



LEADING BUILDING & PEST INSPECTIONS

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BUILDING INSPECTION COPY

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5000

Sample Report
JANUARY 12, 2019



Inspector

Andrew Reed - Adelaide

Andrew Reed

BLD252592 / PEST MANAGEMENT LIC:86234

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TABLE OF CONTENTS

1: INSPECTION DETAILS	8
2: Attached Garage - Under main roof	9
3: Roof & Drainage System	10
4: Front Entry	12
5: Exterior of the Building	15
6: Site/Grounds	20
7: Bedroom 1	25
8: Ensuite	26
9: Living Room	28
10: Meal Room	30
11: Kitchen	31
12: Study	33
13: Laundry	34
14: Bedroom 2	35
15: Bathroom	36
16: Toilet (WC)	39
17: Hall/Passage Two	40
18: Attic/Roof Void	41
19: Subfloor Space	44
20: Floor Plan/ Images	46
21: Storage	47
22: Carport	48

23: PROPERTY SUMMARY

49

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

Dear Client,

Thanks very much for choosing us to perform your property inspection. The inspection itself and the this report comply with the requirements of 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 inspection.

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

TERMS AND DEFINITIONS :

You should read and understand the following definitions of words used in this Agreement and this Report. 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 for or on behalf of. If ordered by the person(s)'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 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 who is not a Client.

13.Property means the structures and boundaries etc up to thirty (30m) metres 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 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 assess hole (access cover) 400 x 500mm

20.Crawl space above access hole 600 x 600mm minimum clearance

21.Assess 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 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 pre-purchase engagement agreement, You read and understood the contents of the agreement and that the inspection was carried out in accordance with the engagement agreement document.

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

RECOMENDATION - (REC) = 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 Defect 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) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or maybe 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 and corrected by a qualified & licensed contractor.

SUMMARY

187

ITEMS INSPECTED

15

MAINTENANCE/MONITOR

13

DEFECT

- 🔧 3.2.1 Roof & Drainage System - Roof Cladding : Waviness to roof cladding noted
- 🔧 3.3.1 Roof & Drainage System - Gutter Condition: Debris blocked gutter/s observed
- ⊖ 4.1.1 Front Entry - Entry steps: Need fixind
- ⊖ 4.4.1 Front Entry - Wall Condition: Evidence of repair observed
- 🔧 4.6.1 Front Entry - Floor Condition: Damaged grout observed
- ⊖
- 5.1.1 Exterior of the Building - Eave/Soffit linings: Damage noted, repairs carried out. Unsure of the effectiveness of these repairs.
- 🔧 5.1.2 Exterior of the Building - Eave/Soffit linings: Evidence of repair
- 🔧 5.2.1 Exterior of the Building - Wall Cladding : Cracking - Damage Category "1" - Fine (up to 1mm)
- 🔧 6.3.1 Site/Grounds - Fences: Fence components in contact with soil
- ⊖ 6.6.1 Site/Grounds - Grounds Observations: Termite conducive conditions
- ⊖ 6.6.2 Site/Grounds - Grounds Observations: Termites seen on property
- 🔧 8.3.1 Ensuite - Walls Condition: Evidence of repairs observed
- 🔧
- 8.5.1 Ensuite - Floor condition: Timber floor bouncy/springy in one or more areas may require shims or packing to floor joists or bearers
- 🔧 8.7.1 Ensuite - Shower Base Condition: Missing / damaged caulking / grout joint noted
- ⊖ 9.3.1 Living Room - Wall Condition: Evidence of repair
- 🔧 11.3.1 Kitchen - Walls Condition: Evidence of repairs observed
- 🔧 12.3.1 Study - Wall Condition: Evidence of repairs observed
- ⊖ 14.3.1 Bedroom 2 - Wall Condition: Evidence of repairs observed
- ⊖ 15.7.1 Bathroom - Shower Base Condition: Missing/deteriorated grout
- 🔧 15.8.1 Bathroom - Shower surround: Caulking maintenance required
- 🔧 15.13.1 Bathroom - Mirror Condition: Partial De-silvering noted
- 🔧 15.14.1 Bathroom - Splashback: Caulking maintenance needed
- 🔧 16.3.1 Toilet (WC) - Wall Condition: Evidence of repairs observed
- ⊖ 18.1.1 Attic/Roof Void - Framing : Loose frame with packing and broken truss
- ⊖ 19.1.1 Subfloor Space - Bearers/Joist Condition: Excessive cracking or splitting observed

- ⊖ 19.1.2 Subfloor Space - Bearers/Joist Condition: There appears to be moderate damage consistent with timber pest attack to visible accessible timbers
- ⊖ 21.1.1 Storage - Door Conditions: Door is rusted
- ⊖ 21.2.1 Storage - Wall Condition: Wood decay observed

1: INSPECTION DETAILS

	INS	DEF /M	N/I	N/P	REC
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INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

