



LEADING INDEPENDENT BUILDING INSPECTION SERVICES



BUILDING REPORT

1234 Main Street

Buyer Name
26/06/2023 9:00AM



Inspector

Madan Deshmukh
Building & Pest Inspector
0412520651

madan@victoriapropertyinspection.com.au



Agent

Agent Name
555-555-5555
agent@spectora.com

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Please find my completed report below; I encourage you to read the report in its entirety.

Dear Rizwan,

Thank you for choosing us to perform your property inspection. The site inspection and this report fulfil the requirements set out in the Australian Standard AS4349.1 2007. This document defines the scope of a home inspection.

Clients sometimes assume that an inspection will include many things that are beyond the scope.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. The inspector cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the property inspection.

Again, thank you for choosing us to perform your home inspection, and please carefully read through this report in its entirety. If you are unsure of anything within the report, (please call the inspector for clarification before acting on this report).

Whilst we are not Structural Engineers, this report is the opinion of the inspector based on his/her knowledge and experience. If the inspector has raised any suspicions at all. We strongly recommend you consult a structural engineer or building professional for further advice and assessment.

TERMS AND DEFINITIONS :

You should read and understand the following definitions of words used in this report and the signed Agreement.

This will help You understand what is involved in this building and property inspection, the difficulties faced by the inspector, and the contents of this Report.

Acceptance Criteria:

1. The Building is compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.
2. Access hole (cover) means an opening in the structure to allow for safe entry to carry out an inspection.
3. Accessible area means an area of the site where sufficient safe and reasonable access was available to allow inspection within the scope of the inspection.
4. Building Element means a portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.
5. Client means the person(s) or other legal entity for which the inspection was carried out or on behalf. If ordered by the person(s) agent, then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf. (See also "You/Your" below)
6. Defect means a fault or deviation from the intended condition of the material, assembly, or component.
7. Inspector means the person or organisation responsible for carrying out the inspection. (See also "Our/Us/We" below.)
8. Limitation means any factor that prevents the full achievement of the purpose of the inspection.
9. Major defect means 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.
10. Defect means a defect other than a Major defect.
11. Maintenance means an item that is worn or in need of repair or service.
12. Person means any individual, company, partnership, or association that is not a Client.
13. Property means the structures and boundaries etc., up to thirty (30m) meters from the exterior walls of the main building but within the boundaries of the land on which the main building is erected.
14. Report means the document and any attachments issued to You by the Us following Our inspection of the property.
15. Structural Inspection means the inspection shall comprise a visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property. The Report will not include those items noted in Appendices D of AS 4349.1-2007, e.g. Condition of roof coverings, partition walls, cabinetry, doors, trims, fencing, minor structures, ceiling linings, windows, non-structural & serviceability damp issues, rising damp, condensation, etc.
16. Safe and Reasonable Access does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.
17. The Standard defines the extent of safe and reasonable access as follows: "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 the inspection.
18. The inspector also determined whether sufficient space was available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal within this report." It also defines access to areas as defined access as below. Access per AS 4349.1-2007

19. Roof void access hole (access cover) 400 x 500mm
20. Crawl space above access hole 600 x 600mm minimum clearance
21. Access hole from a 3.6m ladder placed against a wall
22. Sub-floor, sufficient space minimum of 600 x 600mm must be available to enable safe access
23. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers. Subfloor areas sprayed with Chemicals should not be inspected unless it is safe to do so.
24. Our/Us/We means the provider inspection service allocated Your order.
25. You/Your means the party identified in the engagement agreement as to the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.
26. You agree that on acceptance, accepting the Building Inspection Client Agreement, You read and understood the contents of the agreement and that the inspection was carried out in accordance with the building inspection client agreement.

The following definitions of comment descriptions represent this inspection report.

All comments by the inspector should be considered and acted on before purchasing this home.

INSPECTED - (INSP) = The item, component, or system was inspected, and if no other comments were made, then it appeared to be functioning as intended allowing for age and normal wear and tear.

NOT INSPECTED - (NI) = The item, component, or system was not inspected due to one or more reasons, and no representations could be made of whether or not it was functioning as intended.

NOT PRESENT - (NP) = The item, component, or system was not in this home or building.

DEFICIENCY - (DEF) = The item, component, or system was inspected, and a concern, observation, deficiency, and/or safety issue was found and falls under one of the following categories below.

MAINTENANCE - Maintenance items, DIY/Handyman items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Defects and Major Concerns and/or Safety Issues if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

DEFECT - Most items will fall into this category. These are concerns that inevitably lead to or directly cause (if not addressed in a timely manner) an adverse impact on the value of the home or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy and can typically be corrected by a qualified handyman or qualified & licensed contractor.

MAJOR DEFECT/SAFETY ISSUE - A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property or that poses an unreasonable risk to people or property (Safety Issue). These Concerns are often imminent or may be very difficult or expensive to remedy and should be evaluated by a structural engineer and corrected by a qualified & licensed contractor.

SUMMARY



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ITEMS INSPECTED



4

DEFECTIVE

Please find a summary of the findings, and I encourage you to read the full report in its entirety.

STANDARD PROPERTY INSPECTION REPORT PRE-PURCHASE - PRE-LISTING - PRE-AUCTION (Building Inspection).

The purpose of the inspection report is to provide advice to the Client regarding the condition of the Building and Site at the time of the site inspection. As per Australian Standards AS 4349.0 & AS 4349.1:2007

THE AGREEMENT: You, the client, agree that this document, building inspection client agreement, forms a contract between you and your Inspector. When Ordering the site Inspection and report, You agree that the Inspection is carried out in accordance with the following clauses, which define the Scope and Limitations of the Inspection and this report.

SCOPE OF THE INSPECTION REPORT & THE ENGAGEMENT CONTRACT

- 1) EXTENT OF REPORTING: Major defect findings. A general impression regarding the extent of minor defects. Any major defect uncovered in the course of the Inspection is an urgent and serious safety hazard.
- 2) REPORT: The Inspection of the Building Elements as outlined in Appendix C of AS4349.1-2007 except for Strata title properties where the Inspection is according to Appendix B of AS4349.1:2007.
- 3) THE INSPECTION was carried out in accordance with AS 4349.1:2007. A copy of the Australian Standard may be obtained from Standards Australia.
- 4) THE INSPECTION AND REPORT compare the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability. No prediction of future conditions warranties or warranties is given.
- 5) THE INSPECTIONS IS A NON-INVASIVE VISUAL INSPECTION and are limited to those areas and sections of the property to which Reasonable Access was both available and permitted on the day and time of the Inspection.

- 6) THIS INSPECTION DID NOT involve any invasive inspection, including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixings, floors, pavers, furnishings, appliances or personal possessions.
- 7) THE INSPECTOR COULD NOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or in other areas that are concealed or obstructed or any area or item that could not be inspected by the inspector. An invasive inspection was not performed unless a separate contract is entered into with the client and property owner.
- 8) THIS INSPECTION DID NOT report on the presence or not of Timber Pest activity. We strongly recommend the client have a timber pest inspection carried out in accordance with AS4349.3-2010 Timber Pest Inspections by a fully qualified, licensed and insured timber pest inspector. If timber pest damage is found in the course of the Inspection then it will be reported. The Inspector will only report on the damage that is visible at the time of Inspection.
- 9) Any estimates provided in this report are merely opinions of costs that could be encountered, based on the knowledge and experience of the Inspector; it is always recommended you seek three written quotes to confirm any costs.
- 10) SUBJECT TO REASONABLE AND SAFE ACCESS, the Inspection will normally report on the conditions of each of the following areas:- The interior, The roof space, The exterior, The sub-floor, The roof exterior, From the main building 30 meters including fences within the property boundary. Reasonable Access means access to areas as defined in AS 4349.1-2007 the standard defines reasonable access as access to "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

ACCESS TABLE:

- o Roof void access hole 400 x 500mm minimum
- o Crawl space above access hole 600 x 600mm minimum clearance
- o Access hole from a 2.1m step ladder or a 3.6m ladder placed against a wall
- o Sub-floor vertical access hole 400mm x 500mm minimum
- o Timber floor vertical clearance 400mm to bearer, joist or other obstructions
- o Concrete floor 500mm vertical clearance

11) REPORT OWNERSHIP: The Inspector named on this report will remain the owner of the report at all times. The fee paid by the Client is for the physical Inspection only, and the Inspector named on the report retains all rights and copyrights of the written report of which the Inspector has granted the Client only named on the report a copy for his or her information only. All rights reserved. No part of the report may be reproduced in any manner or passed on to any third party without the express written consent of the Inspector named on the report.

12) THE WRITTEN REPORT prepared by Inspector shall be considered the final exclusive findings of the Company of the structure. The client named on this report understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report and further understands and agrees, Company reserves the right to modify the inspection report for a period of time that shall not exceed seventy-two (72) hours after the inspection report has first been delivered to Client.

13) THE INSPECTION did not cover or report on the following conditions; Neighbourhood usage such as pests, closeness to mines, public transport, hotels, sewer drainage, storm-water drains, public entertainment venues etc. Document analysis, e.g. plans and diagrams, surveys, building approvals, compliance etc. Where the property is a strata or similar title, the Inspector will only inspect the interior and immediate exterior of the particular unit inspected.

14) THE INSPECTION did not cover or report on the following conditions; Environmental matters such as aspect, sunlight, privacy, streetscape, views etc. Proximity to railways, flight paths or busy road traffic etc. Health or safety conditions such as the presence of asbestos, lead, radon, urea-formaldehyde or toxic soils etc. Heritage or security matters. The condition of pools, spas or septic systems, ponds etc. Fire protection or safety. Asbestos. Mould. Plumbing and electrical wiring etc., including unauthorised or illegal plumbing or electrical work. Unauthorised or illegal building work. The durability of exposed finish materials.

