



BUILDING REPORT

1234 Main Street

Buyer Name
23/01/2023 9:00AM



Inspector
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Building & Pest Inspector
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Agent
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Please find my completed report below; I encourage you to read the report in its entirety.

Dear Client,

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



ITEMS INSPECTED



MAINTENANCE/MONITOR



DEFECTIVE

MAJOR DEFECT/ SAFETY
HAZARD

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. 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 assess 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 assess 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-is hours (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.

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- ⊖ 2.2.1 Exterior Of Building - Wall cladding : Cracking - Damage Category "2" (between >1 and <5.0 mm)
- 🔧 2.8.1 Exterior Of Building - Weep holes/Vents: Weep holes partially blocked
- ⊖
- 2.12.1 Exterior Of Building - Visible Foundation : Slab edge overhang by more than 15mm in need of rectification.
- 🔧 4.4.1 Attached Garage - Under main roof - Floor Condition: Common shrinkage cracks noted
- ⊖ 4.6.1 Attached Garage - Under main roof - Personal Access Door Condition: Hardware is damaged
- 🔧 5.7.1 Site/Grounds - Clothes Line : Unstable/leaning
- ⊖ 9.4.1 Office - Ceiling Conditions: Secure light
- ⊖ 9.5.1 Office - Floor Condition: Minor crack to skirting
- ⊖ 10.5.1 Kitchen + Dining - Floor Condition: Scratches
- ⊖ 10.6.1 Kitchen + Dining - Exhaust Fan Condition: Slightly tilted alignment
- ⚠️ 13.1.1 Stair and Balcony - Handrail/Newel Post: Child safety gate missing
- ⊖ 13.1.2 Stair and Balcony - Handrail/Newel Post: Need fixing
- 🔧 13.2.1 Stair and Balcony - Walls: Evidence of repair
- ⊖ 15.1.1 Bathroom - Door(s) Condition: Caulking recommended
- ⊖ 17.5.1 Toilet (WC) 2 - Floor Conditions: Damaged grout observed
- 🔧 18.2.1 Bedroom Two - Window(s) Condition: Peeling paint observed
- ⊖ 18.3.1 Bedroom Two - Wall Condition: Evidence of repairs observed
- ⊖ 18.3.2 Bedroom Two - Wall Condition: AC conditioner
- 🔧 19.3.1 Bedroom Three - Window(s) Condition: Peeling paint observed
- ⊖ 19.4.1 Bedroom Three - Wall Condition: AC not working
- ⊖ 20.6.1 Roof Void - Ventilation : Bathroom exhaust vents into roof space

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

Inspection Type:

Pre-purchase property condition report

Building Information:

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., Home is a townhouse. 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:

Concrete foundation - Brick veneer - Timber frame walls - Plasterboard internal linings - Aluminium windows - Pine trussed roof frame - Colourbond Facias & Gutters - Tiled roof cladding, Brick veneer, Aluminium windows, Tiled roof, Timber windows, Rendered Hebel external wall cladding

Levels:

Two Levels

Habitation:

The property is vacant, Vacant finished

Weather conditions:

Clear sky, 15 - 20 degrees

Other Recommended Inspection:

Electrical Inspection, Plumbing
Inspection, Appliances
Inspection, Timber Pest
Prevention System Be Installed,
Roofing specialists, Footings
specialist

2: EXTERIOR OF BUILDING

		INS	N/I	N/P	DEF
2.1	Eave/Soffit linings	X			
2.2	Wall cladding	X			X
2.3	Window/Frames	X			
2.4	Damp damage			X	
2.5	Differential movement			X	
2.6	Fretting			X	
2.7	Mortar eroding	X			
2.8	Weep holes/Vents	X			X
2.9	Protective paint condition			X	
2.10	Control joint	X			
2.11	Lintel beams	X			
2.12	Visible Foundation	X			X
2.13	Door step/threshold	X			
2.14	Hot-water unit/s	X			
2.15	Electrical meter	X			
2.16	Gas supply	X			
2.17	Porch	X			
2.18	Rain water tank	X			

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

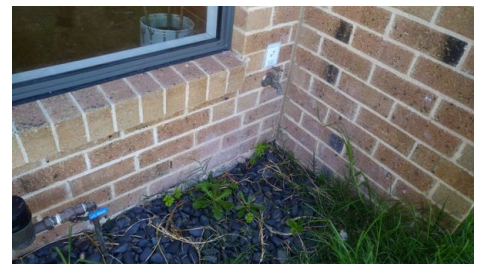
Information

Exterior Images



Wall cladding : Wall Cladding
Images and Type
 Brick, Rendered hebal

Visible Foundation : Visible
sections of the concrete slab edge
appeared satisfactory



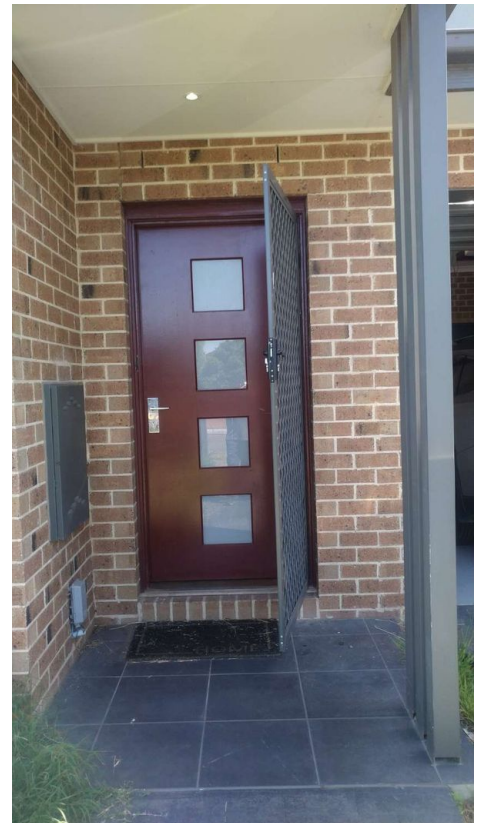
Door step/threshold: In serviceable condition at time of inspection



Gas supply : Nbn bix observed
Not tested, refer a certified electrician



Porch : In serviceable condition at time of inspection



Exterior Comments

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., Regular maintenance of all wooden components, sealing of all openings, 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 buyer should be aware that there may not be any evidence of water intrusion into the structure at the time of inspection. However, Suggest trimming back vegetation for proper clearance and ventilation.

Deck Material

No deck observed

Electric Meter Location

Front

Exterior Wall Cladding Material

Face Brick, Rendered hebel

Flashing Material

Metal

Patio/Pergola Material

Paver/Tile, Timber framed

Gas supply Location

Front

Foundation Materials

Concrete Slab

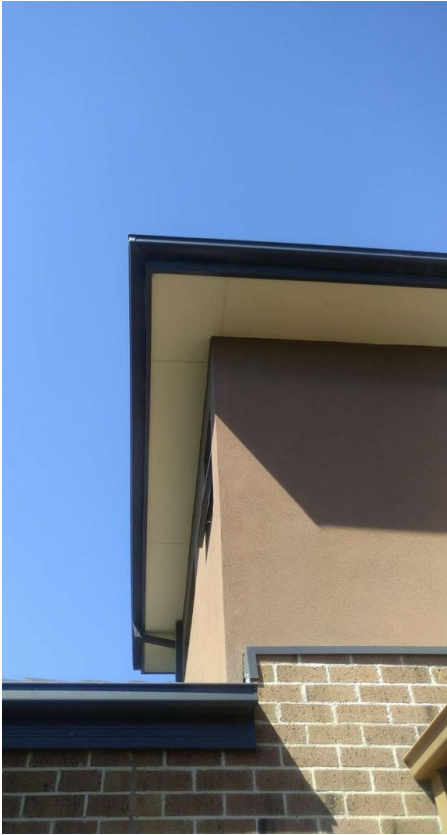
Porch Material

Brick, Concrete, Timber support posts

Window/Frame Materials

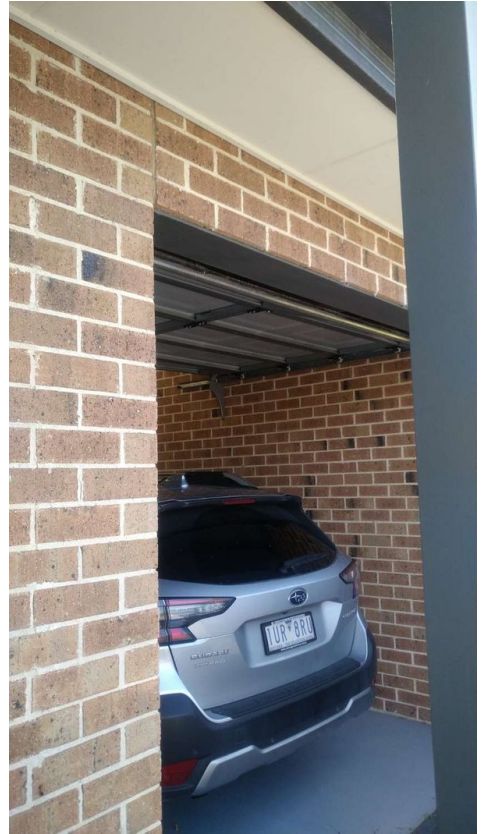
Aluminium window/s, Timber
Frame window/s

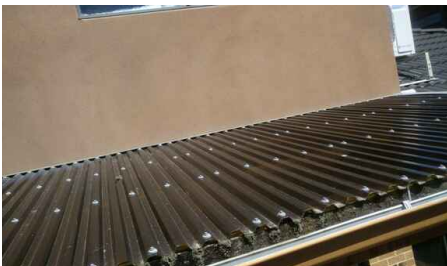
Eave/Soffit linings: In serviceable condition at the time of inspection



Wall cladding : 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.