In Attendance

Leading Building & Pest Inspector, Owner(s)

Inspection Type:

Residential Property Condition Report

Building Information:

This is a family home, This pre-purchase inspection does not review permits or determine if they exist prior to Settlement. To ensure all additions and structures were built with all permits. We can conduct a property search and inspection to identify any structures that have not been approved. This is an important inspection due to the fact that building works that are not registered can be very costly to obtain the permit or worse the structure may need to be removed., With detached garage

Building Structure:

brick veneer, timber floor, timber window tiled roof

Levels:

Single Level

Occupancy:

The property is occupied by the owner, The property is furnished

Weather conditions:

Light showers of rain, Rain today/recently, 10 - 15 degrees

Other Recommended Inspection:

Mould Inspection, Brick layer/Stone mason inspection, Pool system and equipment inspection, Timber Pest Prevention System Be Installed, Retaining wall specialist

2: ATTACHED GARAGE - UNDER MAIN ROOF

		INS	DEF /M	N/I	N/P	REC
2.1	Wall Condition	X				
2.2	Ceiling Lining Condition	X				
2.3	Window Conditions	X				
2.4	Floor Condition	X				
2.5	Vehicle Door Condition	X				
2.6	Personal Access Door Condition	X				

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Information

Identification image

Wall Condition: In serviceable condition at time of inspection

Floor Condition: In serviceable condition at time of inspection

Ceiling Lining Condition: Garage Ceiling Information

Please note: garage ceilings are subjected to hard treatment from vibration, wind and moisture, ceiling should be monitored closely at all times. If popped nails or sagging ceiling become evident, have the ceiling assessed by a suitable qualified professional.

3: ROOF & DRAINAGE SYSTEM

		INS	DEF /M	N/I	N/P	REC
3.1	General roof images	X				
3.2	Roof Cladding	X				X
3.3	Gutter Condition	X				X
3.4	Roof Flashing Condition	X				
3.5	Valley gutter condition	X				
3.6	Facia/Bargeboards	X				
3.7	Downpipes	X				

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Information

Comments

The roofs overall condition appeared SATISFACTORY at time of inspection. No prediction of future performance or warranties can be offered.

Methods Used to Inspect Roof

Roof inspected from a ladder., Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high; is too steep; is wet; or is composed of materials which can be damaged if walked upon; the roof is not mounted. Therefore; client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Roof Cladding Material

Clay Tile

Roof Flashing Material

Metal, Rubber

Gutter Material

Colorbond Steel gutters

Roof Cladding : General roof photos

Roof Flashing Condition: The roof flashing, where visible, appears to be in satisfactory condition

The assessable roof flashing appeared satisfactory.

A yearly inspection is recommended.

Flashing is an impervious material (usually galvanized or lead sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from valleys and intersections between the roof covering and other materials.

Valley gutter condition: Valley Gutters in serviceable condition at time of inspection

Tip: Keeping valley gutters clean and free of leaves and debris, debris build-up tends to collect at the bottom of the valley gutter and cause water to pool behind the debris in heavy rain to flow over the sides enter the attic/roof space, this can cause extensive damage to ceilings and other building components. Keep gutters clean!

Observations

3.2.1 Roof Cladding

WAVINESS TO ROOF CLADDING NOTED



This is common and can be due to settlement and insufficient ventilation in the roof void, any further movement to be assessed by a building professional.

Recommend adding ventilation.

Recommendation

Contact a qualified professional.

3.3.1 Gutter Condition



DEBRIS BLOCKED GUTTER/S OBSERVED

suggest cleaning gutters and downpipes, which should be a regular part of maintenance.

Recommendation

Contact a handyman or DIY project

4: FRONT ENTRY

		INS	DEF /M	N/I	N/P	REC
4.1	Entry steps	X				X
4.2	Door(s) Condition	X				
4.3	Window Condition				X	
4.4	Wall Condition	X				X
4.5	Ceiling Conditions	X				
4.6	Floor Condition	X				X

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Information

Entry image(s)

Room identification

Wall Condition: In serviceable condition at the time of inspection

Ceiling Conditions: In serviceable condition at the time of inspection



Floor Condition: In serviceable condition at the time of inspection



Observations

4.1.1 Entry steps

NEED FIXING

Recommendation

Contact a qualified professional.



4.4.1 Wall Condition

EVIDENCE OF REPAIR OBSERVED

Recommendation

Recommend monitoring.