15) DISCLAIMER OF LIABILITY: -No Liability shall be accepted on any account of the 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) and you agree to indemnify us for any failure to find such concealed defects.

The following definitions of comment descriptions represent this inspection report.

All comments by the Inspector should be considered before purchasing this home. Inspected

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MAJOR DEFECT/SAFETY ISSUE - A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property or that poses an unreasonable risk to people or property (Safety Issue). These Concerns are often imminent or may be very difficult or expensive to remedy and should be evaluated and corrected by a qualified & licensed contractor.

- ⊖ 7.5.1 Study - Floor Condition: Scratch marks
- ⊖ 9.7.1 Kitchen + Living +dinning - Splashback: Caulking maintenance required
- ⊖ 10.8.1 Ensuite + Masterbed - Shower Base Condition: Missing / damaged caulking / grout joint noted
- ⊖ 11.4.1 Bedroom Two - Wall Condition: Cracking - Damage Category 1 - Fine (up to 1mm)

1: INSPECTION DETAILS

	INS	N/I	N/P	DEF
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INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

In Attendance:

Building & Pest Inspector,
Tenant/s

Habitation:

The Property is occupied by a
tenant, Heavily furnished

Inspection Type:

Pre-purchase Building Inspection
Condition Report - AS4349.1

Building Information:

This is an apartment, This apartment is on the third level, Exterior and common areas are the responsibility of the Strata schemes and company title properties Association and are subject to the Association By-Laws; rules and assessments. We recommend obtaining and reviewing the By-Laws; financial statements; the most recent reserve study and minutes of the meetings of the Association prior to close. We will not investigate nor give any opinion concerning the By-Laws; financial statements; minutes or other resolutions concerning the property., Home is a Apartment. Typically; exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to settlement.

Building Structure:

Aluminium windows

Levels:

Multi level

Weather conditions:

Overcast, 5 - 10 degrees, 10 - 15 degrees

Other Recommended Inspection or services:

Air Conditioning Inspection,
Appliances Inspection, ask for the report of Bodycorp

2: SITE/GROUNDS

		INS	N/I	N/P	DEF
2.1	Site/ground images	X			
2.2	Driveway	X			
2.3	Walkway	X			
2.4	Gate/s	X			
2.5	Fences	X			

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Information

Driveway Material

Concrete

Gate Types

Security glass and steal frame door

Off street parking has been provided for?

In common basement carpark

Walkway Material

Concrete

Site Comments

Exterior and common areas are the responsibility of the Body corporation and are subject to the By-Laws; rules and assessments. We recommend obtaining and reviewing the By-Laws; financial statements; the most recent reserve study and minutes of the meetings of the Body corp prior to close. We will not investigate nor give any opinion concerning the By-Laws; financial statements; minutes or other resolutions concerning the property., The exterior and common areas of this property are maintained by the Association and were reviewed; at the clients request; for informational purposes only.

Driveway : In serviceable condition at time of inspection

Consistent with its age and type of construction.

Fences

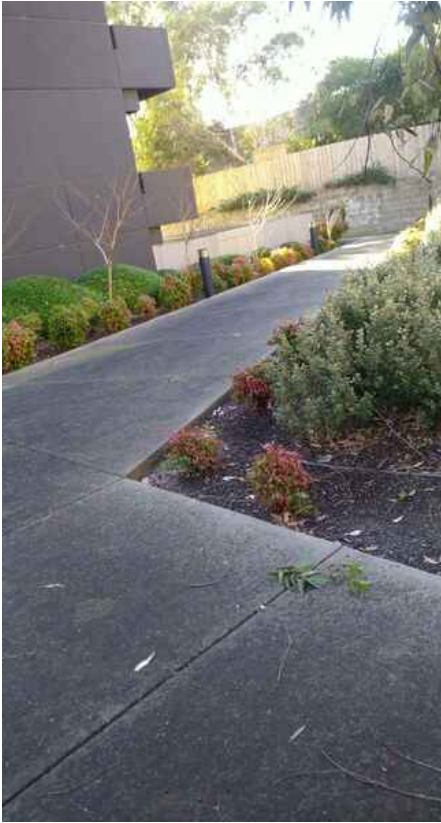
Perimeter fully fenced

Retaining Wall Materials

No retaining walls present

Walkway : In serviceable condition at time of inspection

Consistent with its age and type of construction.

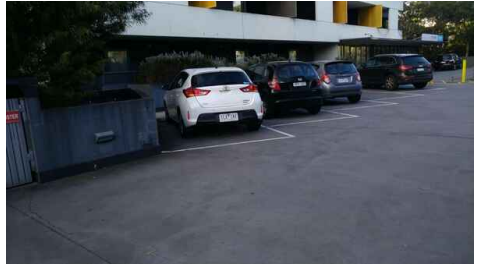
**Gate/s : Gate(s) Images and observations**

The electric gate operated as intended with no mechanical issues observed, Security gates

Fences: Fencing Images

Fenced all round

Grounds Photos



Site/ground images: General images



Gate/s : In serviceable condition at time of inspection



Fences: Appeared to be in fair condition time of inspection



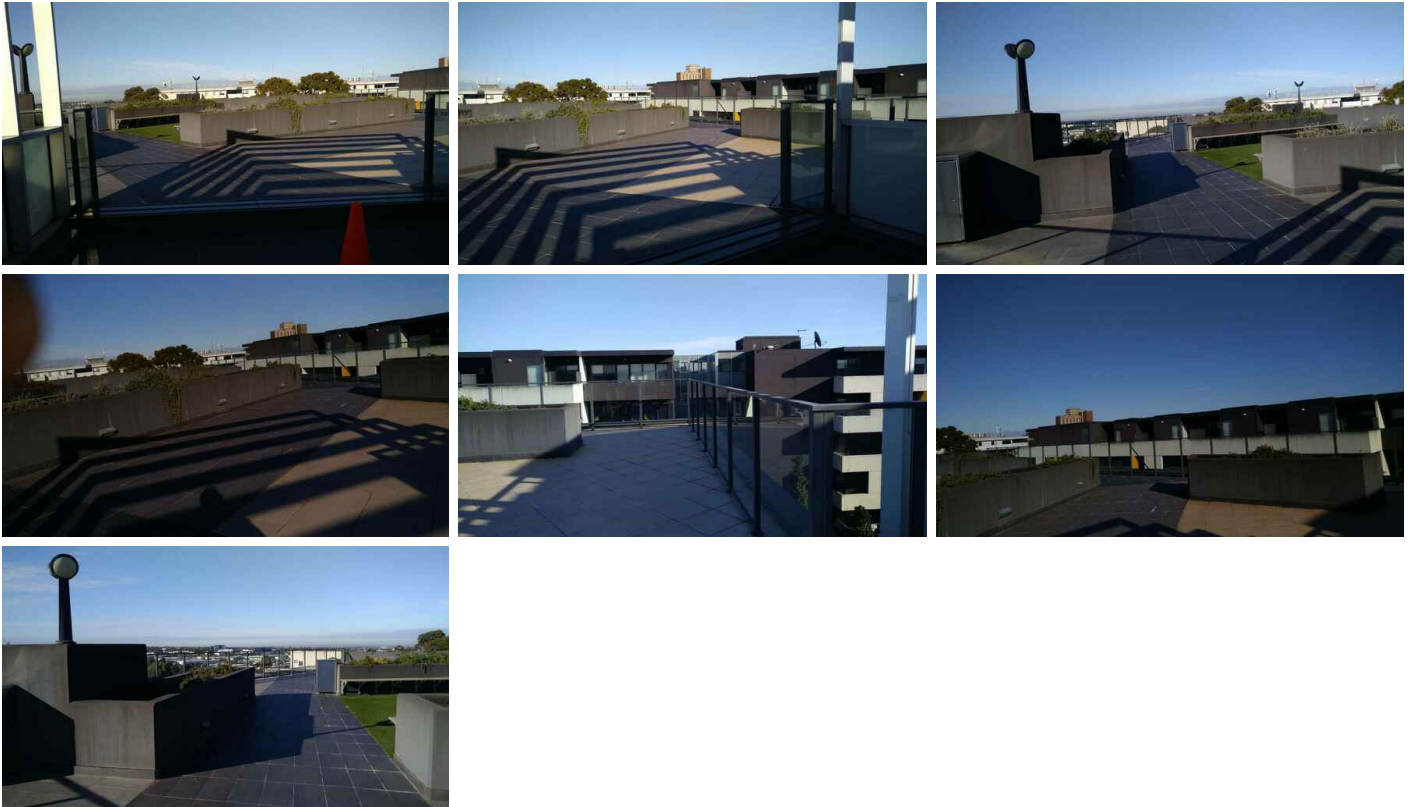
3: ROOF & DRAINAGE SYSTEM

		INS	N/I	N/P	DEF
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Information

Roof images



Gym



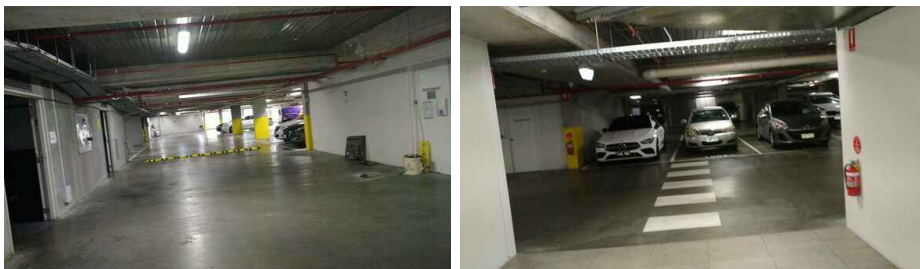
4: ATTACHED GARAGE - UNDER MAIN ROOF

		INS	N/I	N/P	DEF
4.1	Wall Condition	X			
4.2	Ceiling Lining Condition	X			
4.3	Window Conditions			X	
4.4	Floor Condition	X			