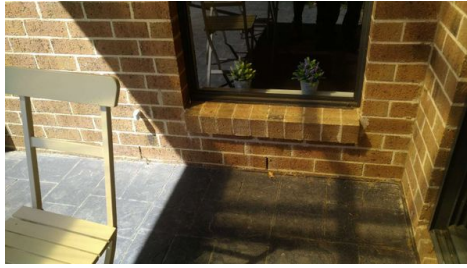




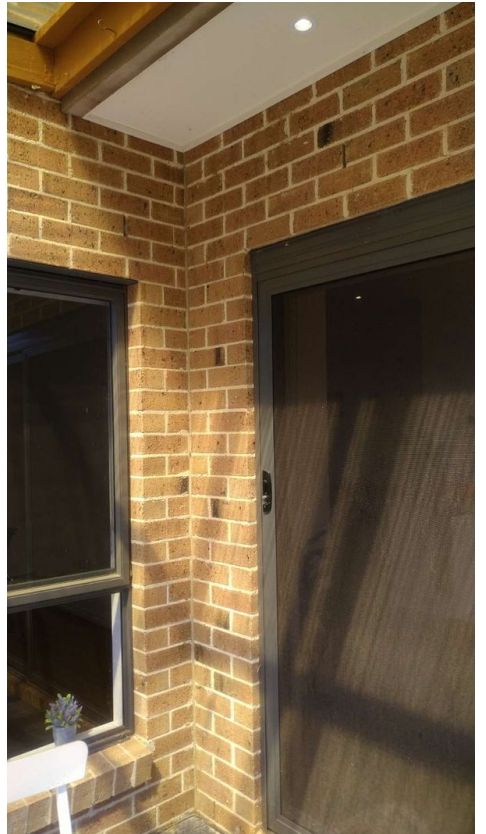
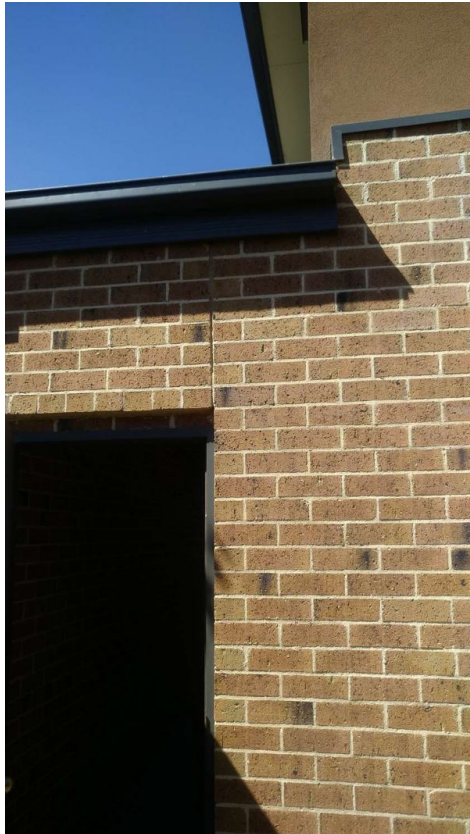
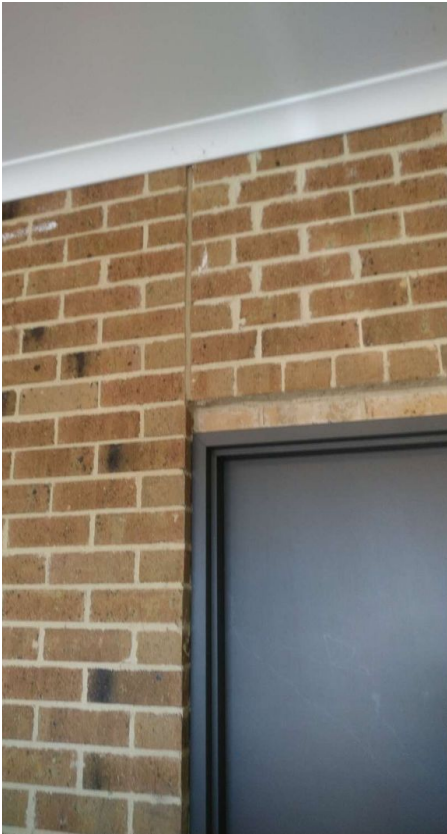
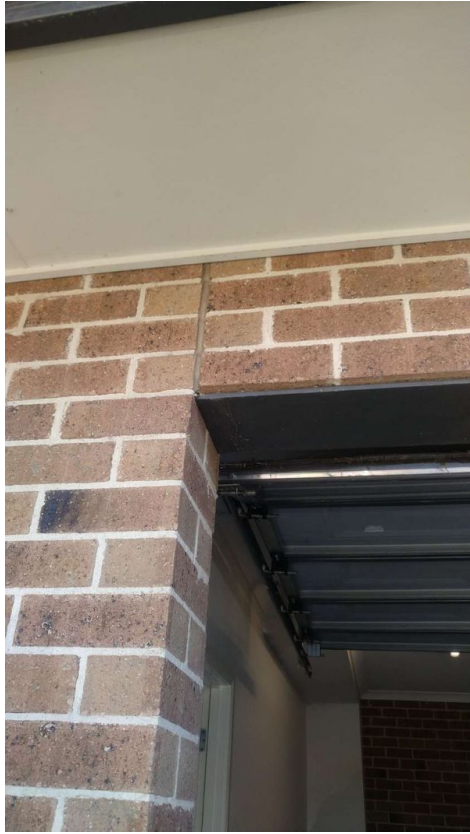
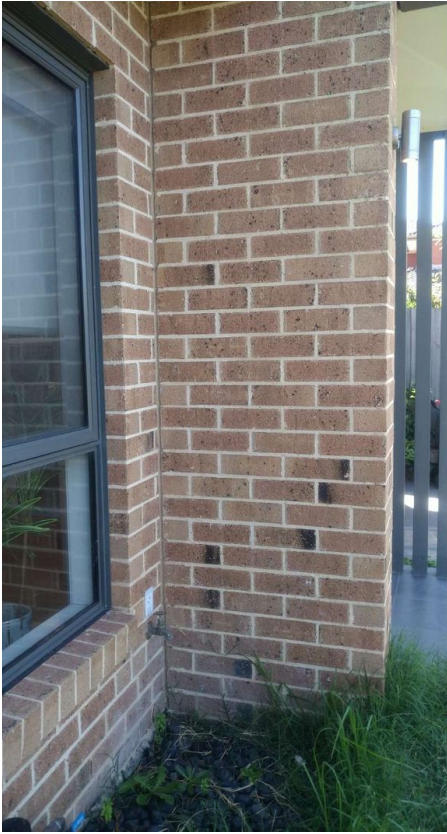
Window/Frames: Generally finished to an acceptable standard



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



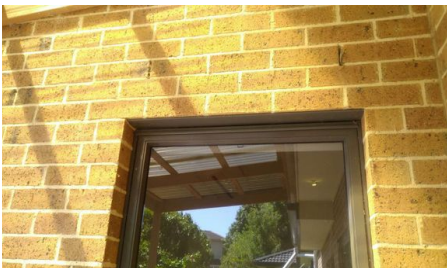
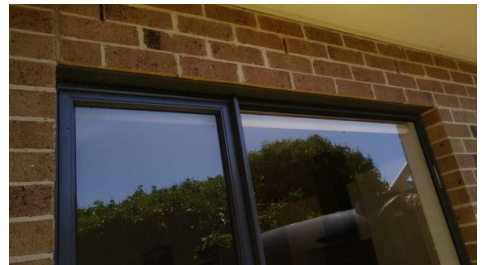
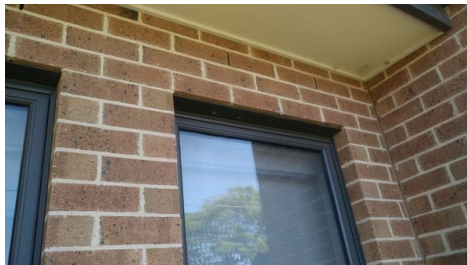
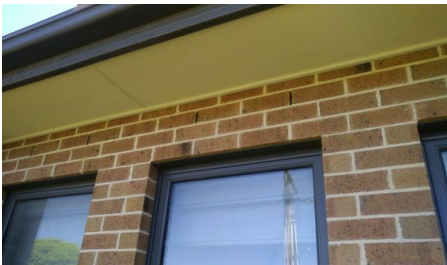
Control joint : In serviceable condition at time of inspection





Lintel beams: Visible lintels in serviceable condition at time of inspection

A lintel is a beam placed across openings like doors, windows etc. in buildings to support the load from the structure above. Windows and doors are not made to be structural members of the home. When an opening is made in a home, there is a concentrated load above the doorway or window opening that must be supported.