4.6.1 Floor Condition

DAMAGED GROUT OBSERVED



suggest re-grouting as necessary to prevent water penetration

Would recommend using silicone on floor wall joins to allow for expansion / movement

Recommendation

Contact a handyman or DIY project



5: EXTERIOR OF THE BUILDING

		INS	DEF /M	N/I	N/P	REC
5.1	Eave/Soffit linings	X				X
5.2	Wall Cladding	X				X
5.3	Window/Frames	X				
5.4	Differential Movement	X				
5.5	Fretting				X	
5.6	Mortar eroding				X	
5.7	Weep holes/Vents	X				
5.8	Control joint	X				
5.9	Visible Foundation				X	
5.10	Protective paint condition				X	
5.11	Porch	X				
5.12	Hot Water Unit/s	X				
5.13	Electric Meter	X				
5.14	Gas supply	X				

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Information

Eave/Soffit linings: In serviceable condition at the time of inspection

Wall Cladding : General wall cladding images

Weep holes/Vents: Found to be in serviceable condition at the time of the inspection



**Porch : In serviceable condition at Exterior Comments
time of inspection**

The purpose of exterior caulking is to minimise air flow and moisture through cracks; seams; and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition; good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install., An effective water management program is required for all homes. This includes maintenance of all wooden components; caulking of all openings and ongoing vigilance of water handling systems; roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection; NO STATEMENT referring to future performance can be made due to changing weather and structure conditions., This is a limited partial review of the exposed and visible general structure of this building with the focus being the suitability for general and complete remodeling and rehabilitation. No mechanical systems were inspected or operated and the general cosmetic conditions were not considered. No pest; termite or wood destroying insect inspection was performed. We strongly recommend that any rehab project begin with an architectural review by a qualified licensed architect and complete cost projections to determine project feasibility., This inspection report recognizes

Deck Material

Timber

the fact that this property is suffering from some deferred maintenance and is in need of updating in a number of areas. With this in mind we have purposefully overlooked things such as worn floor coverings and the like. The main intention of this report is to identify major operational defects and areas of necessary maintenance.

Electric Meter Location

Front

Exterior Wall Cladding Material

Face Brick

Flashing Material

Metal

Foundation Materials

Crawlspace

Gas supply Location

Front

Covered DeckTimber framed, Timber framed
Alfresco**Porch Material**

Concrete

Window/Frame Materials

Timber Frame window/s

Hot Water Unit/s: Instant gas wall unit

Gas continuous flow hot water systems provide unlimited volumes of hot water from a compact space efficient appliance. The systems have a rated flow of hot water per minute. For instance, a continuous flow hot water systems of 20L/minute and showerhead rated at 9L/minute, you should be able to run two showers at the same time, this would depend on the water pressure/flow rate available at the home.

The appliance only ignites and burns fuel when hot water is required.

Electric Meter : 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.

Gas supply : Gas Meter

Information:

It is generally recommended that gas appliances are serviced regularly by a qualified service person, such as a licensed gas fitter or factory trained technician.

You should always refer to the owner's manual of your individual appliances for the manufacturer's recommended service frequency and guidelines around correct operation.

Observations

5.1.1 Eave/Soffit linings

**DAMAGE NOTED, REPAIRS CARRIED OUT.
UNSURE OF THE EFFECTIVENESS OF THESE REPAIRS.**





5.1.2 Eave/Soffit linings

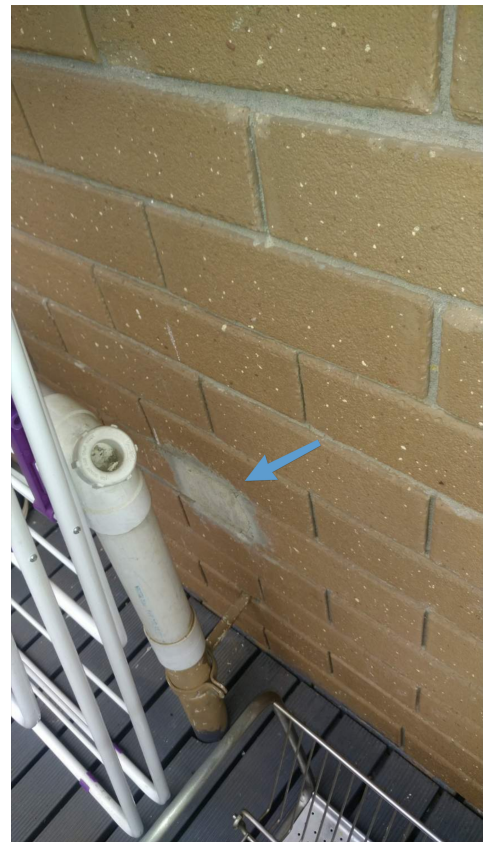
EVIDENCE OF REPAIR

Sand back and repaint

Recommendation

Contact a handyman or DIY project

 MAINTENANCE/MONITOR



5.2.1 Wall Cladding

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

 MAINTENANCE/MONITOR

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. bricks, render, paint, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should crack(s) widen, lengthen, or become more numerous.

Recommendation

Contact a qualified masonry professional.