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Information

Identification image



Wall Condition: In serviceable condition at time of inspection

General wear and tear noted

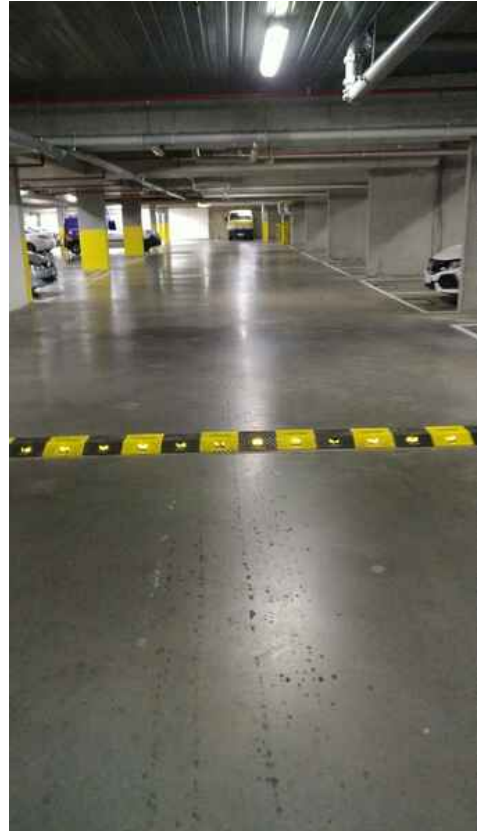
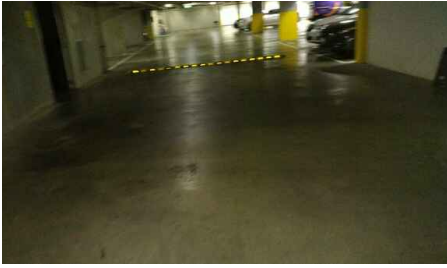


Ceiling Lining Condition: In serviceable condition at time of inspection

General wear and tear noted



Floor Condition: In serviceable condition at time of inspection



5: EXTERIOR OF BUILDING

		INS	N/I	N/P	DEF
5.1	Eave/Soffit linings			X	
5.2	Walls	X			
5.3	Window/Frames	X			
5.4	Damp damage			X	
5.5	Differential movement			X	
5.6	Fretting			X	
5.7	Mortar eroding			X	
5.8	Weep holes/Vents			X	
5.9	Protective paint condition	X			
5.10	Control joint			X	
5.11	Lintel beams			X	
5.12	Visible Foundation			X	
5.13	Door step/threshold	X			
5.14	Hot-water unit/s	X			
5.15	Electrical Meter / Observations	X			

INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

Walls: Wall Cladding Images and Type

Rendered hebal

Window/Frames: Windows
generally In serviceable condition
at time of inspection



Door step/threshold: In
serviceable condition at time of
inspection



Exterior Comments

Exterior and common areas are the responsibility of the Body Corporate; Owners Association and are subject to the Association By-Laws; rules and assessments. We recommend obtaining and reviewing the By-Laws; financial statements; the most recent reserve study and minutes of the meetings of the Association prior to close. We will not investigate nor give any opinion concerning the By-Laws; financial statements; minutes or other resolutions concerning the property., The exterior and common areas of this property are maintained by the body corporate Association and were reviewed; at the clients request; for informational purposes only., An inspection of the common areas was not undertaken as it's not covered in a pre-purchase apartment inspection

Deck Material

No deck observed

Electric Meter Location

front entry

Exterior Wall Cladding Material

Rendered hebel

Foundation Materials

Basement

Window/Frame Materials

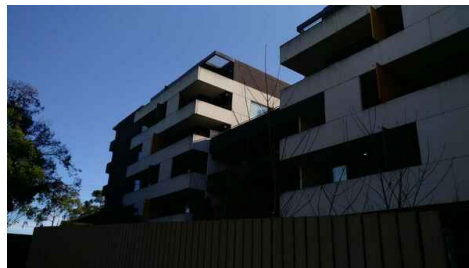
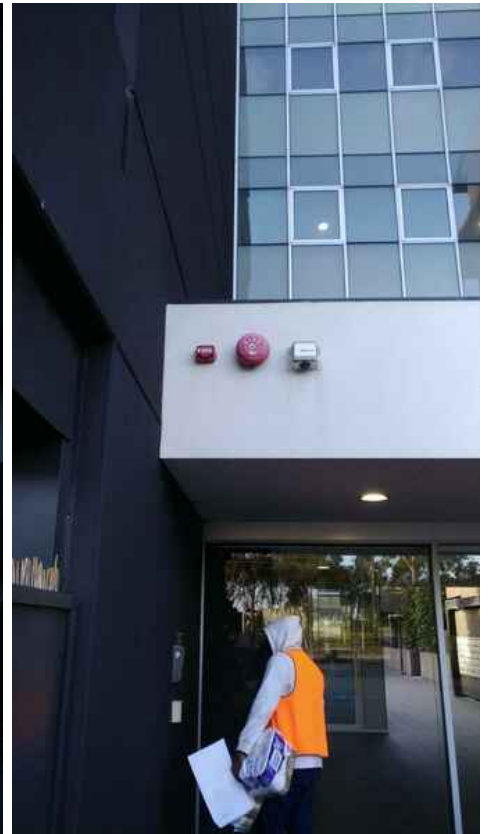
Aluminium window/s

Exterior Images



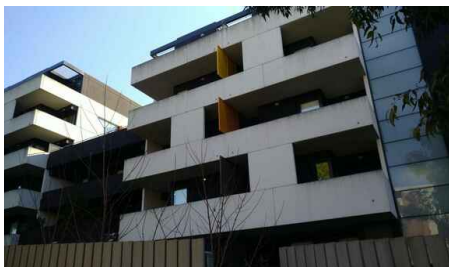
Walls: Generally walls visible to the inspector appeared to be in serviceable condition at the time of inspection

Consistent with the age and type of construction.



Protective paint condition: Protective paint coatings found to be in serviceable condition at the time of the inspection

Paint condition is typical for its age. No guarantee or warranty implied. Having the exterior well painted with a quality exterior paint system will give the best protection from the weather and environmental condition for years to come.



Hot-water unit/s: In serviceable condition at time of inspection

We observed during our inspection that the system appeared to be in serviceable condition. Regular maintenance and monitoring of its condition are recommended.

**Electrical Meter / Observations: Electrical systems are required by law to be assessed and reported on by a licensed electrician.**

An electrical inspection is not covered in a building inspection as outlined in AS4349.1. Any safety issues observed will be noted in body of the report.



6: FRONT ENTRY

		INS	N/I	N/P	DEF
6.1	Door(s) Condition	X			
6.2	Window Condition			X	
6.3	Wall Condition	X			
6.4	Ceiling Conditions	X			
6.5	Floor Condition	X			
6.6	Lift	X			

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Information

Entry image(s)

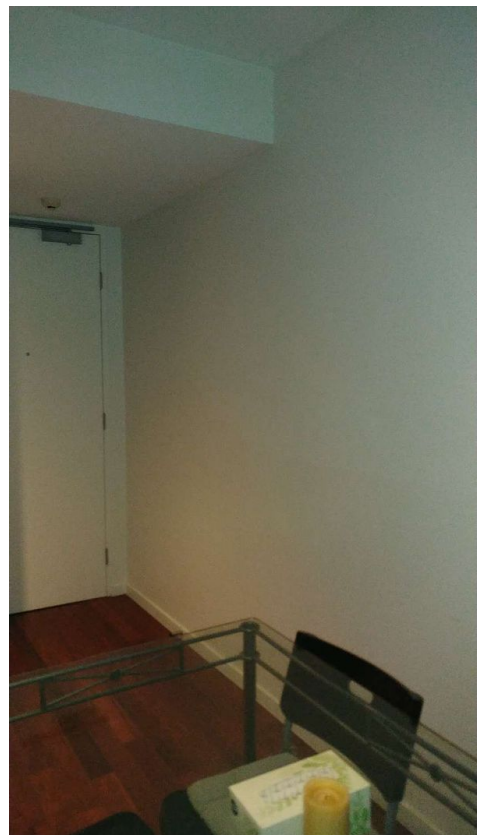
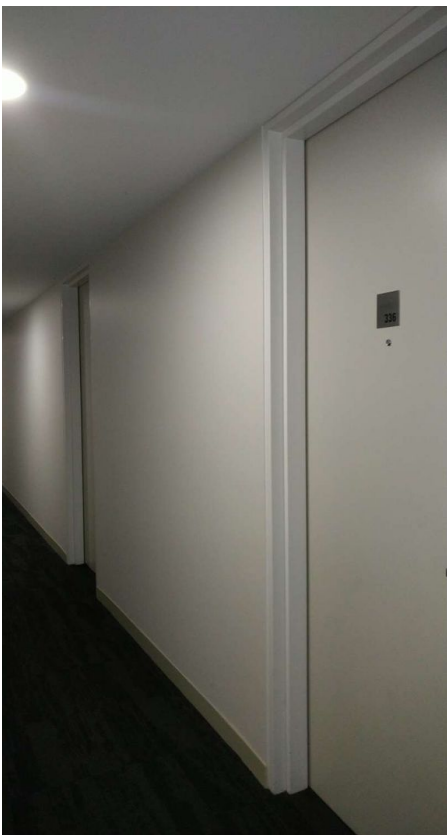
Room identification