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 : 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.

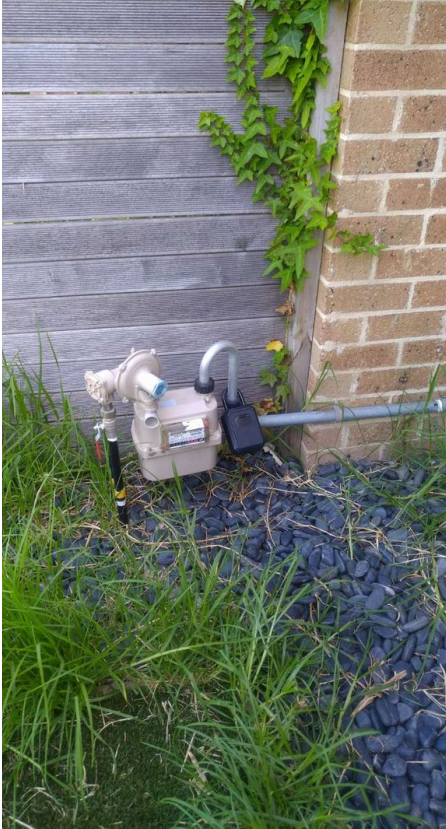


Gas supply : Gas Meter

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.



Rain water tank: There is a rain water tank present.

Tanks are not assessed or tested as designed in the building inspection standard.



Observations

2.2.1 Wall cladding

**CRACKING - DAMAGE CATEGORY "2"
(BETWEEN >1 AND <5.0 MM)**

DEFECTIVE

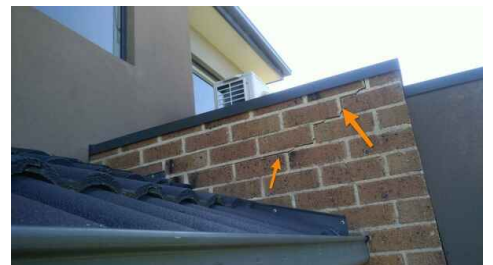
Cracks noticeable but easily filled/repaired.
Doors and windows stick slightly.

Information: cracks are quite noticeable but do not necessarily indicate major structural movement.

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

Recommendation

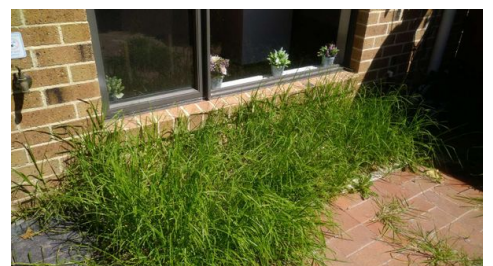
Contact a qualified masonry professional.



2.8.1 Weep holes/Vents

**WEEP HOLES PARTIALLY
BLOCKED**

MAINTENANCE/MONITOR



should be cleaned out to restore correct function.

These are partially cover. Unknown if this is affecting subfloor ventilation

Recommendation

Contact a qualified professional.

2.12.1 Visible Foundation

SLAB EDGE OVERHANG BY MORE THAN 15MM IN NEED OF RECTIFICATION.



The Australian Standard states the foundation must not protrude more the 15mm past the finished external wall cladding.

Recommendation

Contact a qualified concrete contractor.



3: ROOF & DRAINAGE SYSTEM

		INS	N/I	N/P	DEF
3.1	Roof Cladding Condition	X			
3.2	Roof Flashings Condition	X			
3.3	Valley gutter(s) condition			X	
3.4	Facia/Bargeboards	X			
3.5	Gutter Condition	X			
3.6	Downpipes	X			

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Information

Roof Cladding Material

Concrete Tile

Comments

The roof cladding appears to be in fair condition for its age

Methods Used to Inspect Roof

Roof inspected from a ladder., Higher Roof not inspected due to excessive height and safety concerns. Recommendation: A licensed roofing contractor be engaged to carryout a thorough inspection., 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.

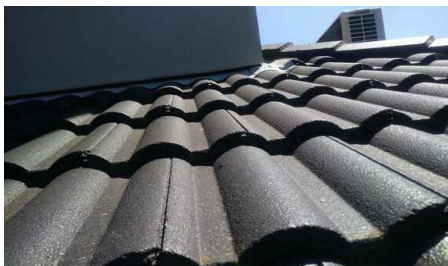
Roof Flashing Material

Metal

Gutter & Downpipe Material

Colorbond Steel gutters,
Colorbond downpipes

Roof images



Roof Cladding Condition: The accessible roof cladding appeared to be in condition and consistent with its age.

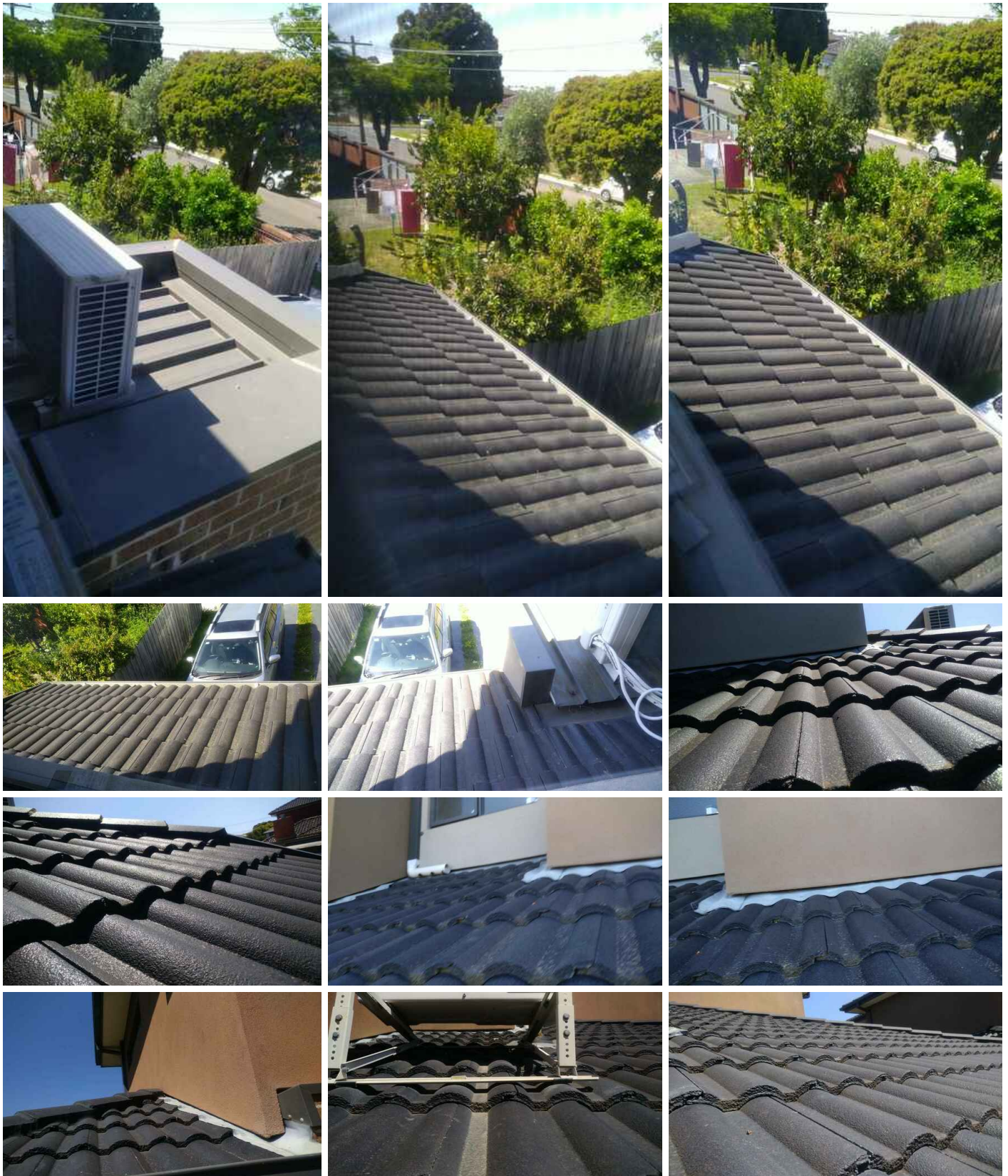
Roof Cladding Material - Concrete Tiles

Note: Not all components were inspected due to their height, complexity, and inaccessible areas. No prediction of future performance or warranties is offered. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in the material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimise the risk of leakage and maximise the roof system's life.

Roof Cladding Condition: The visible areas appeared to be in serviceable condition at time of inspection from the ground

Limited visual inspection from the ground due to height safety concerns. If you have any concerns with the roof, then I recommend engaging a professional roofing company with the correct working at heights equipment to assess fully.

Note: Not all components were inspected due to their height, complexity, and inaccessible areas. No prediction of future performance or warranties is offered. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in the material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimise the risk of leakage and maximise the roof system's life. No guarantee or warranty is implied.