6: SITE/GROUNDS

		INS	DEF /M	N/I	N/P	REC
6.1	Driveway	X				
6.2	Walkway	X				
6.3	Fences	X				
6.4	Gate/s	X				
6.5	Lot Grade and Drainage	X				
6.6	Grounds Observations	X				X
6.7	Clothes Line	X				
6.8	Exterior Tap/s	X				
6.9	Rainwater Tanks				X	

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Information

Driveway Material

Concrete

Walkway Material

Concrete

Fence Material

Front yard not fenced., Timber
pales

Gate Types

Metal

Site Comments

Vegetation observed to be too close to exterior wall/s; touching; or growing on brick wall.

Condition can promote excessive damage and deterioration by movement of root growth and/or attachment; moisture retention; and can promote pest infestations. Recommend trim/prune or remove as needed to improve drainage., This exposed wood surface should be routinely monitored and kept well painted to prevent rot & deterioration of the wood., This is a limited partial review of the exposed and visible general structure of this building with the focus being the suitability for general and complete remodeling and rehabilitation. No mechanical systems were inspected or operated and the general cosmetic conditions were not considered. No pest; termite or wood destroying insect inspection was performed. We strongly recommend that any rehab project begin with an architectural review by a qualified licensed architect and complete cost projections to determine project feasibility., This inspection report recognizes the fact that this property is suffering from some deferred maintenance and is in need of updating in a number of areas. With this in mind we have purposefully overlooked things such as worn floor coverings and the like. The main intention of this report is to identify major operational defects and areas of necessary maintenance.

Retaining Wall Materials

Concrete, Stone, Timbers, Wood, Timber sleepers

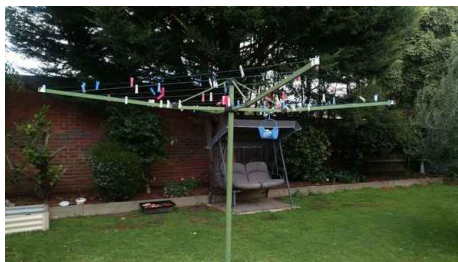
Off street parking has been provided for?

2 Cars

Driveway : In serviceable condition at time of inspection**Walkway : Identification****Fences: In serviceable condition at time of inspection**

Lot Grade and Drainage : Flat Lot Clothes Line : Item

Flat lot



Exterior Tap/s : Exterior Tap/s

Location

Front, Rear

Grounds Observations: Reticulation System Installed

na

What is a Reticulation System? - The reticulation system allows for the reinstatement of a chemical barrier around the foundations of the home utilising a network of drilled holes and injected pestacide. Using precise control of the chemical application, this system helps to protect against invasion by termites which would otherwise enter from the outside of your home.

Grounds Observations: Termite baiting system installed

na

How a Termite Bait Station Works

Typically, termite bait stations will be installed to form a perimeter around your home, about 1 meters or so from your homes foundation. One bait station will be placed every 3 meters in narrow holes drilled by a specialized tool. Once installed, bait stations will be filled with non-toxic termite food until the presence of termites is confirmed. Then, the non-toxic food will be replaced by a toxic termite bait. Unlike standard termite barriers, which apply a liquid termiticide directly into the soil to kill termites that pass through it, termite baits allow for the toxic bait to be carried back to the nest and shared with other insects in the colony.

Observations

6.3.1 Fences

FENCE COMPONENTS IN CONTACT WITH SOIL

This will shorten its lifespan.

Recommendation

Contact a qualified fencing contractor

 MAINTENANCE/MONITOR

6.6.1 Grounds Observations

TERMITE CONDUCTIVE CONDITIONS

Recommend removal of items from the building exterior.

These items create conditions prone for termites activity

Recommendation

Contact a qualified professional.

 DEFECT



6.6.2 Grounds Observations

TERMITES SEEN ON PROPERTY



Recommend timber pest baiting system be installed to treat termites and protect home / investment

Recommendation

Contact a qualified professional.



7: BEDROOM 1

		INS	DEF /M	N/I	N/P	REC
7.1	Door(s) Condition	X				
7.2	Window(s) Condition	X				
7.3	Wall Condition	X				
7.4	Ceiling(s) Condition	X				
7.5	Floor(s) Condition	X				
7.6	Robe/Cupboard	X				

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Information

Bedroom identification image

Room Identification

Wall Condition: In serviceable condition at the time of inspection

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

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

Robe/Cupboard: In serviceable condition at the time of inspection

8: ENSUITE

		INS	DEF /M	N/I	N/P	REC
8.1	Door/s Condition	X				
8.2	Window/s	X				
8.3	Walls Condition					X
8.4	Ceilings Condition	X				
8.5	Floor condition	X				X
8.6	Exhaust Fan Condition				X	
8.7	Shower Base Condition	X				X
8.8	Shower surround	X				
8.9	Shower Rose/Mast Condition	X				
8.10	Shower Door/Curtain Condition	X				
8.11	Mirror Condition	X				
8.12	Tap/s Condition				X	
8.13	Splashback	X				
8.14	Sink/s condition	X				
8.15	WIR	X				
8.16	Vanity/Cabinets Condition				X	
8.17	Waste Water Trap/s Condition				X	
8.18	Toilet Condition	X				

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Information

En-suite image(s)

Room identification



Ceilings Condition: In serviceable condition at the time of inspection

Floor condition: In serviceable condition at the time of inspection

Shower surround: Moisture reading at tap penetrations

Moisture not seen at the time of Inspection

Shower surround: Moisture reading to wall joining the rear of shower

Moisture not seen at the time of Inspection

Shower Rose/Mast Condition: Moisture reading at shower rose penetration

Moisture not seen at the time of Inspection

Shower Rose/Mast Condition: Shower rose Function

Appeared to function as intended at time of Inspection.