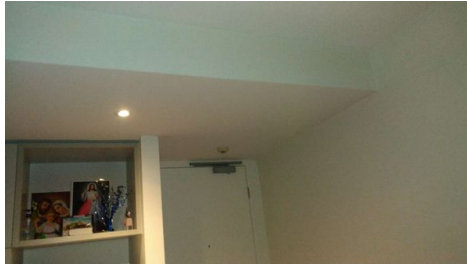
Door(s) Condition: In serviceable condition at the time of inspection



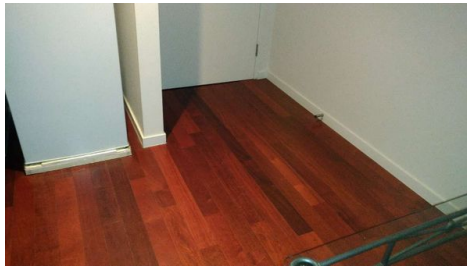
Wall Condition: Serviceable condition at the time of inspection



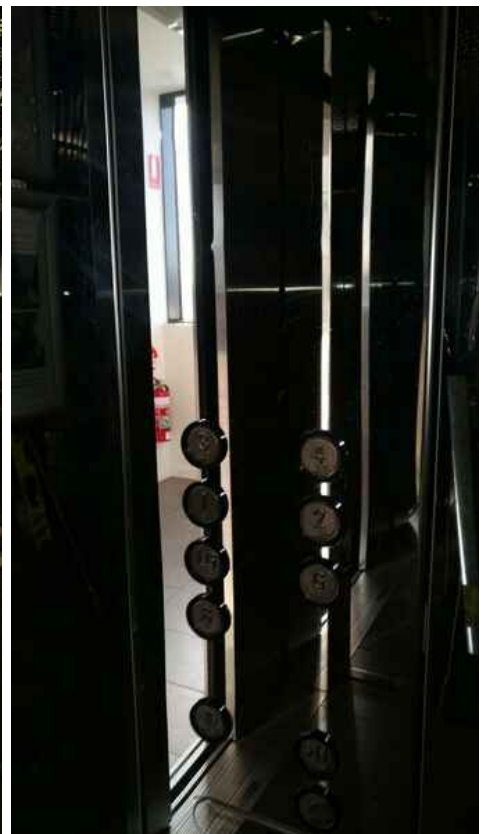
Ceiling Conditions: Serviceable condition at the time of inspection



Floor Condition: Serviceable condition at the time of inspection



Lift: serviceable





7: STUDY

		INS	N/I	N/P	DEF
7.1	Door(s) Condition			X	
7.2	Window(s) Condition			X	
7.3	Wall Condition	X			
7.4	Ceiling Conditions	X			
7.5	Floor Condition	X			X

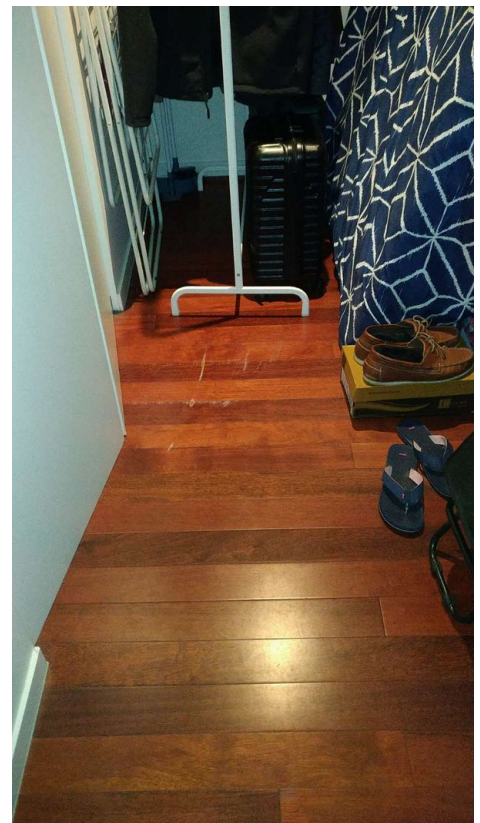
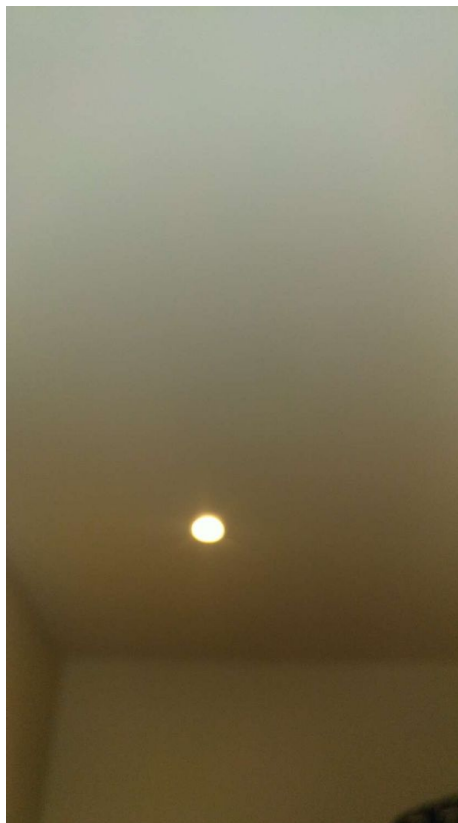
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Information

Study image(s)

Ceiling Conditions: In serviceable condition at time of inspection

Floor Condition: In serviceable condition at time of inspection



Wall Condition: In serviceable condition at time of inspection



Limitations

Wall Condition

LIMITED INSPECTIONS DUE TO PERSONAL STORAGE.



Floor Condition

LIMITED INSPECTION DUE TO STORED ITEMS OBSERVED



Observations

7.5.1 Floor Condition

SCRATCH MARKS

Recommendation

Contact a qualified professional.



8: LAUNDRY

		INS	N/I	N/P	DEF
8.1	Door(s) Condition	X			
8.2	Window Condition			X	
8.3	Walls Condition	X			
8.4	Ceilings Condition	X			
8.5	Floor Condition	X			
8.6	Exhaust Fan Condition	X			
8.7	Splashback	X			
8.8	Laundry Tap/s	X			
8.9	Laundry Tub/Sink Condition	X			
8.10	Waste Water Trap/s Condition	X			
8.11	Washing Machine Hook-ups	X			
8.12	Cabinet Condition	X			
8.13	Linen Cupboard	X			

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Information

Laundry image(s)

Room identification



Door(s) Condition: In serviceable condition at the time of inspection



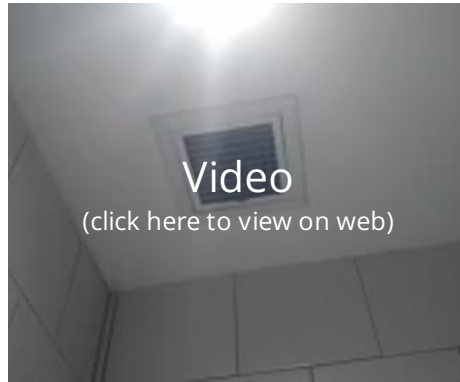
Ceilings Condition: In serviceable condition at the time of inspection



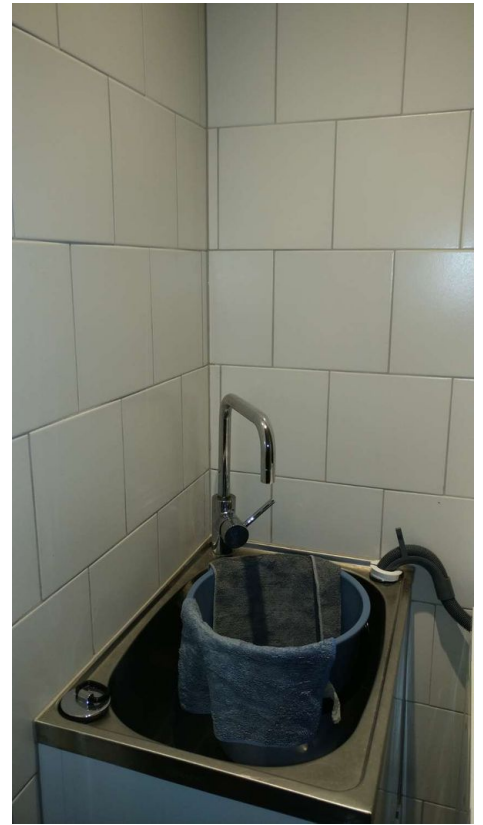
Floor Condition: In serviceable condition at the time of inspection