**Roof Cladding Condition: Some roof tiles appeared to be replaced**

NA

Possibly to repair water leaks as noted internally. Closely monitor for future Roof Leaks in periods of rain! Please note. Roofs can leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in the material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimise the risk of leakage and maximise the roofs' life.

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

The assessable roof flashing appeared satisfactory.

A yearly inspection is recommended.

Flashings are impervious materials (usually galvanized or lead sheet metal) that come in various shapes and sizes. It is used to cover, waterproof, and direct water away from roof penetrations, valleys, and intersections between the roof covering and other materials.

**Facia/Bargeboards: Metal fascia gutter installed**

Gutter Condition: General gutter images**Gutter Condition: Gutter and downpipes maintenance information**

Your job is to monitor the gutters and to make sure that they are free of debris and function during and after a rainstorm. Look for loose parts, debris, sagging gutter ends, and water leaks especially in joints. The rainwater should be diverted far away from the house foundation, preferably diverted to the gutter if not the case.

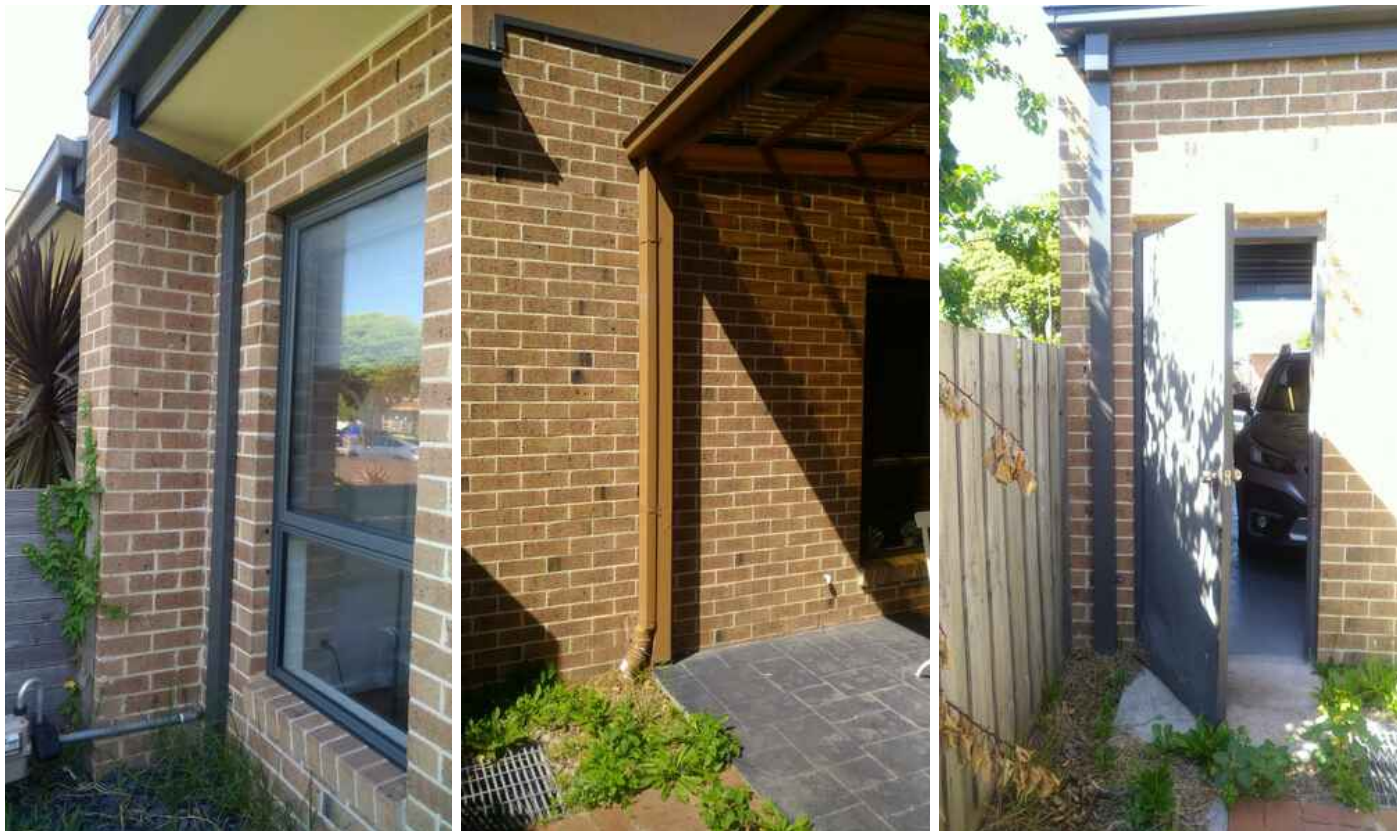
Gutter Condition: Box Gutter/s Installed To The Roof

NA

Preventative maintenance is important with box gutters; if debris is allowed to build up at the box gutter water discharge point heightens the risk of the box gutter overflowing into the building, particularly in periods of heavy rain. Regular cleanouts should be considered as part of a regular maintenance program.

Downpipes: In serviceable condition at time of inspection

No warranty on performance is implied.

**Limitations**

Roof Cladding Condition

ROOF INSPECTION LIMITATION:

Inspected from a ladder various points

Limitation:

The 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, the client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

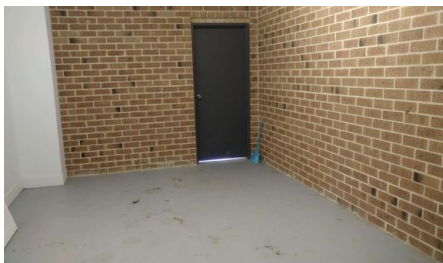
4: ATTACHED GARAGE - UNDER MAIN ROOF

		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			X
4.5	Vehicle Door Condition	X			
4.6	Personal Access Door Condition	X			X

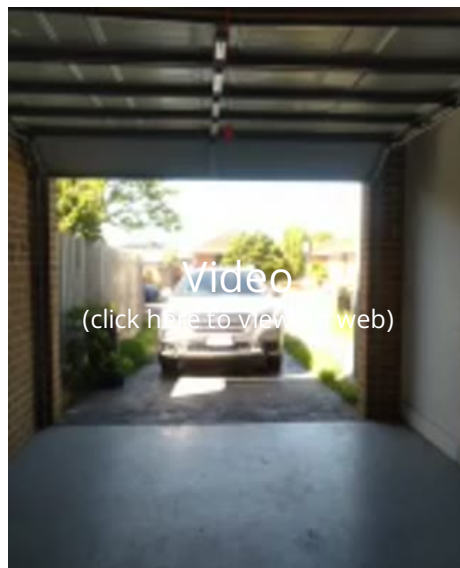
INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

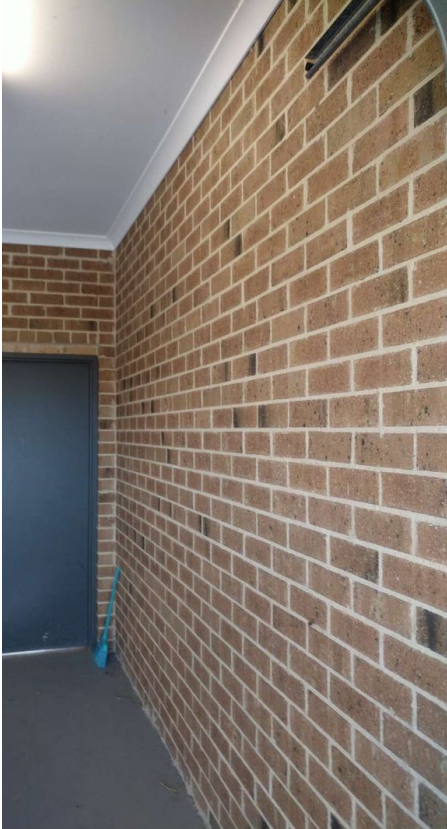
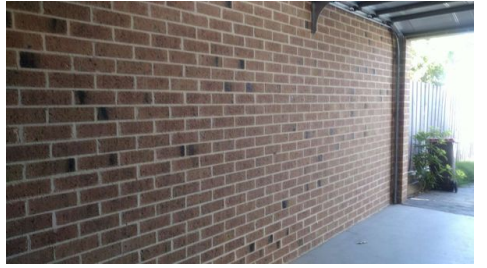
Identification image



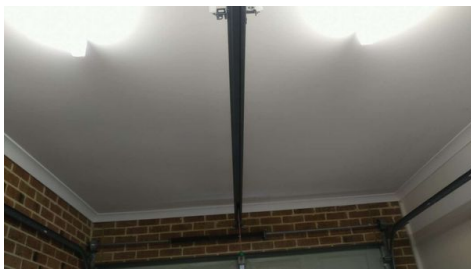
Vehicle Door Condition: Serviceable condition during inspection



Wall Condition: Generally serviceable condition at the time of inspection



Ceiling Lining Condition: Generally serviceable condition at the time of inspection



Floor Condition: Serviceable condition during inspection



Personal Access Door Condition: In serviceable condition at time of inspection



Observations

4.4.1 Floor Condition

**COMMON SHRINKAGE CRACKS NOTED**

Recommendation: if any excessive movement or deterioration is observed engage a structural engineer to evaluate.

Recommendation

Recommend monitoring.



