION:

3.1 OVERVIEW:

The following summary below of **Satisfactory, Average and Poor** apply to the overall condition and to other areas of this Inspected Property if and when stated within this report document:

SATISFACTORY	The areas inspected appear to be in serviceable and sound acceptable condition without any significant visible defects.
AVERAGE	The inspected areas evident require repairs and or maintenance which are consistent and normal due to the age of the property.
POOR	The areas inspected require major repairs and or replacement due to its age, poor maintenance, deprived state, deterioration or not being completed to an acceptable standard of workmanship.

ROOF EXTERIOR:	<i>POOR</i>
THE EXTERIOR:	<i>AVERAGE</i>
THE SITE:	<i>POOR</i>
a/ Retaining Walls:	<i>AVERAGE</i>
b/ Site Drainage:	<i>POOR</i>
c/ Out-buildings:	<i>POOR</i>
THE SUB FLOOR SPACE:	<i>Not Inspected- required further investigation</i>
THE ROOF VOID SPACE:	<i>AVERAGE</i>
THE INTERIOR:	<i>AVERAGE</i>
OVERALL CONDITION OF THE BUILDING:	<i>AVERAGE</i>

NOTE: Other photos not shown in this report may have been taken of this property indicating the inspector's observations on the day in relation to any excessive foliage growth, damaged retaining walls, pool areas, areas that are not part of this inspection, termite matters, hindered or restricted access areas and of any other issues not covered.

NOTE: This report does not advice on events or any further damage occurring to the property post the inspector departing the property.

NOTE: All floor surfaces may become slippery when wet. Should you have any concerns regarding slippage to these surfaces, you should seek advice from a slip risk specialist.

3.2 PURPOSE:

This report should only be read in its entirety for the purpose of allowing the potential purchaser to make an informed decision prior to this inspected properties purchase as well as to potentially resolve any unknown issues.

3.3 SCOPE:

This pre-purchase property building inspection shall comprise of a visual assessment only for the buildings general condition within 30 metres of the main building only and as well as being within the inspection properties boundaries. This report is not a Structural Report, should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.



3.4 SUMMARY:

OBSERVATION OF DEFECTS AT THE TIME OF THIS INSPECTION:

Defects are categorized into 6 areas as described below.

These descriptions are clearly defined in AS4349.1-2007 Table 3.3 "Type of Defects."

A-Damage (visual disruption or breakage resulting in loss of value or the impairment of usefulness,)

B-Distortion, warping and twisting (a change in the shape of an image resulting from imperfections from its intended location,)

C-Water penetration, damp related (the presence of moisture and/or egress or entry of forms of water and dampness into unintended locations,)

D-Material deterioration (rusting, rotting, corrosion, decay) (alteration of the products or elements original intended finish,)

E-Operational (not being fit for proper functioning and /or ready for use,)

F-Installations & Appearance (inappropriate fitting and finish of a products intended use)

3.4.1 Summary of MAJOR DEFECTS:

Description: Being a defect of significant magnitude that requires immediate rectification. At this inspection we will assess and appraise the properties building elements for the presence of visible defects.

My observation of visual Major "Defects" found at the time of this property inspection:

- 1/ External cracks to converted garage require rectification to avoid further damage, 'D' & 'B'
- 2/ External paving, tiling and concrete to be repaired to avoid tripping and slip hazards 'D' & 'B'
- 3/ West Nib Wall- Separated from main House- Safety Hazard 'D' & 'B'
- 4/ Safety Hazard: exhaust fan to bathroom needs to be reinstalled correctly 'E' & 'F'
- 5/ Roof flashing to be correctly installed to prevent further water ingress, 'A' & 'C' & 'D' & 'F'
- 6/ Evidence of leak to internal kitchen cupboards below sink 'A' & 'C'
- 7/ General site drainage poor and stormwater connections need to be remedied, 'C' & 'D' & 'E'



3.4.2 Summary of MINOR DEFECTS:

Description: Classified as anything other than a major defect.

My observation of visual Minor "Defects" found at the time of this property inspection:

- 1/ Insulation displaced in areas, 'E' & 'F'
- 2/ Gutters and downpipes are rusting and deteriorated in areas, "C" & "D" & "E"
- 3/ Minor wall and ceiling cracking evident internally being common for the age of this dwelling, 'A' & "F"
- 4/ Floor tiles are cracked/chipped in areas, "A" & "F"
- 5/ The windows and sliding door units need adjustment and general maintenance to correct their intended operation, "E" & "F"
- 6/ Minor timber floor movement is evident in some room areas, therefore rectification works are now required within the sub floor area. 'B'
- 7/ Weep holes are not installed to required areas and need to be remedied in order to avoid damp issues 'F' & 'C'
- 8/ Evidence of water penetration through roof cover 'A', & 'C'
- 9/ Front roof hip dips to external front elevation, 'B'
- 10/ Purlin undulation was evident, which causes visual external roof tile undulation 'B' & 'F'
- 11/ Broken/missing tiles to be replaced 'A', 'D'
- 12/ This site has inadequate surface inlet drainage. We recommend that additional site surface run off inlet and or diversion drainage be put into place around this property to protect this dwellings foundation materials. 'D' & 'C' & 'F'
- 13/ Storage Gas hot water system is placed below ground level. There is a leaking pressure valve. 'D' & 'C'
- 14/ Evidence of rising damp needs to be investigated further 'C' & 'D'
- 15/ Ceilings cracked in some areas, 'A'



3.4.3 Summary of SAFETY ITEMS (INCLUDING STEPS)

*Description: Issues identified at the time of my Inspection. (Duty to Warn!) **WARNING***

My observation of Safety issues found at the time of this property inspection:

- 1/ Undulating pavers and or concrete joints can be a trip hazard**
- 2/ Any uneven stair riser heights and or stair tread widths can also be a trip hazard**
- 3/ All railings must be no lower than 1.0metre high**
- 4/ CPR charts must be clearly displayed in swimming pool & spa pool areas**
- 5/ All pool barrier gate/s must be self-closing & self-latching**
- 6/ A Structural Engineer will be required to inspect all retaining walls over 700mm high and any structural steel work evident and visible at the time of the inspection to this property.**
- 7/ Window and door venetians, blinds and or curtain cords can be a choke hazard if left dangling in view of toddlers.**
- 8/ TREES: All or any trees associated to this property are to be assessed by an Arborist for their strength and in the event of any issues then these issues are to be dealt with immediately.**
- 9/ Balconies, decks and suspended verandas that have timber or metal railings and or enclosures must be maintained in a way to prevent wood decay, wood rot, metal corrosion and rusting from occurring that may allow a person to fall over or through the structure.**
- 10/ Hot Water Services with storage tanks must not set below 60degrees to prevent bacteria forming in the system.**
- 11) Western nib walls have detached from main building (photos in body of report)**

**Description and ID of the Property Inspected:****Type:**

For the purpose of this report this residential dwelling has a street frontage facing SOUTH approx.