Exhaust Fan Condition: In serviceable condition at the time of inspection



Splashback: In serviceable condition at the time of inspection



Laundry Tub/Sink Condition: In serviceable condition at the time of inspection

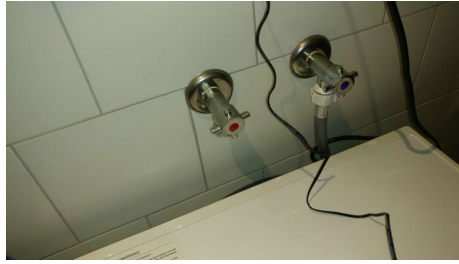


Waste Water Trap/s Condition: In serviceable condition at the time of inspection

Appeared to be functioning as intended at time of inspection



Washing Machine Hook-ups: In serviceable condition at the time of inspection



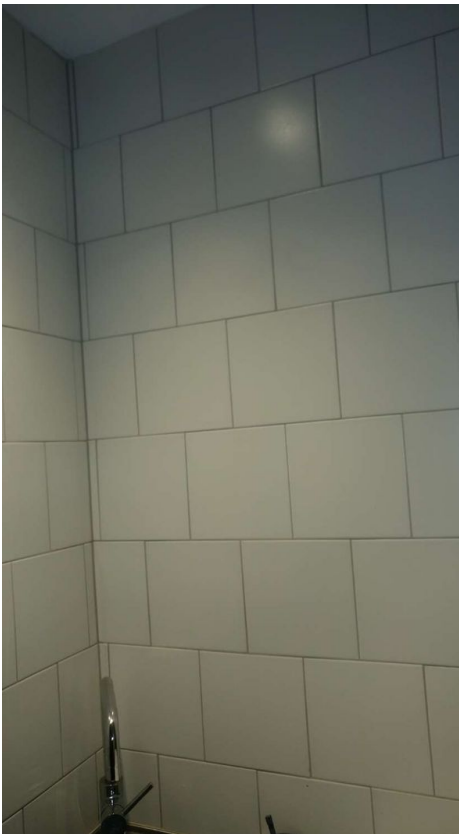
Cabinet Condition: In serviceable condition at the time of inspection



Linen Cupboard: In serviceable condition at time of inspection



Walls Condition: In serviceable condition at the time of inspection



Laundry Tap/s: In serviceable condition at the time of inspection

Operated and appeared serviceable at time of inspection. No warranty or guarantee given to future performance.



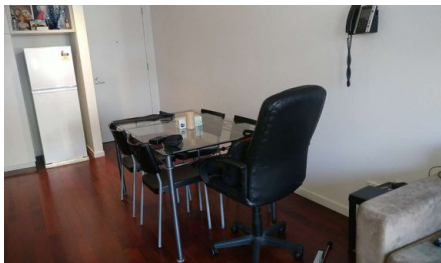
9: KITCHEN + LIVING + DINNING

		INS	N/I	N/P	DEF
9.1	Door(s) Condition	X			
9.2	Windows Condition			X	
9.3	Walls Condition	X			
9.4	Ceiling Conditions	X			
9.5	Floor Condition	X			
9.6	Exhaust Fan Condition	X			
9.7	Splashback	X			X
9.8	Sink Condition	X			
9.9	Tap(s) Condition	X			
9.10	Bench Top Condition	X			
9.11	Cabinet Condition	X			
9.12	Waste Water Trap - under sink	X			
9.13	Pantry Shelving/Draws Condition			X	

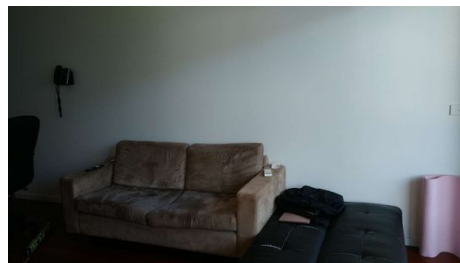
INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

Kitchen including dining and lounge areas image(s)

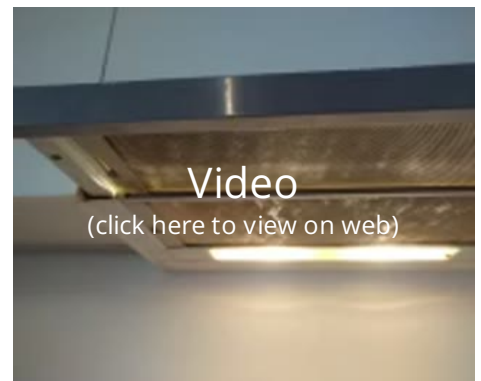


Include Family Room



Exhaust Fan Condition: Exhaust fan operation

Operated as intended at the time of inspection.



Splashback: In serviceable condition at the time of inspection



Sink Condition: In serviceable condition at the time of inspection



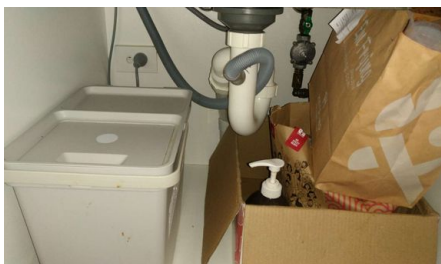
Tap(s) Condition: In serviceable condition at the time of inspection

Taps operated at time of inspection and appeared functional.



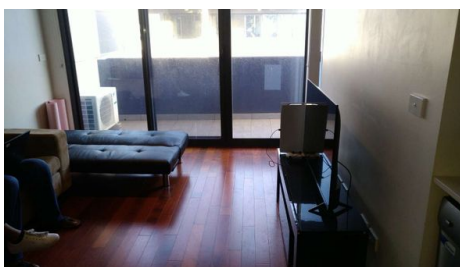
Waste Water Trap - under sink: In serviceable condition at the time of inspection

Appeared to be functioning as intended at time of inspection

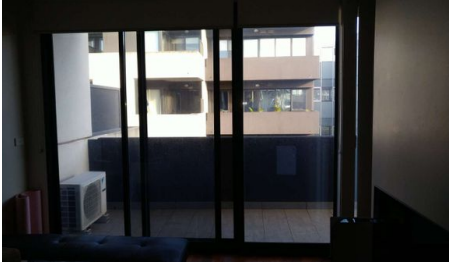


Kitchen image(s)

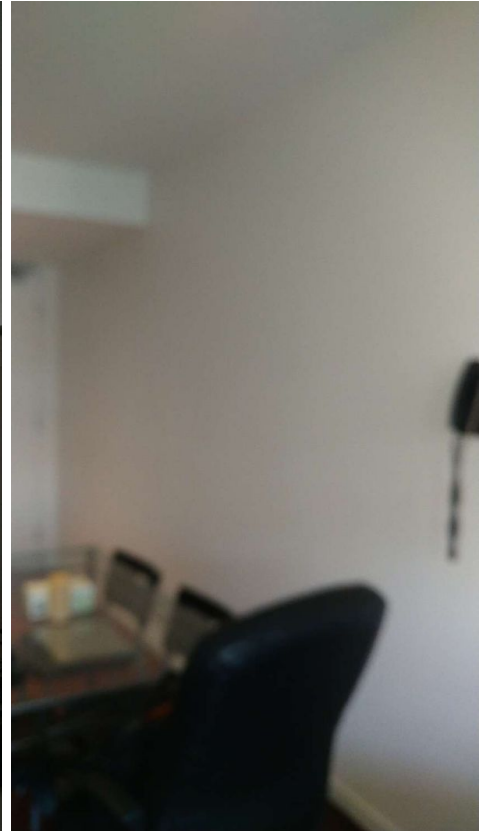
Room identification



Door(s) Condition: In serviceable condition at the time of inspection

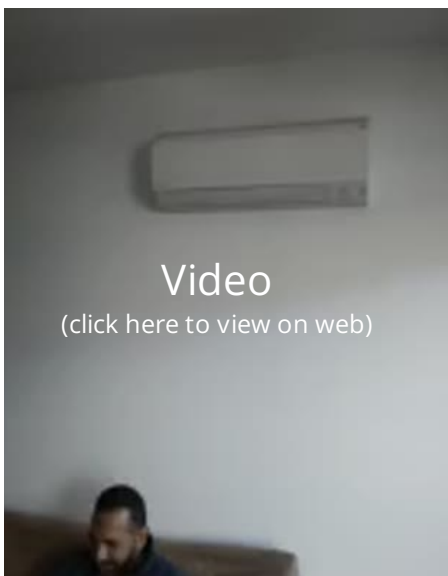


Walls Condition: In serviceable condition at the time of inspection

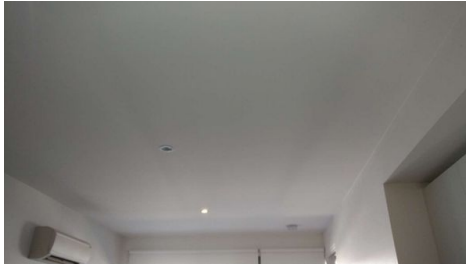
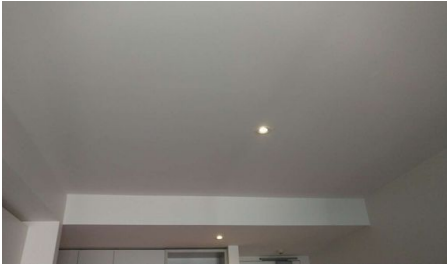