Sink/s condition: Sink tap function

Appeared to function as intended at time of inspection

WIR: In serviceable condition at the time of inspection

Toilet Condition: Moisture reading at toilet supply penetration

Moisture not seen at the time of inspection

Toilet Condition: Toilet Function

Appeared to function as intended

Observations

8.3.1 Walls Condition

EVIDENCE OF REPAIRS OBSERVED

unable to determine the effectiveness of these repairs.

Recommend sanding back and re painting

Recommendation

Contact a handyman or DIY project



8.5.1 Floor condition

TIMBER FLOOR BOUNCY/SPRINGY IN ONE OR MORE AREAS MAY REQUIRE SHIMS OR PACKING TO FLOOR JOISTS OR BEARERS

Recommendation

Contact a qualified carpenter.



8.7.1 Shower Base Condition

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



9: LIVING ROOM

		INS	DEF /M	N/I	N/P	REC
9.1	Door Conditions	X				
9.2	Window(s) Condition	X				
9.3	Wall Condition	X				X
9.4	Ceiling Conditions	X				
9.5	Floor Condition	X				

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Information

Living room image(s)

Wall Condition: In serviceable condition at time of inspection

Ceiling Conditions: In serviceable condition at time of inspection



Floor Condition: In serviceable condition at time of inspection

Observations

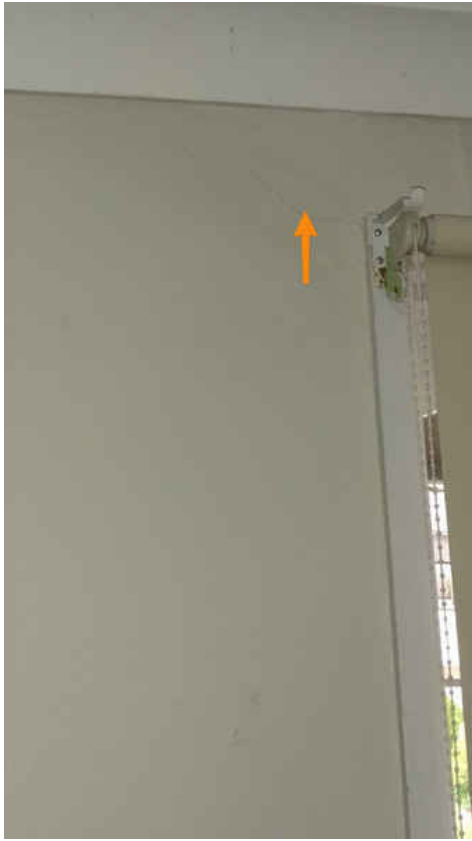
9.3.1 Wall Condition

EVIDENCE OF REPAIR

Recommendation

Contact a qualified professional.





10: MEAL ROOM

		INS	DEF /M	N/I	N/P	REC
10.1	Door Conditions	X				
10.2	Window(s) Condition				X	
10.3	Wall Condition	X				
10.4	Ceiling Conditions	X				
10.5	Floor Condition	X				

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Information

image(s)

Ceiling Conditions: Smoke detector seen but not tested

Floor Condition: In serviceable condition at time of inspection

11: KITCHEN

		INS	DEF /M	N/I	N/P	REC
11.1	Door(s) Condition				X	
11.2	Windows Condition	X				
11.3	Walls Condition	X				X
11.4	Ceiling Conditions	X				
11.5	Floor Condition	X				
11.6	Exhaust Fan Condition	X				
11.7	Splashback	X				
11.8	Sink Condition	X				
11.9	Tap(s) Condition	X				
11.10	Bench Top Condition	X				
11.11	Cabinet Condition	X				
11.12	Waste Water Trap/s Condition	X				
11.13	Pantry Shelving/Draws Condition	X				
11.14	Pantry Walls & Ceiling Condition	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Kitchen image(s)

Room identification



Ceiling Conditions: In serviceable condition at the time of inspection



Floor Condition: In serviceable condition at the time of inspection

Exhaust Fan Condition: Exhaust fan operation

Operated as intended at the time of inspection.

Tap(s) Condition: Tap function

Tap(s) Condition: Moisture reading at tap penetration acceptable

Moisture not seen at the time of inspection

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

Consistent with the age and type of construction.