Site Topography:

Falls to the : EAST

Height: No of storeys: SINGLE

Construction Type:

Floor type: Concrete Slab and Timber Floor

Exterior Wall type: Brick Veneer and Double Brick

Exterior Roof type: Hip

Exterior Roof covering: Metal roofing and Terra-cotta tile

Interior Linings: Plasterboard and Float/Set

Verandas or Balconies: Nil

Other Structures & Areas inspected:

Swimming Pool area: NOT INSPECTED, REQUIRES INSPECTION FOR COMPLIANCE AND SAFETY

Pool equipment & its operation not tested;

CPR chart evident YES or NO,

Pool fence: Presence Integrity Gate operation (does/does not operate as intended)

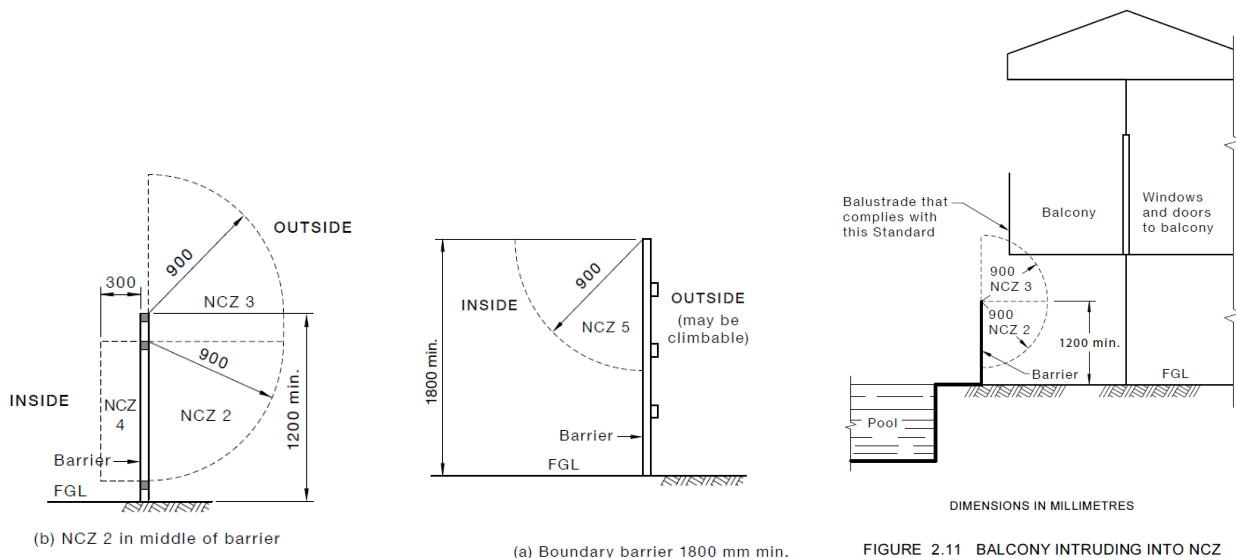
In general if applicable to this property: Any pool fencing and associated pool areas that are part of a dwellings exterior must be compliant with the Local Council's legal requirements. All windows and doors that directly face a pool area must be self-closing/self-latching or a non-removable security mesh screen must be fitted to those window and fixed door units.

NOTE: Excerpts from AS1926.1-2012 Swimming Pool Safety, Barriers for Swimming Pools

1.3.14 Latch: A self-latching mechanism that prevents the opening of a closed gate or door without activation of its release device.

1.3.15 Non-climbable: A part of a barrier in which there are no handholds or footholds or other aids for climbing.

1.3.16 Non-climbable zone (NCZ): A zone on a barrier and in the space adjacent to a barrier, running the full length of a barrier including a gate that is intended to restrict climbing of the barrier by young children.



The above figures show some of the requirements for Pool Barrier Safety.

2.4 GATES, GATE UNITS AND LATCH FITTINGS:

2.4.1 Gates 2.4.1.1 Operation of gates

Gates shall be hung so that they only swing outwards, i.e. away from the pool area.

Gates shall be located so that the arc of operation is clear of any building or doorway.

Gates shall have sufficient clearance to swing freely through the arc of operation.



The opening under a closed gate shall not exceed 100 mm at any point.

Foundation materials under the fence gate and posts must be of a permanent nature.

(Insert your descriptions from the answer sheets/template phrases and or delete if not applicable to this property)

Garden Shed: Unit was in AVERAGE condition generally, the shed unit is rusted and dented in areas

Pergola: Unit was in AVERAGE condition,

downpipes are missing, downpipe is leaking, gutters are leaking, roofing is dented and or damaged in areas, roofing is rusting in areas.

It is recommended that confirmation be obtained by the relevant authorities that the BUILDING AND ASSOCIATED STRUCTURES being reported on have been approved for its intended use.

4.0 ACCESS AT THE TIME OF THE INSPECTION

Areas Inspected & Areas Not Inspected and Why:

1. **The Areas Inspected were:**
 - a. the Interior,
 - b. the Exterior,
 - c. (parts of) the Roof Void Space,
 - d. the Boundaries
 - e. the Site
 - f. and any associated Outbuildings within 30 metres of the main building.

2. **The Areas and/or Sections that Access SHOULD be fully gained are:**
 - a. (parts of) the Roof Void Space
 - b. Sub Floor

(NOTE: It is recommended that an additional manhole must be put into place to gain access into the areas beyond the hindering valley are NOT crawled through at a visual pre purchase inspection)

Further Inspection is essential prior to making your decision to Purchase at an additional cost if required.