4.6.1 Personal Access Door Condition

**HARDWARE IS DAMAGED**

The hardware is damaged or not functioning as intended, will require repair or replacement to restore correct function.

Recommendation

Contact a qualified door repair/installation contractor.



5: SITE/GROUNDS

		INS	N/I	N/P	DEF
5.1	Driveway	X			
5.2	Walkway	X			
5.3	Fences	X			
5.4	Gate/s			X	
5.5	Lot Grade and Drainage	X			
5.6	Grounds Observations	X			
5.7	Clothes Line	X			X
5.8	Exterior Tap/s	X			
5.9	Rainwater Tanks	X			

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

Information

Driveway Material

Concrete, Tiles

Walkway Material

Pavers, Paver/Tile

Fences

Perimeter fully fenced, Timber pales

Gate Types

Not applicable

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., Suggest trimming back vegetation for proper clearance and ventilation., 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

No retaining walls present

Off street parking has been provided for?

1 Car

Walkway : In serviceable condition at time of inspection



Fences: Fencing Images

Fenced all round

Gate/s : Gate(s) Images and observations

No gates installed on the property

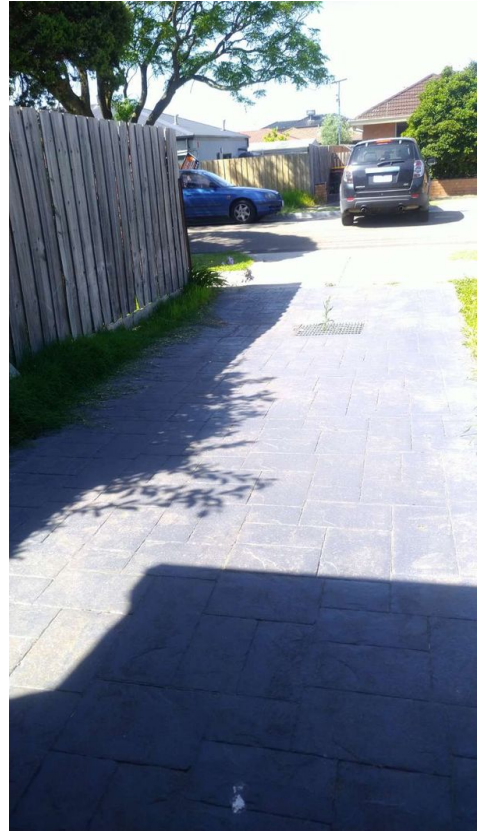
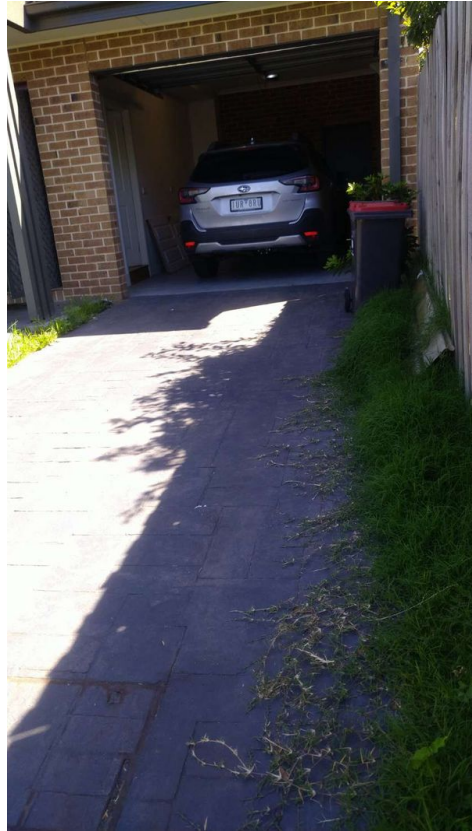
Lot Grade and Drainage : Flat lot



Exterior Tap/s : Exterior Tap/s Location

Rear, Front

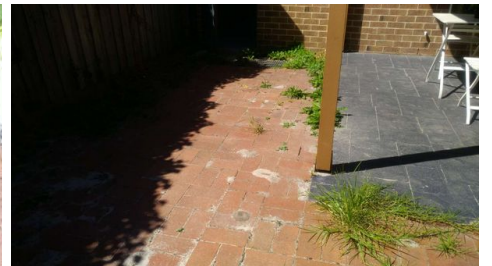
Driveway : In serviceable condition at time of inspection



Fences: Appeared to be in fair condition time of inspection



Grounds Observations: Grounds Photos



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.

Rainwater Tanks: Item image



Limitations

Exterior Tap/s

NO TAP DRAIN

Recommend installing a tap drain. Excess water around the slab edge becomes a conducive condition for termites.



Observations

5.7.1 Clothes Line

UNSTABLE/LEANING

will need repair or replacing to restore correct function

Recommendation

Contact a handyman or DIY project

 MAINTENANCE/MONITOR



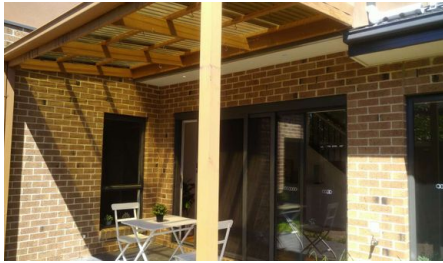
6: PORTICO

		INS	N/I	N/P	DEF
6.1	Wall Condition	X			
6.2	Balustrade	X			
6.3	Ceiling Condition	X			
6.4	Floor Condition	X			

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

Information

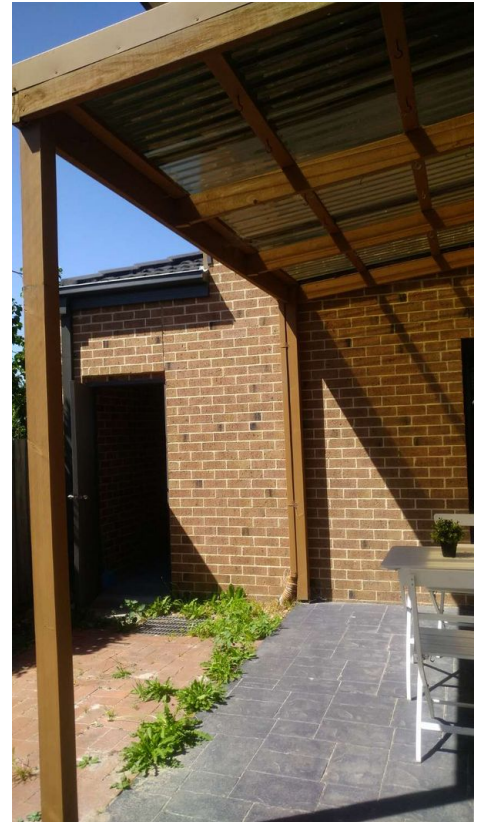
Portico Image



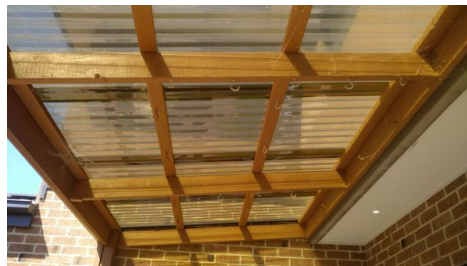
Wall Condition: In serviceable condition at the time of inspection



Balustrade: In serviceable condition at the time of inspection



Ceiling Condition: In serviceable condition at the time of inspection



Floor Condition: In serviceable condition at the time of inspection



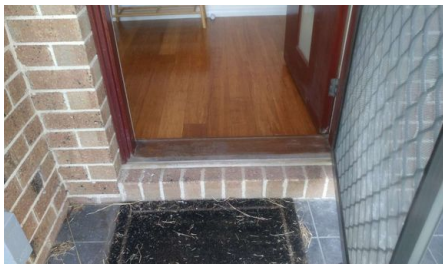
7: PORCH

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

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

Information

Entry steps: Generally finished to an acceptable standard



Porch image(s)