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

Pantry Shelving/Draws Condition: Identification image

Bench Top Condition: Cook Top functionality

The cooktop was switched on to test for functionality. appeared serviceable at the time of inspection although not every function tested. No warranty or guarantee is given to future performance.

Observations

11.3.1 Walls Condition

**EVIDENCE OF REPAIRS
OBSERVED**

Unable to determine the effectiveness of these repairs.

Recommend sanding and re painting to enhance cosmetic appearance

This is from old window coverings

Recommendation

Contact a handyman or DIY project



12: STUDY

		INS	DEF /M	N/I	N/P	REC
12.1	Door Conditions	X				
12.2	Window(s) Condition	X				
12.3	Wall Condition	X				X
12.4	Ceiling Conditions	X				
12.5	Floor Condition	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Study image(s)

.

Wall Condition: In serviceable condition at time of inspection

Ceiling Conditions: In serviceable condition at time of inspection

Floor Condition: In serviceable condition at time of inspection

Observations

12.3.1 Wall Condition

EVIDENCE OF REPAIRS OBSERVED

unable to determine the effectiveness of these repairs.

Recommend sanding back and re paint to enhance cosmetic

Recommendation

Contact a handyman or DIY project



13: LAUNDRY

		INS	DEF /M	N/I	N/P	REC
13.1	Door/s Condition	X				
13.2	Window Condition	X				
13.3	Walls Condition	X				
13.4	Ceilings Condition	X				
13.5	Floor Condition	X				
13.6	Exhaust Fan Condition				X	
13.7	Splashback	X				
13.8	Laundry Tap/s	X				
13.9	Laundry Tub/Sink Condition	X				
13.10	Waste Water Trap/s Condition	X				
13.11	Washer Hook-ups	X				
13.12	Cabinet Condition	X				
13.13	Linen Cupboard				X	

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Laundry image(s)

Room identification

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

Laundry Tap/s: Moisture reading at tap penetrations

Laundry Tap/s: laundry tap functionality

Moisture not seen at the time of Inspection

Laundry Tub/Sink Condition: Moisture reading at supply penetration

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

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

Moisture not seen at the time of Inspection

Washer Hook-ups: Moisture reading at supply penetration

Moisture not seen at the time of Inspection

14: BEDROOM 2

		INS	DEF /M	N/I	N/P	REC
14.1	Door(s) Condition	X				
14.2	Window(s) Condition	X				
14.3	Wall Condition	X				X
14.4	Ceiling(s) Condition	X				
14.5	Floor(s) Condition	X				
14.6	Robe/Cupboard	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Bedroom identification image

Room Identification

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

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

Robe/Cupboard: In serviceable condition at the time of inspection

Observations

14.3.1 Wall Condition

EVIDENCE OF REPAIRS OBSERVED

Unable to determine the effectiveness of these repairs.

Recommendation

Recommend monitoring.



15: BATHROOM

		INS	DEF /M	N/I	N/P	REC
15.1	Door(s) Condition	X				
15.2	Window(s)	X				
15.3	Walls Condition	X				
15.4	Ceiling(s) Condition	X				
15.5	Floor condition	X				
15.6	Exhaust Fan Condition	X				
15.7	Shower Base Condition	X				X
15.8	Shower surround	X				X
15.9	Shower Door/Curtain Condition	X				
15.10	Shower Rose/Mast Condition	X				
15.11	Bathtub/Spa Condition	X				
15.12	Bath surround	X				
15.13	Mirror Condition	X				X
15.14	Splashback	X				X
15.15	Tap(s) Condition	X				
15.16	Sink/s condition	X				
15.17	Vanity/Cabinets Condition	X				
15.18	Waste Water Trap/s Condition	X				
15.19	Toilet Condition				X	

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Bathroom image

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

Floor condition: In serviceable condition at time of inspection

Exhaust Fan Condition: Operational at time of inspection

Generally finished to an acceptable standard

Shower surround: Moisture reading to rear of shower

Moisture not seen at the time of Inspection

Shower surround: Moisture reading at tap penetration

Moisture not seen at the time of Inspection

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

Shower Rose/Mast Condition: Moisture reading at shower rose penetration

Moisture not seen at the time of Inspection

Mirror Condition: In serviceable condition at time of inspection

Tap(s) Condition: Taps operated at the time of inspection

Generally finished to an acceptable standard

Sink/s condition: moisture reading at tap penetrations

Moisture not seen at the time of Inspection

Sink/s condition: Tap Function

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

Bath surround: Moisture reading at bath taps penetrations

Mo

Bathtub/Spa Condition
Moisture not seen at the time of Inspection

Observations

15.7.1 Shower Base Condition

DEFECT

MISSING/DETERIORATED GROUT

Missing/damaged grout noted throughout the tiled base. Recommend maintenance of grout and sealant to prevent water seepage and damage to the floor.