Roof Void Access Limited less than 600 mm x 600mm



Sub Floor Access Blocked



3. **The Areas that were NOT Accessible for Inspection are and the reasons WHY were:**

- a. To sections of the roof void due to low pitch roof and a/c unit pipework and machinery
- b. Entire Sub floor area due to external access area being blocked and could not gain entry.
There wasn't an internal access point within the house.

Further Inspection of these areas above is essential once access has been obtained at an additional cost.



5.0 TERMINOLOGY & THEIR DEFINITIONS

GLOSSARY OF TERMS: (This explains Building Elements in layman terms.)

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

ACCESS HOLE - An opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

AGG LINE - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.

APPEARANCE DEFECT - Fault or deviation from the intended appearance of a building element.

ARCHITRAVE - moulding surrounding a door or window opening to cover the join between the frame and the wall finish.

BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

BEARER - A sub-floor structural timber member which supports the floor joists.

BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

CLIENT - The person or other entity for whom the inspection is being carried out.

CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

CORNICE - A moulding placed at the junction between a wall and ceiling.

DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

DEFECT - Fault or deviation from the intended condition of a material, assembly or component.

DEFLECTION - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

EAVES - The lower part of a roof that overhangs the walls.

FASCIA - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

FOUNDATION DOOR ENTRY - The door or cover access point into a dwellings sub floor area.

GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

GAUGE - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

GOING - In a stair the horizontal distance from the face of one riser to that of the next.

HANGING BEAM - A beam above the ceiling used to support ceiling joists.

HEAD - The upper horizontal member at the top of an opening or frame.

HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

HEARTH - The floor of a fireplace and immediately adjacent area.

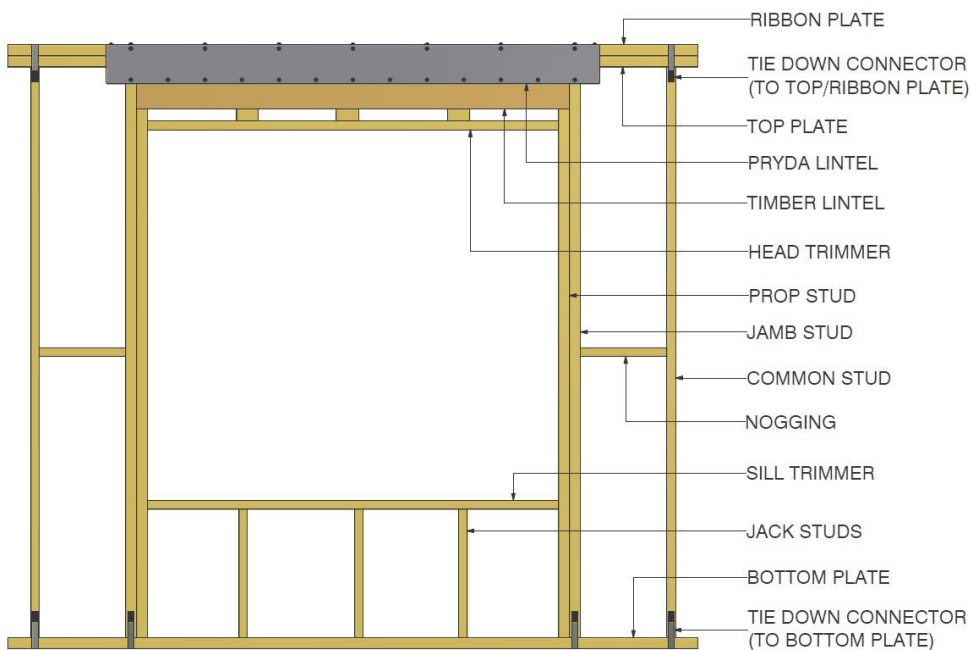
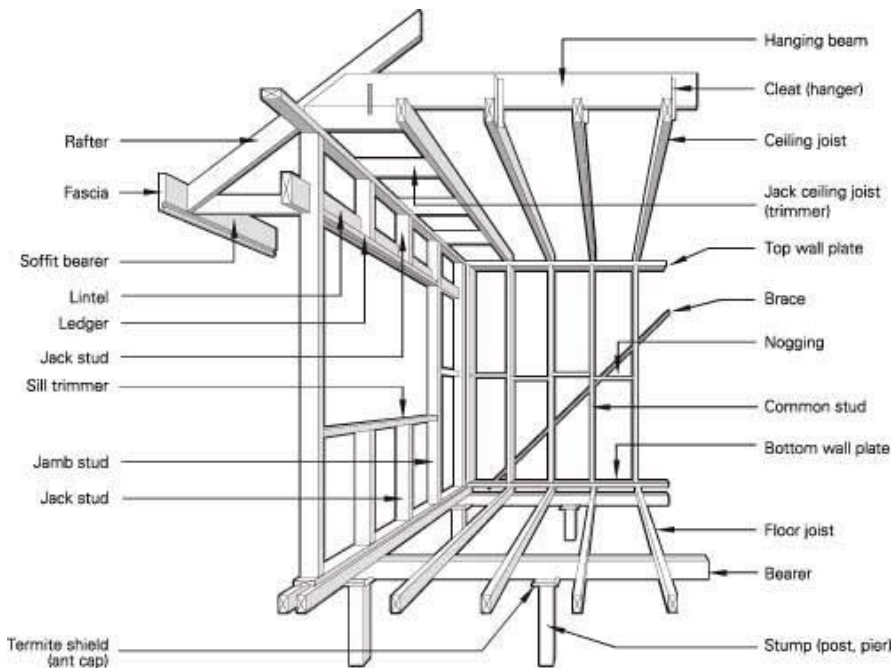
HINDERED ACCESS - The inability to access this area stated in this report.

HIP ROOF - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

INSPECTION - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

INSPECTOR - Person of organisation responsible for carrying out the inspection.

JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.



LIMITATION - Any factor that prevents full or proper inspection of the building.

LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.

MAJOR DEFECT - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

MINOR DEFECT - A defect other than a major defect.

MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.

PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

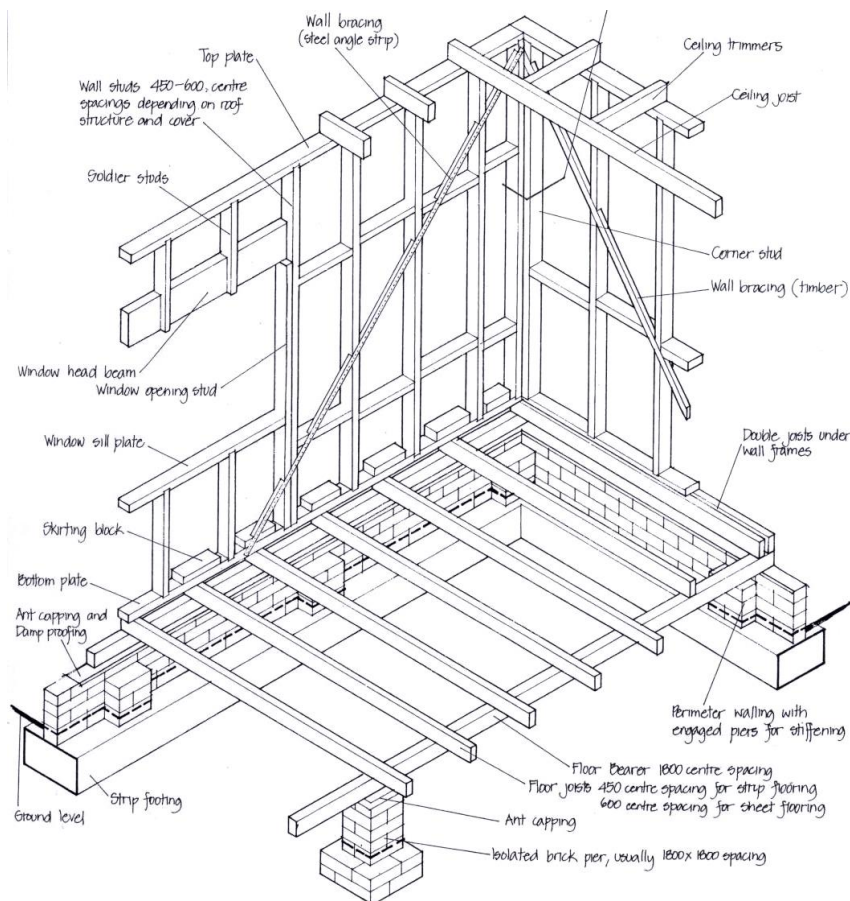
PERP - A vertical joint in masonry construction.

PITCH ROOF - The ratio of the height to span, usually measured in degrees.

POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

QUAD MOULDING - A moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.



RAFTER (COMMON) - A rafter spanning the full distance from the eaves to the ridge.

RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.

RAFTER (JACK) - A rafter between a ridge and a valley or a hip rafter and the eave.

RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.



RISER - The vertical face of a step in a stair flight.

SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element.

SEPARATION - Gapping formed between the two surfaces stated.

SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.

SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.

SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

SOFFIT/EAVES - The underside of a slab or an eave.

SOLDIER COURSE - A course of brickwork laid on its end.

SPROCKET - A framing timber used in eaves construction.

STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.

TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.

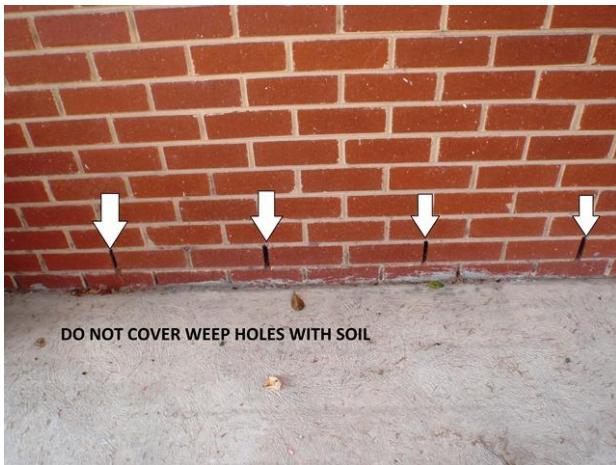
TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

VALLEY - The meeting line of two inclined roof surfaces at a re-entrant angle.

VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.

WEEP HOLES - Vertical joints or perpend in brickwork left open above the flashing line to allow water from behind the wall to escape.



**PLUMBING AND DRAINAGE TERMS**

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. **GULLY TRAP (GT)** - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called **GULLY**.

JUNCTION (PIPE) - A pipe fitting incorporating one or more branched.

MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.

SULLAGE - Domestic waste water other than from soil fixtures.

SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means of a **SUMP PUMP**. Also called **DRAIN PIT**.

TRAP - a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage of gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.

BOUNDARY TRAP - A trap in the property service drain, usually near the boundary of a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called **INTERCEPTOR TRAP**.

GREASE TRAP - A device in the shape of a box with baffle plates to slow the flow of liquid waste and prevent the passage of greasy substance into the drainage system. Also called **GREASE INTERCEPTOR TRAP**.

P-TRAP - A trap in which the inlet leg is vertical and the outlet leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.

S-TRAP - A trap in which the outlet leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection of silt, sand or grit.

VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball or the flexing of a diaphragm.

FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as **FLOATING BALL VALVE**.

FLUSH VALVE - A control device for water flow at mains pressure to a WC pan; used instead of a cistern.

MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.

PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined value in the downstream side. Also called **PRESSURE LIMITING VALVE**.

PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as **ISOLATING VALVE**.

TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.

VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.



6.0 PHOTOGRAPHIC EVIDENCE of FINDINGS TO AREAS INSPECTED:

Findings of this Inspections Cracking to the External and Internal Building Elements:

Is there cracking to the dwellings Building Elements? **YES**

(NOTE: Cracking within the categories below will require a Structural Engineers Inspection for a complete determination on the effects to this dwelling prior to you making a decision to purchase.)

(An Engineer is required to Certify for all cracking over category "2")

Cracking Categories: Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm - 5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Note weather tightness can be impaired, 5.0mm -15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

(NOTE: the following designated cracking area/s below and page/s need sections filled out and photographs placed in this section on issues of cracking found at the time of your inspection. The index page numbers will need changing if this section goes over onto additional pages.)