Walls Condition: Air conditioning was operational at the time of inspection

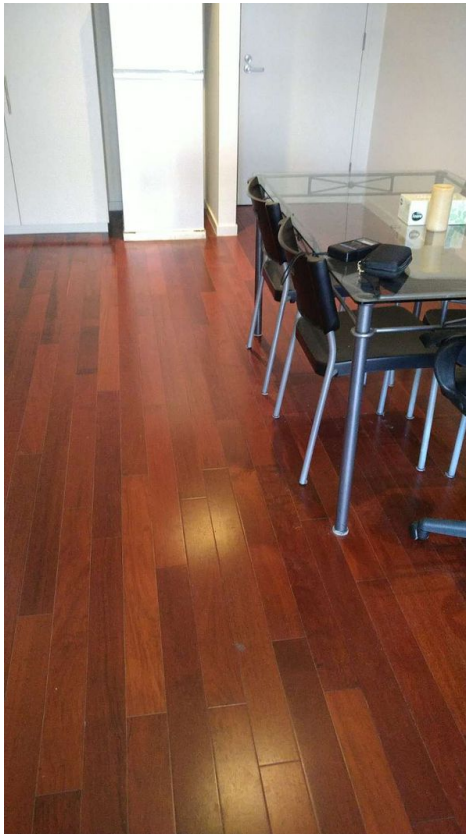
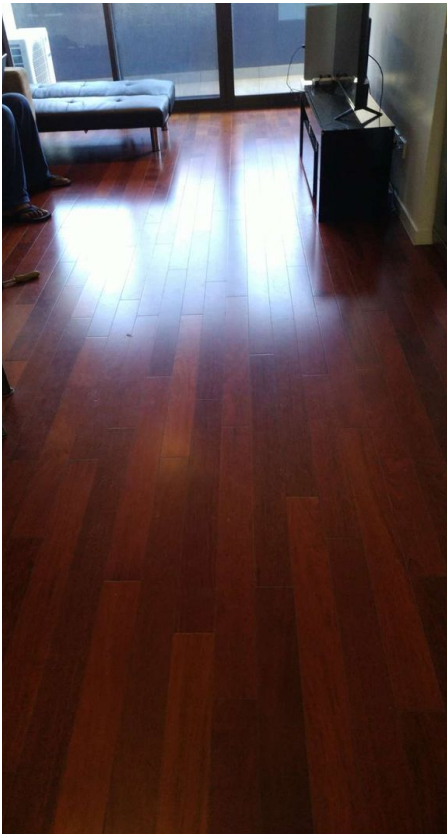
Please be aware that we were unable to test the correct operation of this item during the inspection, as we are not licensed to do so. Therefore, we cannot imply or provide any warranty on its performance. We highly recommend that you have these items inspected, tested, and serviced by a licensed air conditioning specialist according to the manufacturer's requirements.



Ceiling Conditions: In serviceable condition at the time of inspection



Floor Condition: In serviceable condition at the time of inspection



Bench Top Condition: In serviceable condition at the time of inspection

Consistent with the age and type of construction.



Cabinet Condition: In serviceable condition at the time of inspection

Consistent with the age and type of construction



Observations

9.7.1 Splashback

CAULKING MAINTENANCE REQUIRED

 DEFECTIVE

It is recommended that tile junctions be properly caulked/sealed to prevent water seeping and damage to back of cupboards.



Recommendation
Contact a handyman or DIY project



10: ENSUITE + MASTERBED

		INS	N/I	N/P	DEF
10.1	Ensuite Image	X			
10.2	Door(s) Condition	X			
10.3	Window/s			X	
10.4	Walls Condition	X			
10.5	Ceilings Condition	X			
10.6	Floor Condition	X			
10.7	Exhaust Fan Condition	X			
10.8	Shower Base Condition	X			X
10.9	Shower Surround	X			
10.10	Shower Rose/Mast Condition	X			
10.11	Shower Door/Curtain Condition	X			
10.12	Tap/s Condition	X			
10.13	Waste Water Trap/s Condition	X			
10.14	Mirror Condition	X			
10.15	Splashback	X			
10.16	Sink/s Condition	X			
10.17	Vanity/Cabinets Condition	X			
10.18	Toilet Condition	X			

INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

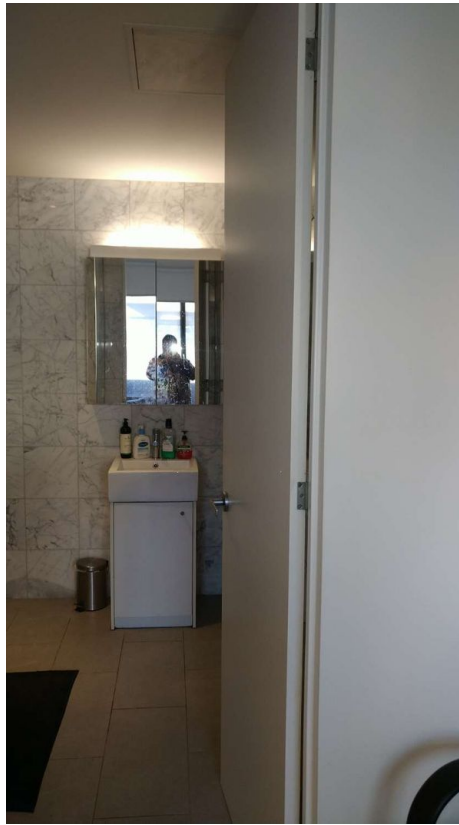
Information

Ensuite Image: En-suite image(s)

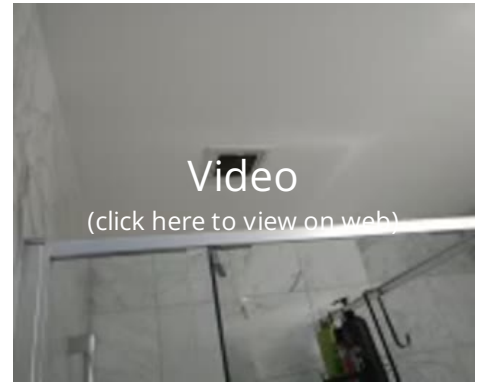
Room identification



Door(s) Condition: In serviceable condition at the time of inspection



Exhaust Fan Condition: In serviceable condition at the time of inspection



Shower Rose/Mast Condition: In serviceable condition at the time of inspection

Appeared to function as intended at time of inspection.



Shower Door/Curtain Condition: In serviceable condition at the time of inspection

Condition consistent with age and use



Tap/s Condition: In serviceable condition at the time of inspection

Appeared to function as intended



Waste Water Trap/s Condition: In serviceable condition at the time of inspection

Appeared to be functioning as intended at time of inspection



Mirror Condition: Serviceable condition at the time of inspection



Splashback: Serviceable condition at the time of inspection

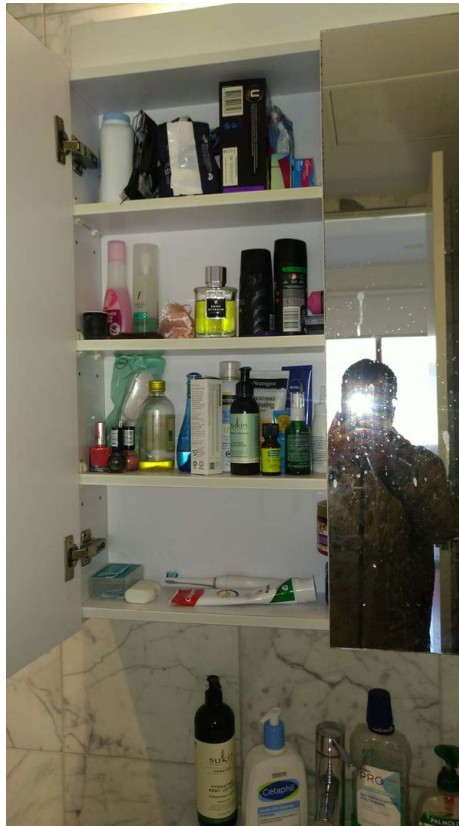


Sink/s Condition: In serviceable condition at the time of inspection

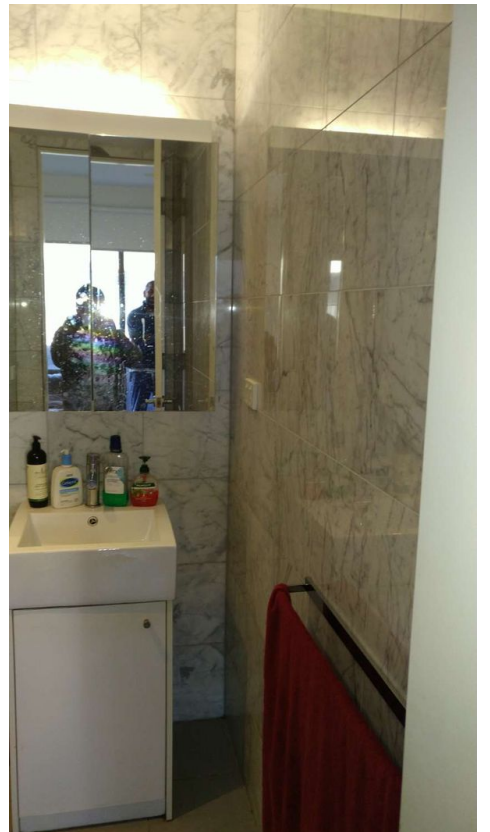
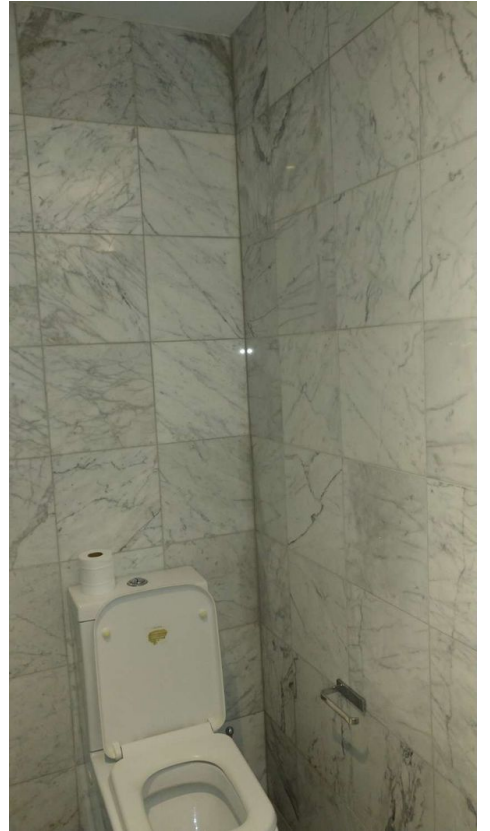