DIY Tip

Recommendation

Contact a qualified tile contractor

15.8.1 Shower surround



MAINTENANCE/MONITOR

CAULKING MAINTENANCE REQUIRED

Seal all gaps and voids to prevent water penetration



Recommendation

Contact a handyman or DIY project

15.13.1 Mirror Condition



MAINTENANCE/MONITOR

PARTIAL DE-SILVERING NOTED

Caused by moisture damage. Recommend replacement to improve appearance

Recommendation

Contact a qualified professional.

15.14.1 Splashback



MAINTENANCE/MONITOR

CAULKING MAINTENANCE NEEDED

Seal all gaps and voids to prevent water penetration



Recommendation

Contact a handyman or DIY project

16: TOILET (WC)

		INS	DEF /M	N/I	N/P	REC
16.1	Doors Condition	X				
16.2	Windows Condition	X				
16.3	Wall Condition	X				X
16.4	Ceiling Condition	X				
16.5	Floor Conditions	X				
16.6	Toilet Condition	X				
16.7	Exhaust Fan Condition				X	

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Toilet (W/C) image

Room identification

Ceiling Condition: In serviceable condition at time of inspection

Floor Conditions: In serviceable condition at time of inspection

Toilet Condition: In serviceable condition at the time of inspection

Toilet functioned as intended

Observations

16.3.1 Wall Condition

EVIDENCE OF REPAIRS OBSERVED

unable to determine the effectiveness of these repairs.

Recommend sanding back and re painting

Recommendation

Contact a handyman or DIY project



MAINTENANCE/MONITOR

17: HALL/PASSAGE TWO

		INS	DEF /M	N/I	N/P	REC
17.1	Door Conditions				X	
17.2	Window(s) Condition				X	
17.3	Wall Condition					
17.4	Ceiling Conditions	X				
17.5	Floor Condition	X				
17.6	Linen Cupboard	X				

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Information

Hall/Passage image(s)

Room identification

Ceiling Conditions: Photos

.

Floor Condition: In serviceable condition at time of inspection

Linen Cupboard: In serviceable condition at time of inspection

18: ATTIC/ROOF VOID

		INS	DEF /M	N/I	N/P	REC
18.1	Framing	X				X
18.2	Roof Cladding Underside	X				
18.3	Ceiling Insulation	X				
18.4	Sarking				X	
18.5	Ventilation				X	

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Roof Void Images

Roof Cladding Material

Tiles

Comments

Roof void should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould and moisture is kept in check. While there may be very little or no evidence of mould build-up in the roof void at time of inspection; it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the void cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal., Kitchen and/or bathroom vent fans are improperly venting into attic/roof void. Recommend extending fan exhaust to the exterior to prevent damage and/or deterioration from moisture and/or condensation.

Framing Type

Hardwood truss

Insulation Material

Fiberglass batts

Methods Used to Inspect

Accessible - the visibly accessible roof-space was inspected from within the roof space, however, not every component is inspected due to varying heights, design, insulation, mechanical services and the like, Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Damage and or defects may be present and not detected in areas where inspection was limited; obstructed or access was not gained., Roof space was inspected from access opening due to limited clearance.

Roof Ventilation

No vents observed

Framing : General photos

Roof Cladding Underside : Roof cladding appeared to be in serviceable condition

Please note. Not all areas are visible to the inspector, buyer needs to be aware these areas may contain hidden defects and these areas and items are excluded from the report. Requesting information from the vendor About known issues with the roof cladding is recommended.



Ceiling Insulation : Insulation



Ventilation : No roof ventilators observed

A roof ventilation system works by providing a continual flow of air through the attic/roof space, helping remove overheated air and moisture from the attic and roof system and reduce the impact of changing temperatures and moisture conditions both inside and outside the home.

Observations

18.1.1 Framing

LOOSE FRAME WITH PACKING AND BROKEN TRUSS



Recommend engaging a builder or licensed professional to further investigate and repair as recommended.

This was brought to the owners attention and were getting a builder to fix

Recommendation

Contact your builder.



19: SUBFLOOR SPACE

		INS	DEF /M	N/I	N/P	REC
19.1	Bearers/Joist Condition	X				X
19.2	Support Post/stumps Comments	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Bearers/Joist Material/Style

Timber beams and floor joists

Comments

Limited review due to finished basement. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements., Inspection of the sub-floor/crawlspace is limited to a visual review of conditions at time of inspection only. Weather conditions; storage of personal property; changing foundation wall conditions wall finishes etc. all contribute to inconclusive predictions of foundation and ventilation performance. While there may not be visible evidence of water intrusion at time of inspection; the inspector CANNOT warranty this or any of the sub-floor against water entry., Limited inspection due to low headroom in areas

Crawlspace Access

Limited access due to low headroom. Therefore; the review of joists; plumbing; structural support; etc. is limited.