The cracked areas	Photo of crack in report	Approximate width & length of the cracking
To the <u>external</u> brickwork/walls and driveway of this as inspected dwelling being upto category 3 as shown in the photographs below	YES, As in the body of this report	<u>Exterior:</u> under 20 mm & approximately upto 2.0 metres in length,
To the <u>internal</u> walls ,ceilings and tiles as stated within the body of this report, being category "2" as shown in the photographs below		<u>Interior:</u> under 5 mm and up to 500mm in length



Converted garage external wall



Converted garage external wall



Converted garage external wall



Cornice cracking



Cornice/Wall cracking



Driveway separation at control joint

7.0 THE EXTERIOR OF THE BUILDING:



2 x Steps leading to front door have uneven risers (100mm and 150mm), this being a safety hazard



Tile cracked to front bay window



West Nib Wall- Separated from main House- Safety Hazard



ADDITIONAL COMMENTS:

1. Wood decay: Visible wood decay damage was evident to the dwellings.....
 - a) timbers within the garden areas,
 - b) roof timber barge boards,
 - c) roof timber fascia boards,
 - d) some timber trims to the timber windows,
 - e) to some carport timbers,
 - f) garage framing and or trimming timber
2. The exterior paint finish was in AVERAGE condition
3. Some of the now disconnected downpipes need correct connection into their base stormwater fittings.
4. The downpipe brackets are damaged and loose in areas.
5. **Weep holes:**
 - a. Are there weep holes to this property: **NO, However they are required**
 - b. Are the weep holes to this dwelling unobstructed: **NO**
 - c. If the weep holes are obstructed then immediate rectification works must be carried out to have these weep holes operate as intended.
6. This property has aluminium windows and sliding, timber windows and doors and their operation was found to be AVERAGE to the units that were not locked at the time of this inspection therefore some units need general adjustment to correct their as intended operation, easing due to excessive paint use, lock repairs and general lubrication.
7. External exposed door locks are deteriorating to some units.
8. The front steps have uneven riser heights, this being a safety hazard. The front steps are covered with a tile that is very slippery when wet, also a safety hazard
9. **In general:** All veranda's, decking, balconies and any internal void area railings, if applicable to this property must be a minimum height of 1.0metre high for compliance with the most recent Australian Standards. *(If under 1.0m this is a safety hazard.)*
10. External light fittings are in AVERAGE condition.
11. **Asbestos findings:** *Further investigation essential*
12. **Mould findings:** *Further investigation essential*
13. **Swimming Pools & Pool Fence Safety:** *Swimming pool not inspected, requires further investigation*



8.0 THE SUB FLOOR OF THE BUILDING:

This dwelling has had several additions which include retaining the original timber sub floor and a new concrete floor to parts of the dwelling. The sub floor had no access either internally or externally. This must be inspected to determine condition.

9.0 THE ROOF SPACE OF THE BUILDING:

The photos below show the roof loft area at the time of this inspection.

Access was hindered into this roof loft area by the:

- a. conventional roof framing structure in areas,
- b. the low pitch in areas,
- c. the low pitch is eave areas,
- d. the A/C unit and its all directional ducting.



Insulation displaced in areas



Evidence of water penetration



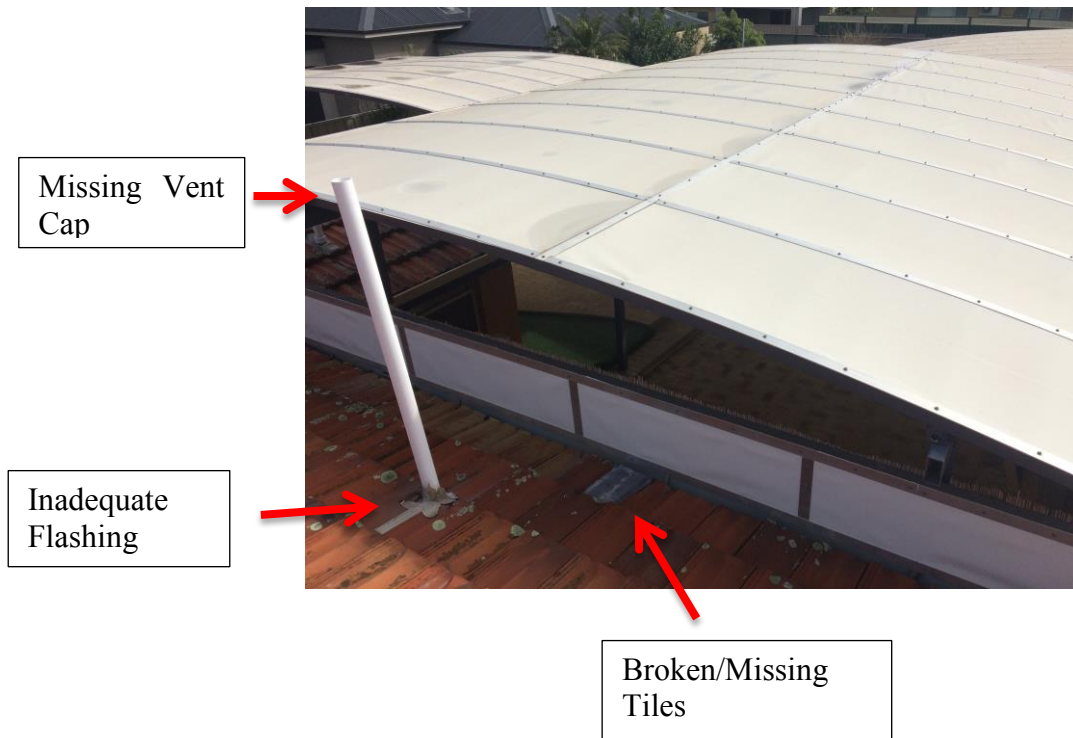
Front Hip dips to this external corner



ADDITIONAL ROOF LOFT ITEMS WE NOTED:

1. Sarked: This roof loft area was not sarked, (being a silver foil material,) under the roof tiles
2. Insulation: Yes, Ceiling Batts (***All types of ceiling insulation installation are to comply with the current Australian Standards AS/NZS3000:2007 in relation to Downlights, Exhaust fans, IXL Heater/Fan Light units and Range Hood units.***) ***It partially complete!***
3. Loose cables: Some loose cables will need to be correctly clipped in areas.
(NOTE: All cables in a roof loft area should not be subject to damage.)
4. Sagging or roof elements: Purlin undulation was evident, which causes visual external roof tile undulation. Front Hip (see photo) sagging to side elevation over front door
5. Access: Access was limited to the areas over 600mm in crawling space only
6. Roof leaking: Roof leaking was evident in areas, rectification is required.
7. This roof frame appears to have inadequate strutting in areas under the purlin areas.