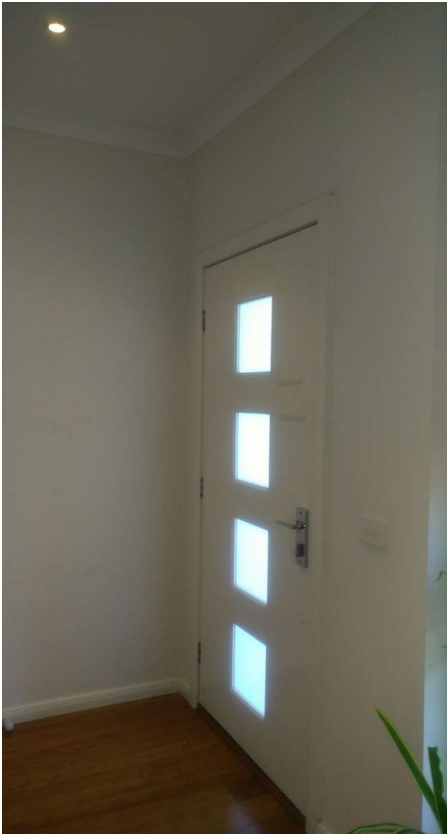
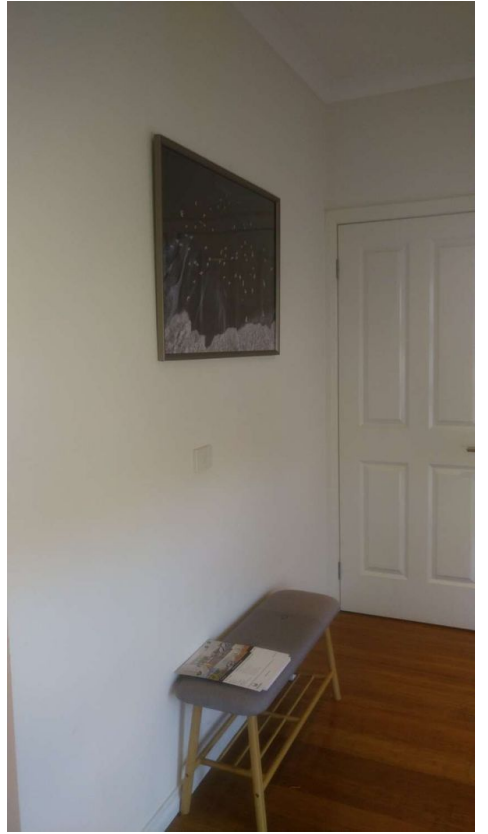
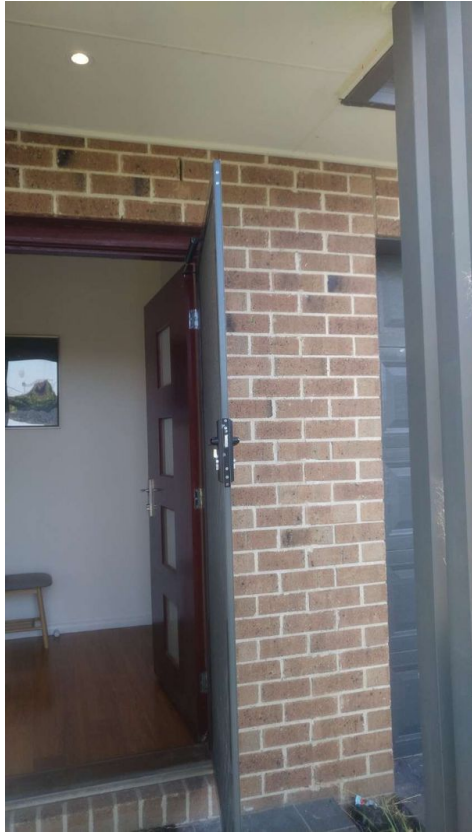
Room identification



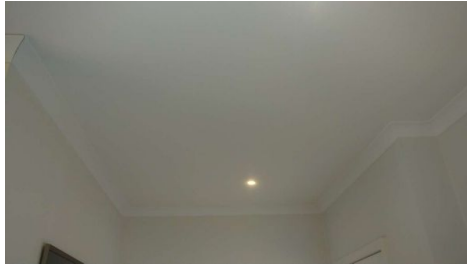
Door(s) Condition: In serviceable condition at the time of inspection



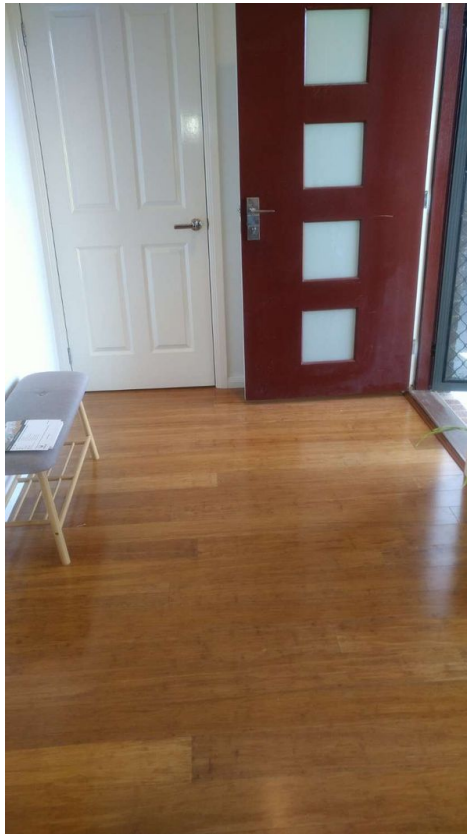
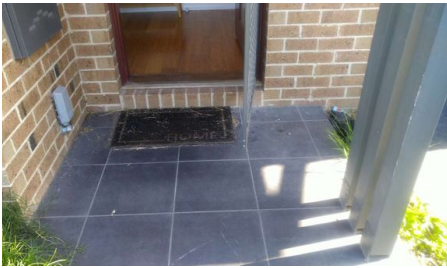
Wall Condition: In serviceable condition at the time of inspection



Ceiling Conditions: In serviceable condition at the time of inspection



Floor Condition: In serviceable condition at the time of inspection



8: LIVING ROOM

		INS	N/I	N/P	DEF
8.1	Door(s) Condition			X	
8.2	Window(s) Condition	X			
8.3	Wall Condition	X			
8.4	Ceiling Conditions	X			
8.5	Floor Condition	X			

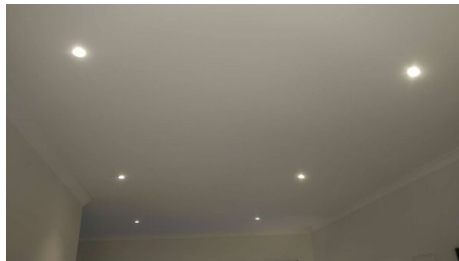
INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

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



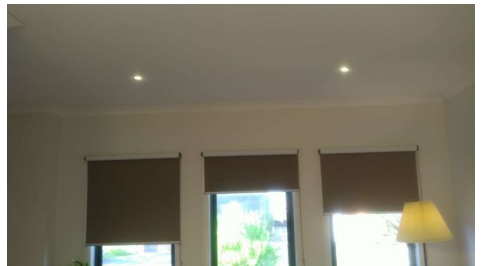
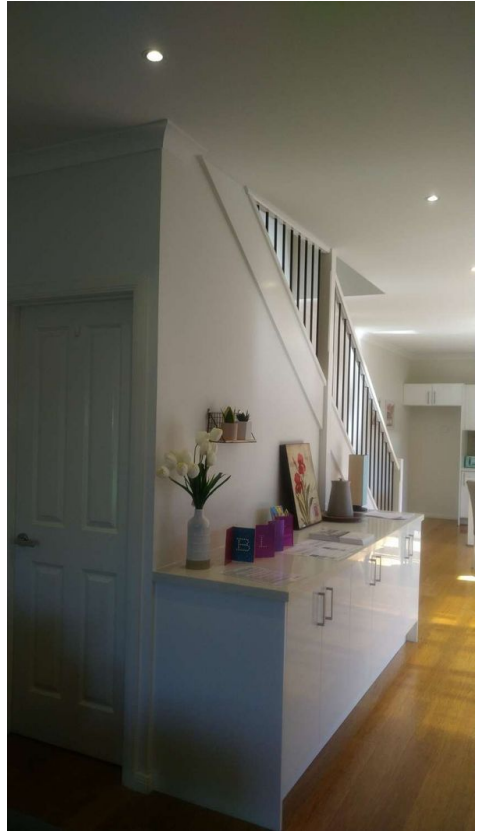
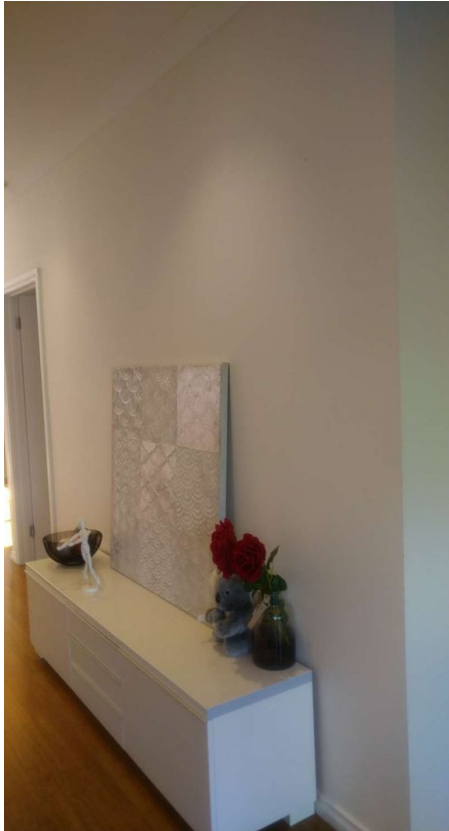
Ceiling Conditions: In serviceable condition at time of inspection