Crawlspace Floor Material

Dirt

Crawlspace Walls Material

Brick

Foundation Style

Crawlspace

Insulation Material

No insulation present

Subfloor Material

Particle Board

Support Post/stumps Material

Concrete

Ventilation Type

Vents in exterior walls, Two sides open

Visible Plumbing Material

PVC

Support Post/stumps Comments: In serviceable condition at time of inspection**Observations**

19.1.1 Bearers/Joist Condition

EXCESSIVE CRACKING OR SPLITTING OBSERVED

Small gaps may be resulting into crackling sound. Need packing

Recommendation

Contact a qualified professional.



19.1.2 Bearers/Joist Condition

THERE APPEARS TO BE MODERATE DAMAGE CONSISTENT WITH TIMBER PEST ATTACK TO VISIBLE ACCESSIBLE TIMBERS

Due to timber pest damage some timber replacement is required. The full extent of timber replacement was unable to be determined during this visual inspection and a more invasive inspection is required.

Recommendation

Contact a qualified professional.

20: FLOOR PLAN/ IMAGES

Information

Floorplan: Floor Plan

21: STORAGE

		INS	DEF /M	N/I	N/P	REC
21.1	Door Conditions	X				X
21.2	Wall Condition	X				X
21.3	Ceiling Conditions	X				
21.4	Floor Condition	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Storage image(s)

Wall Condition: In serviceable condition at the time of inspection

Floor Condition: Item

Ceiling Conditions: Item



Observations

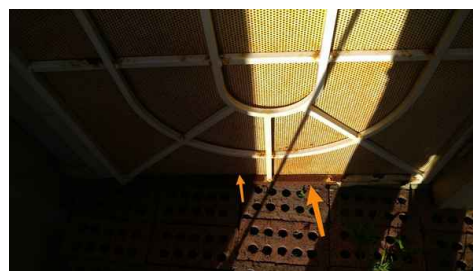
21.1.1 Door Conditions

DOOR IS RUSTED

in need of repair/ paint

Recommendation

Contact a qualified professional.



21.2.1 Wall Condition

WOOD DECAY OBSERVED

unable to determine the effectiveness of these repairs.

Recommendation

Contact a qualified professional.



22: CARPORT

		INS	DEF /M	N/I	N/P	REC
22.1	Carport images	X				
22.2	Ceiling Condition	X				
22.3	Floor Condition	X				
22.4	Garage Wall Condition				X	
22.5	Gutter/ Downpipes Conditions	X				
22.6	Roof Condition	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Ceiling Condition: In serviceable condition at time of inspection

Floor Condition: In serviceable condition at time of inspection

Carport images: Carport images



23: PROPERTY SUMMARY

	INS	DEF /M	N/I	N/P	REC
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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

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 Not Inspected:

Nil; Reasonable access was gained to all areas.

Areas of Limited Inspection

Partial access to under floor due to owners storage., Partial access to roof due to type of construction., Limited access to roof void due to ducting and insulation; recommend a more intrusive inspection prior to settlement., Limited access to garage due to owner storage at the time of inspection. recommend obtaining full access for inspection prior to settlement., Limited access to out building/s due to owner storage; recommend gaining access to conduct a building inspection prior to settlement., Limited inspection and access due to heavy Insulation., Limited access due to insulation, Limited access to subfloor due to low clearance, Limited access to roof void due to low areas, insulation and mechanical services, Limited access to roof due to height

Areas Inspected:

Building and immediate surrounds only inspected

Areas To Gain Access:

Nil; Reasonable access was gained as needed.

Site Drainage:

Inadequate; The site drainage appears inadequate.

Recommendation: contact a licensed drainage plumber for further assessment.

Sub Floor Ventilation:

Inadequate subfloor ventilation; recommendation: Ventilation is important in minimising infestations by timber pests and helps prevent damp problems; contact a licensed builder for further details.

Structural Summary:

No significant structural defects were observed at the time of inspection; however this should be observed closely annually, 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.

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.

The house condition appears to be consistent with its age

No Major structural issue seen However following things need special attention

- 1] Presence of termite termite protection system recomonded**
- 2] Consider removing Conduisive condition for termite**
- 3] Packing and some repair in subfloor recomonded**
- 4] All joints of Roof truss need to be Retied again ti insure structural integrity**
- 5] No vent in the roof consider whirley bird this may help in waviness of roof**
- 6] Exhaust fan for ensuite recomonded**
- 7] Gate lock need fixing**
- 8] Exterior walls has cracks need monitoring**
- 9] Evidence of repair inside the house need sanding and painting for cosmetic appearance**
- 10] Caulking / Grouting needed in all wet areas as well as windows**
- 11] Please check with authority if spa need safty fence**

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. This agreement is 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 shall 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 report 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 below.

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 of 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, 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 immediate exterior of the particular unit requested being 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 You in connection with the use of the Inspection Report provided pursuant to this 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 this 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 from 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.