10.0 THE ROOF EXTERIOR OF THE BUILDING:



Undulating roof cover



Flashing material and installation incorrect



ADDITIONAL ROOF EXTERIOR ITEMS WE NOTED:

(Delete what is not applicable)

1. Cracking / Chipping to roof tiles: Roof tiles are chipped and cracked in areas.
2. Bedding & Pointing: Settlement cracking was visible to the roof tile ridging, bedding and pointing areas.
3. Gutters & valley gutters: Gutters & downpipes are leaking at their joints in areas & need rectification. (Excessive leaking can cause "Conducive" conditions to possible termite attack.) Valley gutters are rusting in areas. Gutters have poor falls and are overflowing in areas. Gutters & valley gutters need regular cleaning out around this dwelling as part of general maintenance.
4. Metal deck skillion roofing: To carport and rear converted garage, Metal deck skillion / addition roofing was in Poor condition with the side and end flashings needing general repairs to prevent leaking at these points.
5. The roof flashings: Poor, require replacement in areas
6. Roof tiles condition: Average, need cleaning, moss/lichen present



11.0 THE BUILDINGS SITE:

FURTHER SITE FINDINGS

1. Foundation materials appear to be sandy soil foundation.
2. Steps: Safety Hazard, uneven risers and slippery tile cover
3. Trees: Large trees and shrubs are in the vicinity of this dwelling and its surroundings. ***(Trees can cause issues to a dwellings foundations if they are within 3.0m of the dwellings exterior.)***
4. Site drainage: This site has inadequate surface inlet drainage. We recommend that additional site surface run off inlet and or diversion drainage be put into place around this property to protect this dwellings foundation materials. The stormwater drainage does not comply with AS 2870
5. The driveway: The front cross-over is cracked and undulated. Front kerb is cracked in areas. The concrete driveway is cracked and undulated in areas.
6. Paths & paved areas: The concrete paths were in undulated and cracked condition around this dwelling. Other paved areas are also in undulated and cracked condition.
7. The property appears to be connected to the Perth Scheme Water.
8. Fences: Colourbond fences appear to be in AVERAGE condition
9. Gates: Colourbond Gates appear to be AVERAGE condition
10. Hot Water unit: Storage Gas hot water system. It is placed below ground level. There is a leaking pressure valve. Whilst we are not Plumbers, the Hot Water unit appeared to be in average/fair condition generally and it is essential that the pressure relief overflow pipe be redirected into or over an appropriate drainage inlet point with a clear hose only. A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE, IF REQUIRED. (Please note that we do not test the pressure relief valves on freestanding hot water units as this valve may break, seize or leak due to lack of testing over a period of time by the owners of properties)

A clear hose should be fitted to the overflow pipe and redirected into an appropriate drainage inlet point, (A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE, IF REQUIRED. The age of the existing unit is unknown.) (NOTE: we do not test the pressure relief valves on freestanding hot water units as this valve may break, seize or leak due to lack of testing over a period of time by the owners of properties.) NOTE: hot water units with storage tanks must have the temperature set above 60degrees to prevent bacteria forming within the tank and unit itself

11. Single phase power appears to be evident to this dwelling, confirmation of this plus any other electrical related items to this dwelling like smoke alarms, earth leakage and safety switches can be clarified by engaging a Licensed Electrician to confirm the power supply and these other as listed items to this dwelling.
12. A/C unit/s: Present, not tested

13. Sites topography: The sites landscaped paths and steps are undulating and have uneven riser heights in areas which are a trip hazard
14. **NOTE:** Any timbers that are in direct ground contact being in garden areas or the pergola, the awning, the carport or related item should be removed or relocated or treated unless evidence is provided that these timbers are of a treated or specific type suitable for its as applied application.
15. Properties retaining walls are built out of:
- a. Brick, Stone and Twinside retaining
- These retaining walls are: **(NOTE: Any retaining walls over 700mm high will require inspection and certification from a Structural Engineer)**
- a. out of plumb, cracked and poorly constructed in areas



Inadequate stormwater disposal



Inadequate drainage causing rising damp, rear garage



External site level higher than internal floor area, Inadequate drainage issues



Inadequate drainage causing damp issues to buildings in areas

**GENERAL SITE NOTES & OTHER AUSTRALIAN STANDARD****AS2870 REQUIREMENTS TO APPLY:**

Stormwater Drainage & Surface Drainage: All of this properties existing stormwater drainage and connection points and any if applicable surface drainage and or grated inlet drainage points around this dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building. *(I refer to AS2870 for compliant instructions if required.)*

Pitched Roofs: Any pitched roofs with valley gutters and any Dutch gables we recommend that Compraband Press-tite flashings or similar be fitted between the valley gutters and the underside of the roof tiles to prevent future leaking at these points. Valley gutters must be sealed to their top ends to prevent bird or vermin entry into the roof loft area at these points. This flashing can also be required when excessive leaf and or bird entry is clearly visible and is evident within a dwellings roof loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard. *(If leaves are found in a roof loft they must be removed.)*

Concrete Paths & Driveways: Any concrete paths, concrete slabs or concrete driveways that have been placed directly against any of the dwellings downpipes and or their stormwater drainage points may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations. Therefore it is essential these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. *(In normal building practise there must be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete areas are poured.)*

Stored Goods: Any stored goods including building materials like bricks, fire wood stacks etc, around the perimeter of a dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. *(In the event no Pest Report is being carried out then you must remove these stored goods immediately.)* Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make an informed decision whether they purchase this property.

Retaining Walls: Referring to retaining walls that are supporting other structures within their vicinity and landscaped retaining walls, more than 700mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. *(This report is NOT a structural report and should not be deemed as such under any circumstances.)*

Weep Holes: Relating to concrete slab properties and also multi-level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the building's interior and within the wall cavity areas. This also includes wall areas above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over .900mm in width and be no more than at 1.2metre centres.