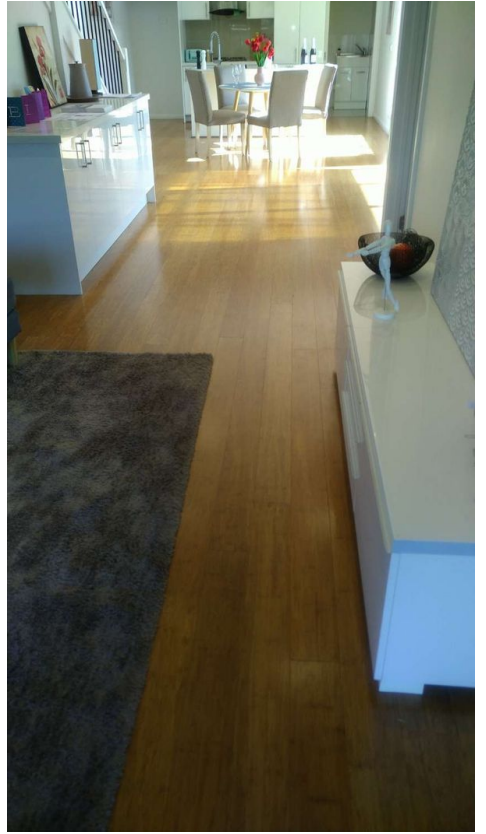
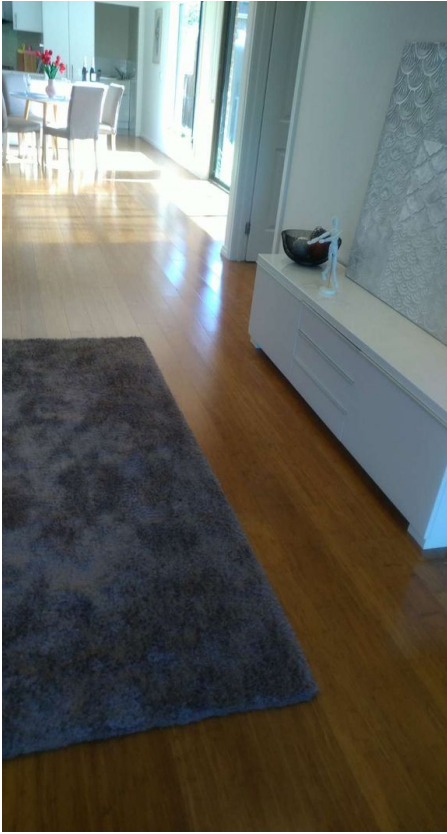
Living room image(s)



Wall Condition: In serviceable condition at time of inspection



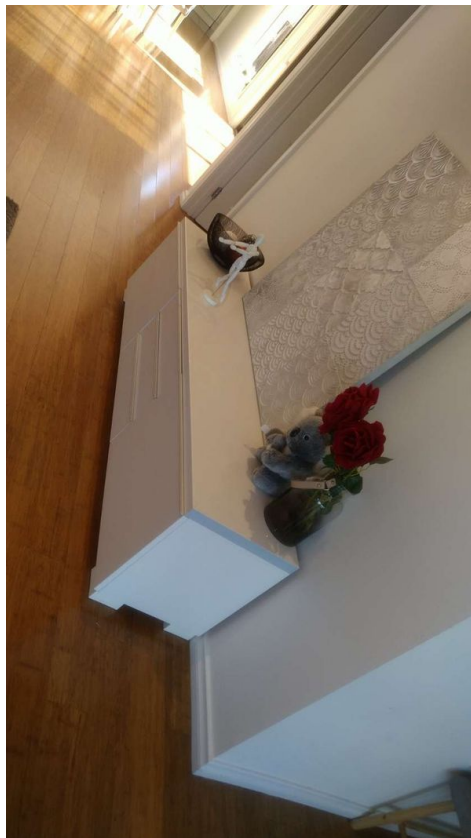
Floor Condition: In serviceable condition at time of inspection



Limitations

Floor Condition

LIMITED INSPECTION DUE TO FURNISHINGS & CARPET



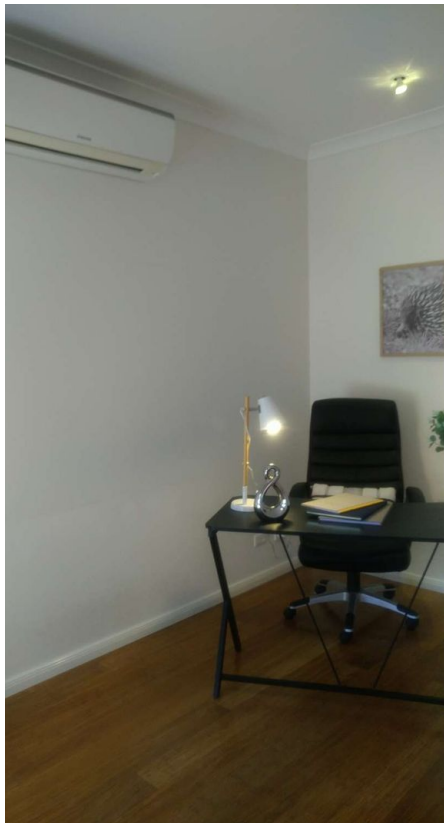
9: OFFICE

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

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

Information

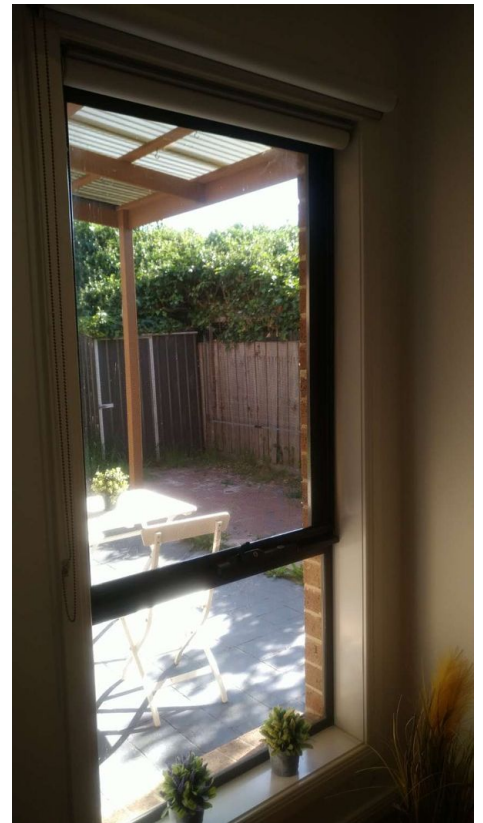
Office/Study image(s)



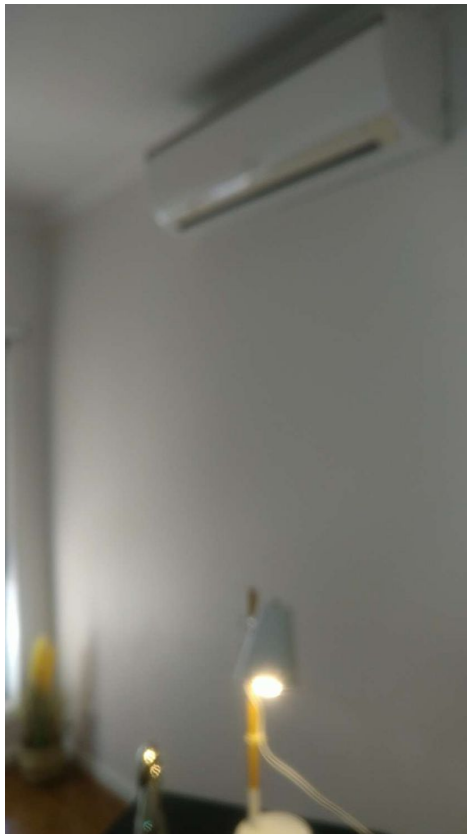
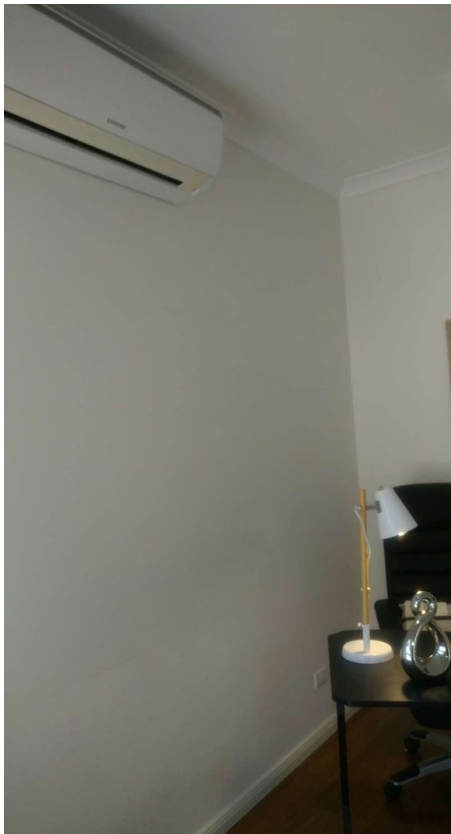
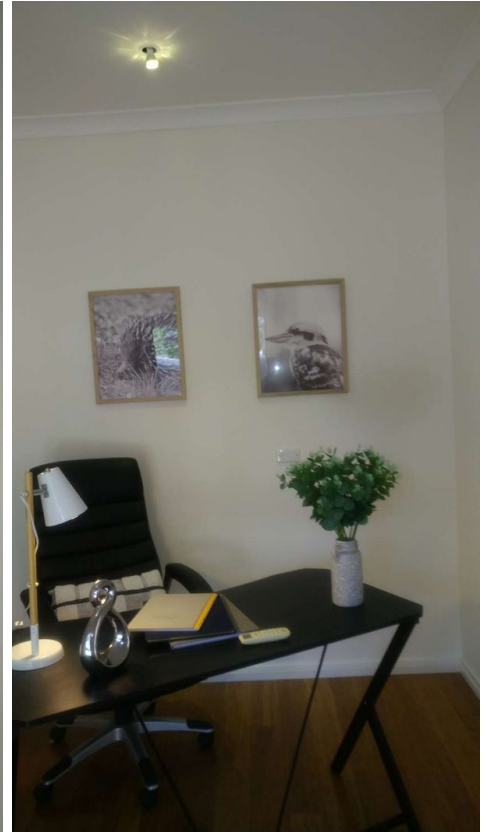
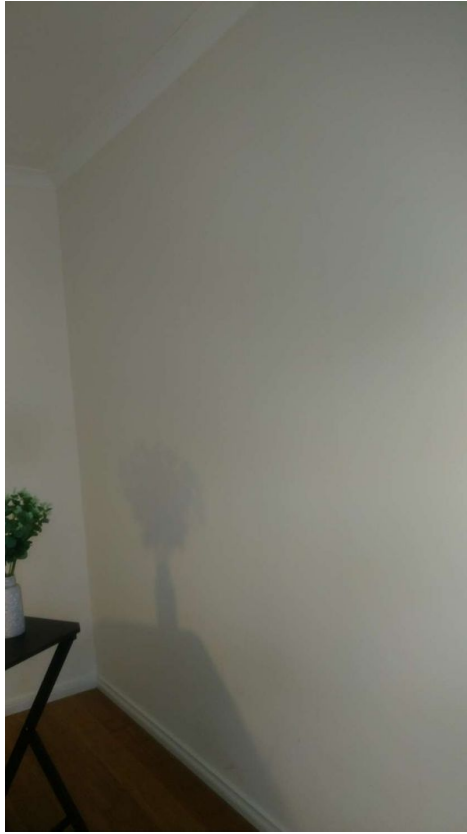
Door(s) Condition: In serviceable condition at the time of inspection