Vanity/Cabinets Condition: In serviceable condition at the time of inspection

Consistent with the age of the original cabinetry



Walls Condition: In serviceable condition at the time of inspection



Ceilings Condition: In serviceable condition at the time of inspection

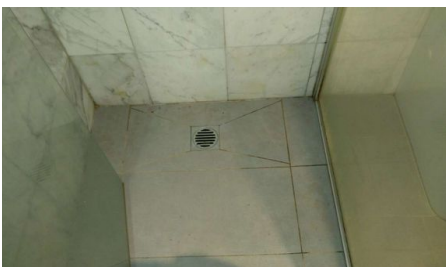


Floor Condition: In serviceable condition at the time of inspection



Shower Base Condition: In serviceable condition at the time of inspection

Regular caulking and grout maintenance is always recommended to ensure correct water dispersement in these areas



Shower Surround: In serviceable condition at the time of inspection

Regular caulking and grout maintenance is always recommended to ensure correct water dispersement in these areas



Toilet Condition: In serviceable condition at the time of inspection

Appeared to function as intended at the time of inspection



Observations

10.8.1 Shower Base Condition

 DEFECTIVE

**MISSING / DAMAGED CAULKING / GROUT
JOINT NOTED**

Recommend re-application of grout to ensure remains water tight.

Higher moisture levels were found in these areas

Recommendation

Contact a qualified tile contractor



11: BEDROOM TWO

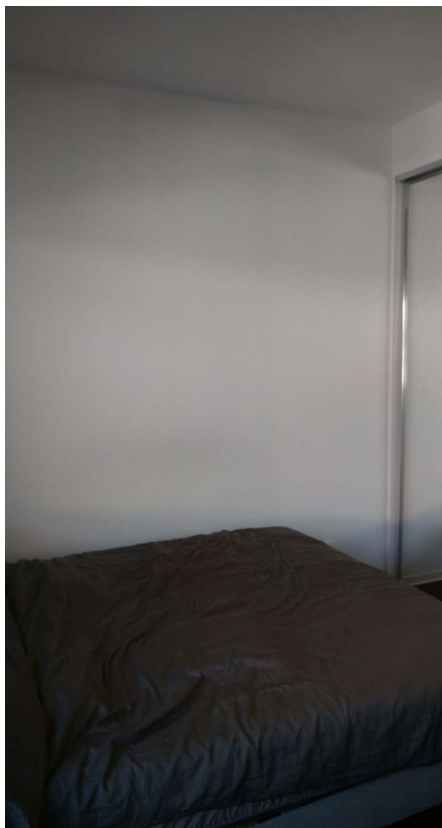
		INS	N/I	N/P	DEF
11.1	Bedroom/s Identification Image/s	X			
11.2	Door(s) Condition	X			
11.3	Window(s) Condition	X			
11.4	Wall Condition	X			X
11.5	Ceiling(s) Condition	X			
11.6	Floor(s) Condition	X			
11.7	Robe/Cupboard	X			

INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

Bedroom/s Identification Image/s: Bedroom 2 image

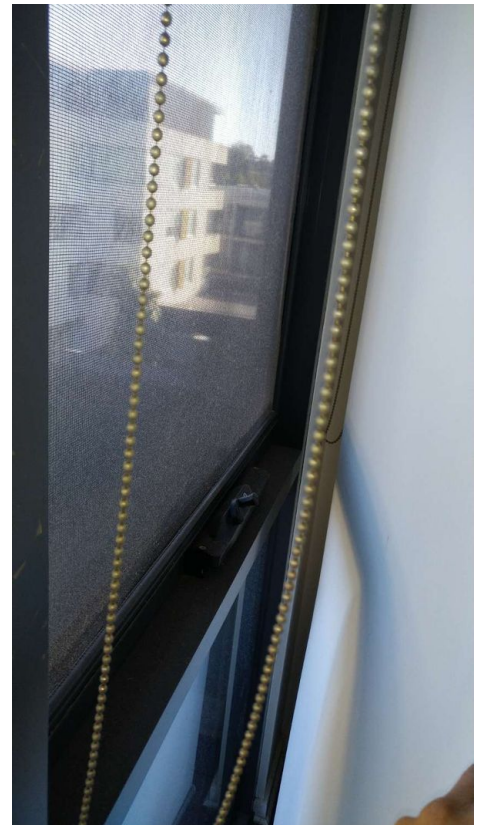
Room identification



Door(s) Condition: In serviceable condition at the time of inspection



Window(s) Condition: In serviceable condition at the time of inspection



Window(s) Condition: Window(s) Type

Aluminium Window Frame/s

Wall Condition: Walls Type/Material

Plasterboard Wall Lining

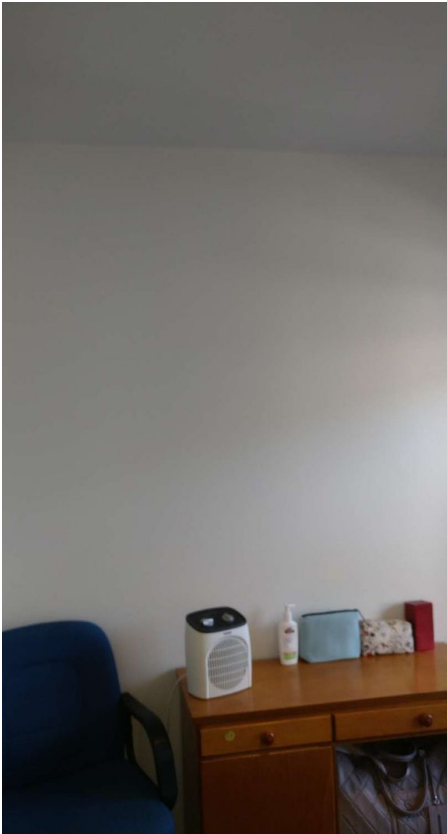
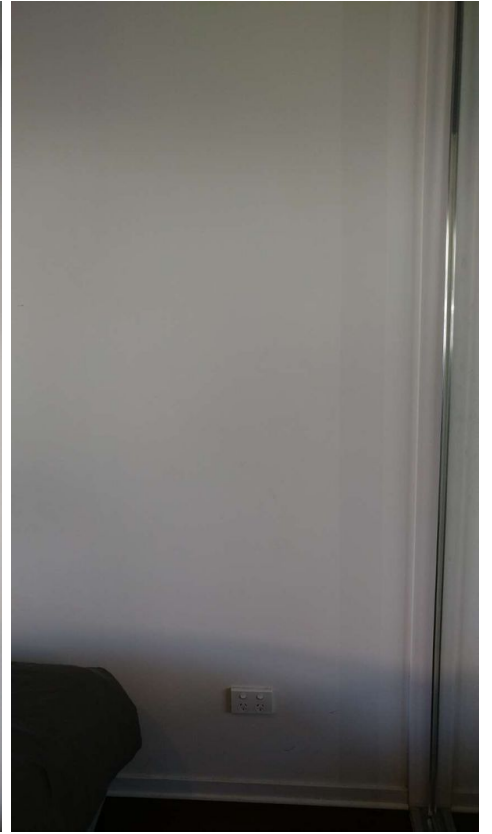
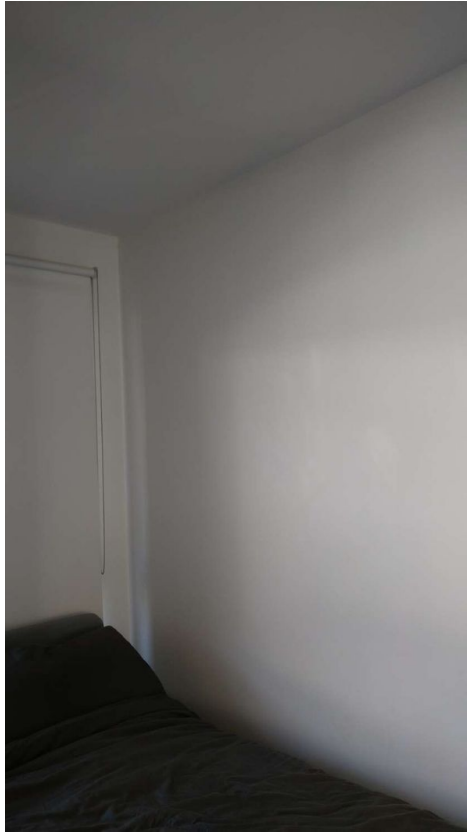
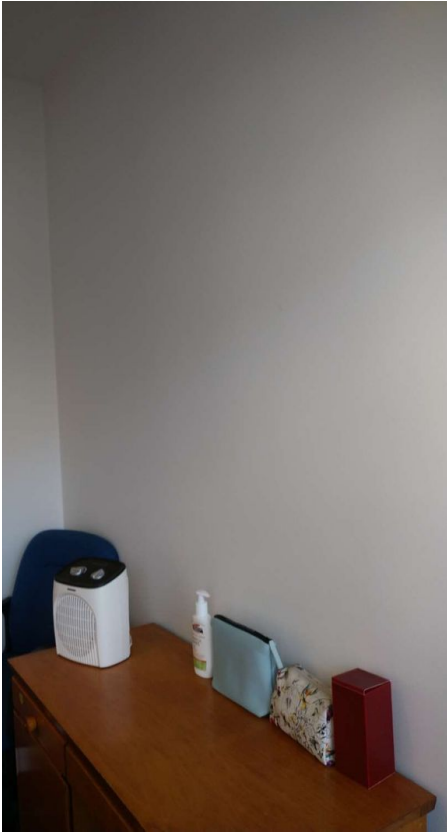
Ceiling(s) Condition: In serviceable condition at the time of inspection