12.0 THE INTERIOR OF THE BUILDING & INVASIVE INSPECTION REQUIREMENTS:



Further enquiries regard approvals for additions/renovations required



Kitchen generally Poor condition



Evidence of leak to internal kitchen cupboards below sink



Evidence of rising damp



Safety Hazard: exhaust fan to bathroom needs to be reinstalled correctly

**ADDITIONAL INTERIOR RECOMMENDATIONS & ISSUES FOUND AT THIS INSPECTION:**

1. Painting: The internal painting is in Average condition, ***(Any other associated marks, indents, holes, scratches, cracks and/or poorly patched areas to some of the wall and ceiling areas internally can be rectified prior to the next time of repainting.)***
2. ***(The tops and bottoms of all wet area and external doors must be sealed or painted as per all manufacturers' installation finishing requirements.)***
3. Taps: Average Condition
4. Ventilation: The wet area (bathrooms) ventilation appears inadequate and rectification is required
5. Door stops: ***(To prevent wall and or door lock damage.)***
6. **NOTE:** Cornice joint cracking and cornice separation may be visible in some of the room areas. This is only minor and is normally common settlement only, unless otherwise stated in the body of this report.
7. **NOTE:** When "OK" appears in this inspection report, this term means there is no visible defects evident to that room or area as stated at the time of this inspection.
8. **NOTE:** A dwellings A/C units are not tested at the time of this visual pre-purchase inspection. We recommend the unit if evident to this property be serviced annually and its return air filters be cleaned on a regular basis as per the manufacturer's specifications.
9. **NOTE:** Handrails are required were a person has the potential to fall (1.0) one metre or more.
10. External door locks: Average condition
11. Floor movement: Minor floor movement is evident in some room areas, therefore rectification works are now required within the sub floor area.
12. Floor undulation: Floor is undulated, (wavy) in areas internally
13. Ceiling undulation: In some areas. Nails are popping on some ceilings which will need rectification prior to the next time of repainting. Ceiling sheeting jointing is peaking in areas, being common for this dwellings age.
14. Wall and ceiling cracking: Wall and ceiling cracking was visibly evident in areas internally to this dwelling. *(Refer to the Cracking section of this report)*
15. Floor tiles: Floor tiles were cracked and drummy in some room areas.
16. Wall tiles: Non tradesman like works was evident to the bedroom built-in robes to this dwelling.
17. Timber floor coverings: Tongue and Groove flooring appears to be in average condition
18. Wall render finish is cracked in areas being common for this dwellings age
19. Window & door blinds: In average condition
20. The internal steps and railing:N/A
21. **AS 3786 – Advises, that Smoke detectors are required for all buildings where people sleep. It is recommended that an Electrician be consulted to seek advice on these detectors. Smoke detectors must be ceiling mounted and not wall mounted.**

**INTERIOR DESCRIPTION OF EACH ROOM WITHIN THE BUILDING:**

Floor movement: Floor movement, if evident can be rectified at the next time of recarpeting or can be rectified by carrying out works within the properties sub floor areas.

NOTE: Minor defects are also part of this section:

SINGLE GARAGE:

Colourbond roof in average condition, flashing poor. Posts On boundry, check with council for compliance

Slab finish: Slab is cracked in sections, Slab is chipped and poorly finished and oil stained in sections

Auto garage doors and operation: The auto roll-a-door or tilt-a-door or panel-lift door units operation was OK and need general maintenance and lubrication

ENTRY/FOYER/HALLWAY/STAIRWELL:

Floor: timber average condition

Walls: Wall cracking is evident

Ceilings: The ceiling is cracked in areas

Windows: Average condition

Doors: Front door is binding, lock operational, metal storm proofing missing in part

HALLWAY:

Floor: timber average condition

Walls: Wall cracking is evident

Ceilings: The ceiling is cracked in areas

Doors: Door is binding, handle operational

LIVING:

OK

DINING:

Floor: Tiled average condition, poor grouting, tiles minor lipping

Walls: Wall cracking is evident

Ceilings: The ceiling is cracked in areas

Windows: Average condition

**KITCHEN/PANTRY:**

Cupboards: Cupboards were in POOR condition generally. Cupboard doors need minor adjustment, the interiors need general cleaning. Cupboards were dampness affected in internal areas

Sink: Average condition

Taps: Average Condition

PC Appliances: *(Dishwashers, Range Hoods, Ovens, Hot Plates & Microwave units are not tested in a visual pre purchase inspection as this is out of our area of expertise)*

Bench tops: Bench top joints were dampness affected and swollen in areas, Bench top perimeters need resealing

Pantry: Average condition

Shelving: Average condition

Floor: Tiled average condition, poor grouting, Tiles minor lipping

Walls: Wall cracking is evident

Ceilings: The ceiling is cracked in areas

Doors: Sliding door operation average

LAUNDRY/WC:

Floor tiles: not correctly falled to the waste outlet in WC, may cause damage to interior if room flooded

Wall tiles: average

Walls: average

Ceilings: average

Windows: Locked, could not test to operate

Doors: laundry door binding

Cupboards: doors not closing as intended

Tubs: average

Taps: average

WC suite: Seat required adjustment

PC items *(WC roll holder, Towel ring etc)* : average

BATHROOM:

Floor tiles: No Waste to bathroom floor

Wall tiles: Poorly grouted

Walls: average

Ceilings: evidence of mould

Doors: Binding to floor

Shower leaking: NO

Cupboards: average

Vanity: average

Taps: average

PC items *(Mirror, WC roll holder, Towel ring, Towel rail, Soap dish etc)* : average

Shower screen: N/A

Shower rose: average

**1ST BEDROOM/ROBE:**

Floor: Timber, Slight movement in floor

Walls: Dampness on Eastern wall evidence of leak to right of aircon corner and front elevations. Incomplete paintwork in robe

Ceilings: The ceiling is cracked in areas

Windows: average

Doors: average

Robe Cupboards: average

2ND BEDROOM/ROBE:

Floor: average

Walls: Wall cracking is evident. Dampness in some areas including perimeter cavity walls. Moisture test indicated high moisture content at lower wall/floor junction

Ceilings: The ceiling is cracked in areas

Windows: average

Doors: average

DETACHED REAR GARAGE CONVERTED TO THEATRE ROOM

General : inspection required for general BCA compliance

Floor: Carpet

Walls: Dampness detected, External cracks detected

Ceilings: Average

Windows: average

Doors: Timber doors, binding

Roof Cover – Poor condition

NOTE: INVASIVE INSPECTION REQUIREMENTS:

Is an Invasive Inspection required to this property: **YES**

If YES, then you the Purchaser must not sign anything until this further Inspection has been carried out.

Written instructions must be obtained from the Vendor, Owner and or the Successor of this property prior to these Invasive Works being carried out.

An Invasive Inspection is an insidious type of inspection where either a Bore-Scope tool is used or wall and or ceiling linings are removed to allow clear visual access to the areas required and or agreed to.

The written instructions once received, will be answered by having a detailed quotation provided outlining the purpose and scope of works that will be conducted on this property. If the intended Invasive works are over (\$20,000-00, subject to Australian State by State requirements) then Home Warranty Insurance must be provided by the building contractor engaged.

All Invasive works must be carried out by appropriately licensed tradespeople.



Other Inspections, Certificates & Warranties or Reports Required:

It is Essential that these Inspections and/or Reports be obtained prior to any decision to purchase so the purchaser can be well equipped to make an informed decision.

Termite Treatment Type, its area of application, its Warranty and certification	Full Electrical, Safety Switching, PC and Fittings Inspection, Certificate of Compliance	Full Plumbing, Gas, Stormwater & Sewer Drainage Inspection, Certificate of Compliance
Smoke Alarm Certification	PC Appliances, Ducted Vacuum systems & Hot Water unit/s Inspection	Air Conditioning unit/s Inspection as to its operation and temperature controlling
Disclosure of the Owner Builder works that may have been carried out on this property	Council Approvals to be sought for the additions and or alterations visible within this property	<u>Asbestos</u> Identification & Inspection
Is an Invasive Inspection Essential to this property, YES	Engineers Inspection to be sought for Structural Steel beams and properties retaining walls	Stormwater / Hydraulic Inspection
Home Owners Warranty Insurance Certificate as to the recent works carried out to this property	Wet area Flashing and Waterproofing Certification	<u>Mould</u> Identification Inspection
Complete Swimming Pool Inspection for the Filtering system operation, Solar Heating operation, Safety issues, integrity and safety of the Pool Fencing, gate operation and the pools Structural Integrity	Full Documentation of any renovation history having been carried out on this property	Septic Tank Inspection in relation to its operation



13.0 TERMS & CONDITIONS:

Information Regarding the Scope & Limitations of our Inspection and Report

1. **THIS IS A VISUAL INSPECTION ONLY:** Limited to those areas and sections of the property that is fully accessible and visual on the date of this property Inspection. (At the time of the inspection.)
2. This Report does not make comment on area that may or are concealed. This report is an assessment or detection of any defects, (including rising damp and any leaks) which may be due to certain weather conditions. Whether or not services have been used (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.*) The presence or absence of timber pests. Any Gas fittings. Common property areas. Local or near noise levels. Any health and safety issues. Any security concerns. Fire protection. Any detection of illegal building or plumbing of electrical works. We do not comment and any arrears out of our area of expertise.
3. If an Issue or pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent nominated mediator or arbitrator. Each party will pay their own costs. Housesafe are available for such Mediation and Arbitration if and when required at a small cost to the parties.
4. Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.
5. This inspected properties site classification can be confirmed with your local Council or by obtaining a Geotechnical Engineers Inspection and Report. In addition the CSIRO has a brochure available from your local Council in reference to foundation maintenance.
6. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.
7. **Conclusion & Warning:**
HIGH (Needs immediate rectification) **TYPICAL** (Rectification works is required) **LOW** (Minor rectification is required.)

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

The incidence of any form of Defects within this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: **Warning: HIGH**

8. **Trees:** Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineer's Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.



9. **Septic Tanks:** It is our opinion that this item, if applicable to this site should be inspected by a Licensed Plumber. Septic Tanks and their operation are out of our area of expertise.
10. **Swimming Pools:** Swimming Pools and Spas are not part of the Standard Visual Building Report under AS4349.1-2007 and are not covered by this Report unless we show in our opinion some assumed items of concern. It is essential a pool inspection expert and report be consulted to examine the pool and the pools equipment and its plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the current legislation. CPR charts can be obtained from your local Council. The Swimming Pool Fencing codes can also be obtained from your local Council. Swimming Pool fencing safety inspection should be carried out annually.
11. **DISCLAIMER 1:** No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.
12. **DISCLAIMER 2: DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report.
13. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, fax or mail. You must allow us to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If YOU are not satisfied with our response YOU must within twenty eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement. Housesafe have a team of mediators to assist both Consumers and Inspectors as and when required. *"Best to talk about the alleged situation in the first instance and to document any agreements formulated and or disagreed to"* *"Housesafe can assist you here"*

a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator, order either party to pay any settlement amount or costs to the other party; but not specify a time for payment, then such payment shall be made within twenty eight (28) days of the order. Any legal representation costs are borne equally by both parties should the need arise.



14.0 REFERENCE TO “CONTACTING THE INSPECTOR”

Please contact the Inspector below who carried out this inspection.

At times it is difficult to explain situations and access difficulties to what is and isn't inspected.

Any building matters of importance that need a further understanding by the client you should contact the inspector and have any misunderstood or other matters explained to you.

For a complete clarification then contact the inspector prior to purchase of this property.

Additional fees will apply if required to provide further written information from the Inspector.

The Inspector will only answer questions relating to this inspected property report and no other questions will be entered into in relation to the dwellings future structural ability or whether to purchase it.

This inspection and report is based on the expertise, accreditation and qualification of the Inspector written below.

Joe Cicirello Ph:0413221540

15.0 ACKNOWLEDGEMENT OF THIS REPORT

I confirm I have read this Inspection Report and agree to call, Text, SMS or email the Inspector to advise him/her I have done so.

I also acknowledge that if I do not contact the Inspector, then the Inspector will contact me to ensure I have read and understand this report. The Inspector may answer any questions pertaining to the property associated to this report.

Signed for & on behalf of:

WA Buildinspect

Joe Cicirello

I am an Accredited and Licensed Housesafe Pre Purchase Property Inspector.

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[End of report]