Floor(s) Condition: In serviceable condition at the time of inspection

Timber Flooring

Wall Condition: In serviceable condition at the time of inspection



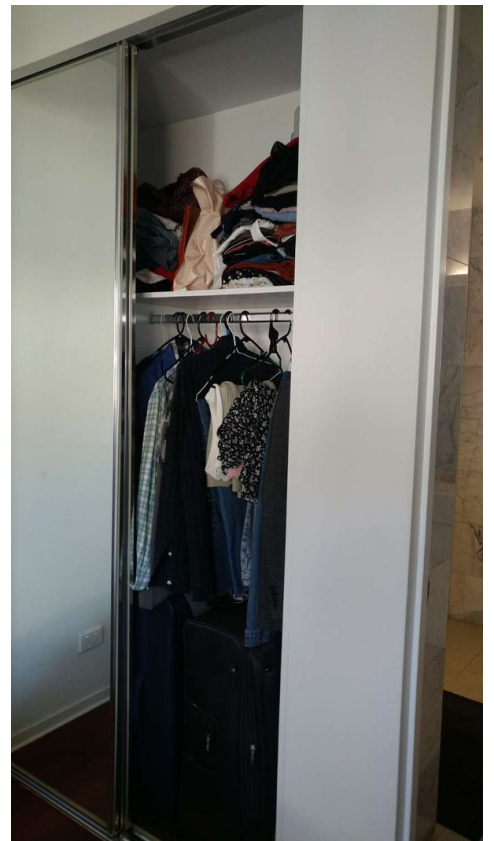
Floor(s) Condition: In serviceable condition at the time of inspection



Limitations

Robe/Cupboard

LIMITED INSPECTION DUE TO PERSONAL CLOTHING



Observations

11.4.1 Wall Condition

**CRACKING - DAMAGE CATEGORY 1 - FINE (UP TO 1MM)**

Information:

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.)

Recommendation

Recommend monitoring.



12: BALCONY

		INS	N/I	N/P	DEF
12.1	Identification Image	X			
12.2	Balustrade	X			
12.3	Wall Condition	X			
12.4	Floor Condition	X			
12.5	Roofing Condition	X			
12.6	Door Conditions	X			
12.7	Windows Condition	X			

INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

Wall Condition: In serviceable condition at time of inspection



Door Conditions: In serviceable condition at time of inspection



Windows Condition: In serviceable condition at the time of inspection



Identification Image: Balcony Image



Balustrade: Appeared in servicable condition at time of inspection



Floor Condition: In serviceable condition at time of inspection

Monitoring and maintenance is required for grout and caulking areas of tiled floors to maintain no water entry below



Roofing Condition: In serviceable condition at time of inspection

Note these areas are susceptible to heavy punishment during storms and bad weather



13: FLOOR PLAN/ IMAGES

14: PROPERTY SUMMARY

		INS	N/I	N/P	DEF
--	--	-----	-----	-----	-----

INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

Electrical Summary:

Whilst we are not electricians; It is recommended that an electrical inspection be carried out by a licensed electrician to assess the condition of these services. An electrical inspection or assessment is not covered in this building inspection

Areas of Limited Inspection

Interior - Furnishings and Storage, Limited access to internal walls, and floors due to personal storage, Bathroom

Site Drainage:

Adequate; The site drainage appears adequate at the time of inspection; however this should be monitored during and after rain periods.

Structural Summary:

Minor Structural Defects were observed and noted at the time of inspection; we recommend monitoring these defects closely; if worsens or deteriorate further then engage a structural engineer for assessment and recommendations.

Note: Whilst we are not Structural Engineers this report is the opinion of the inspector based on his knowledge and experience. If the inspector has raised any suspicions at all.

We strongly recommend you consult a structural engineer for further detail.

Plumbing Summary:

Whilst we are not plumbers; it's always recommended that a licensed plumber be engaged to undertake a full assessment of the plumbing and drainage system.

Areas Inspected:

Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected., Only inside of apartment and immediate courtyard, as common areas managed by Strata

Sub Floor Ventilation:

Not applicable with this type of construction.

Areas Not Inspected:

Nil; Reasonable access was gained to all areas., No subfloor no roof void

Areas To Gain Access:

Vacant house inspection

CONCLUSION SUMMARY: AVERAGE CONDITION

The condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some updating, repair or maintenance as noted in the body of the report.

House is occupied by tenant. household things limiting view. vacant house inspection recommended

following things need consideration

- 1] Floor scratched in study area
- 2] Caulking maintenance required for kitchen splashback
- 3] Caulking recommended in all wet areas including shower base
- 4] Cracks to master bed walls
- 5] Ask minutes of the meeting/ Progress report of body corp for problems in common areas

Please read full report as summary is not full report

INSPECTION TERMS AND CONDITIONS

For full terms and conditions, please refer to the pre-Inspection engagement agreement that you signed prior to Us undertaking the property inspection. The agreement form an integral part of this inspection service.

1. We have carried out the inspection in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to you regarding the condition of the property at the date and time of inspection. Areas for Inspection cover all safe and accessible areas.
2. The inspection comprises a visual assessment of the items listed in Appendix C to AS4349.1 2007 for the structures within 30 metres of the building and within the site boundaries, including fences. Subject to safe and reasonable access (See Definitions below) the Inspection normally reports on the condition of each of the following areas:

The interior >> The roof void >> The subfloor >> The roof exterior

3. We have reported individually on Major Defects and Safety Hazards evident and visible on the date and time of the inspection. The report will also provide a general assessment of the property and collectively comment on Maintenance issues and Defects which would form a normal part of property maintenance.
4. Where a Major Defect has been identified, we have given an opinion as to why it is a Major defect and specify its location within the body of the report above.

LIMITATIONS:

5. The Inspector conducted a non-invasive visual inspection which is limited to those accessible areas and sections of the property to which Safe and Reasonable Access (see Definitions below) that was both available and permitted on the date and time of this inspection. Areas where reasonable entry was denied to the inspector, or where safe and reasonable access was not available, are excluded from and do not form part of, the inspection and reported accordingly within this report. Those areas may be the subject of an additional inspection upon request following the provision or reasonable entry and access. You may want to consider a pre-property handover inspection prior to taking possession of the property. Additional fees apply.
6. The Inspection DID NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.
7. The Inspection and Report compare the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability.
8. The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, concealed plumbing, and other areas that are concealed or obstructed. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures.
9. The Report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.
10. The "Building" Inspection WILL NOT look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS 4349.3-1998 Timber Pest Inspections, by a fully qualified, certified and insured Timber Pest Inspector. Let us know if you require a timber pest inspection at our discounted rate. Additional fees apply.
11. If Timber Pest Damage is found, then it will be reported. The inspector will only report on the damage which is visible.
12. ASBESTOS: 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. If asbestos is noted as present within the property, then you agree to seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal. We can undertake an Asbestos Survey Report and asbestos sample testing as an additional service at your request. Additional fees apply.
13. MOULD (MILDEW) AND NON-WOOD DECAY FUNGI DISCLAIMER: No inspection or report was made for Mould (Mildew) and non-wood decay fungi.

ESTIMATING DISCLAIMER:

14. Any estimates provided in the Report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The inspector accepts no liability for any estimates provided throughout this report where they occur you agree to obtain and rely on independent quotations for the same work.
15. The written report shall be considered the final exclusive findings of us. You understand and agree you will not rely on any oral statements made by the inspector prior to the issuance of the written report and further understand and agree, that the inspector reserves the right to modify the report for a period of time that shall not exceed seventy-two hours (72) hours after the inspection report has first been delivered to you.

16. If this property as inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:

a) Obtain a statement from the owner as to:

i. any Timber Pest activity or damage;

ii. timber repairs or other repairs;

iii. alterations or other problems to the property known to them any other work carried out to the property including Timber Pest treatments.

v. obtain copies of any paperwork issued and the details of all work carried out.

b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

17. The Inspection did not cover or report the items listed in Appendix D to AS4349.1-2007.

18. Where the property is a strata or similar title, we have inspected the interior, and the immediate exterior of the particular unit inspected as detailed in Appendix B in AS4349.1-2007. Therefore it is advised that the client obtain an inspection of common areas prior to any decision to purchase.

19. The Inspection and Report DID NOT report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.

20. You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.

21. Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of the cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

22. The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the building will continue as an existing usage property.

THIRD-PARTY DISCLAIMER:

23. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than the person/s who signed the inspection agreement in connection with the use of the Inspection Report provided pursuant to the agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. 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 the Engagement Agreement. Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) Regulations 2004 the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

24. Prohibition on the Provision or Sale of the Report. The Report may not be sold or provided to any other Person without Our express written permission unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement entered into by the other Person to comply with this clause and regulations. However, We may sell the Report to any other Person although there is no obligation for Us to do so.

25. Release: You release Us from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission. The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

26. Indemnity: You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

27. IMPORTANT SAFETY INFORMATION - SMOKE DETECTORS

We cannot comment on smoke detector installation and testing as it is not within the scope of this report and requires specialist inspection services. It is however strongly recommended that all existing detectors in the property be tested prior to occupation and advice be sought as to the suitability of their number, placement and operation.

28. Privacy Policy: We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.

If you have any queries or don't understand anything contained within this report or require further information, please do not hesitate to contact us as we are more than happy to help, and thank you for entrusting us to undertake your building inspection.