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



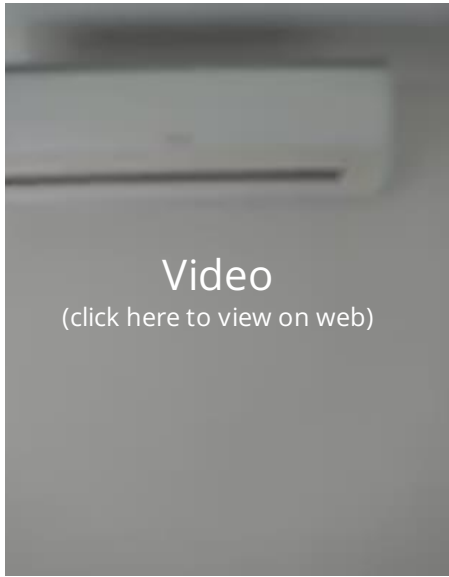
Wall Condition: In serviceable condition at time of inspection



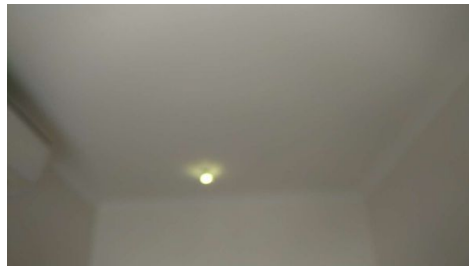
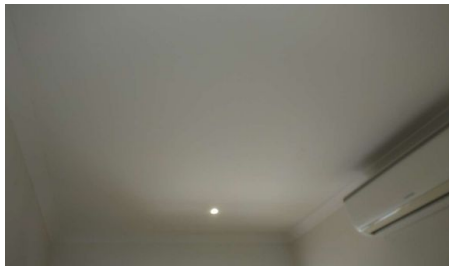
Wall Condition: Air conditioner appeared to be functional at time of inspection

Slight noisy

This item was not tested at the time of inspection as we are not licensed to do so. No warranty on performance implied or given. These items should be inspected and tested and serviced as per the manufacturer's requirements by a licensed air conditioning specialist.



Ceiling Conditions: In serviceable condition at time of inspection



Floor Condition: In serviceable condition at time of inspection



Observations

9.4.1 Ceiling Conditions

SECURE LIGHT

Recommendation

Contact a qualified professional.



9.5.1 Floor Condition

MINOR CRACK TO SKIRTING

Recommendation

Contact a qualified professional.





10: KITCHEN + DINNING

		INS	N/I	N/P	DEF
10.1	Door(s) Condition	X			
10.2	Windows Condition	X			
10.3	Walls Condition	X			
10.4	Ceiling Conditions	X			
10.5	Floor Condition	X			X
10.6	Exhaust Fan Condition	X			X
10.7	Splashback	X			
10.8	Sink Condition	X			
10.9	Tap(s) Condition	X			
10.10	Bench Top Condition	X			
10.11	Cabinet Condition	X			
10.12	Waste Water Trap	X			
10.13	Pantry Shelving/Draws Condition	X			
10.14	Pantry Walls & Ceiling Condition			X	

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

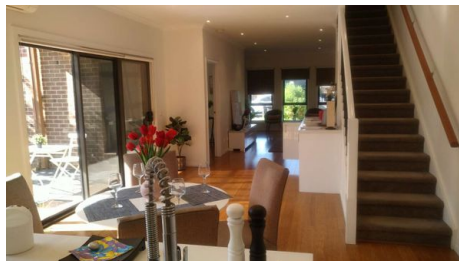
Information

Kitchen image(s)

Room identification



Kitchen and including the dining area image(s)



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

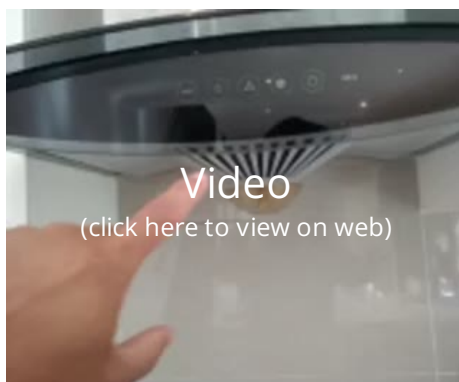


Windows Condition: In serviceable condition at the time of inspection



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



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

Appeared to be functioning as intended at time of inspection

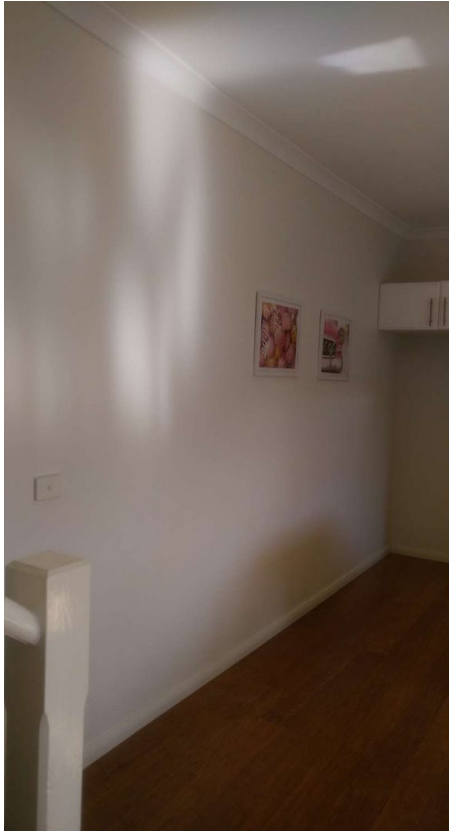


Pantry Shelving/Draws Condition: In serviceable condition at the time of inspection

Consistent with age and use

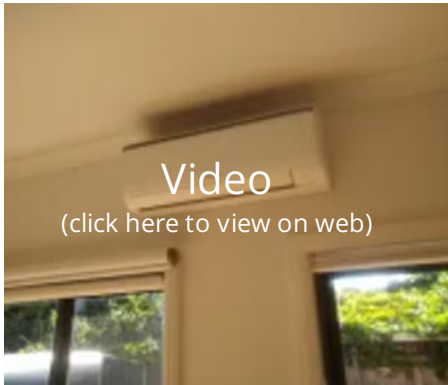


Walls Condition: In serviceable condition at the time of inspection

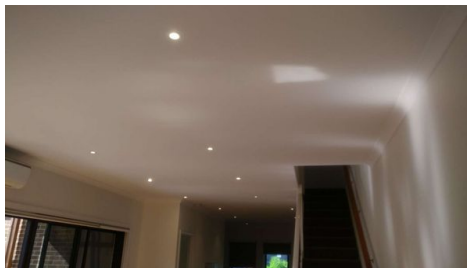
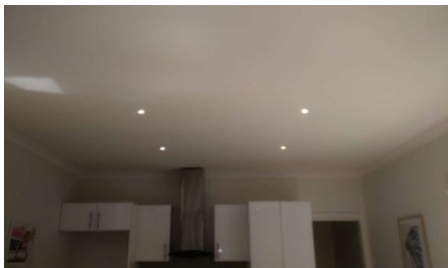


Walls Condition: Air conditioning was operational at the time of inspection

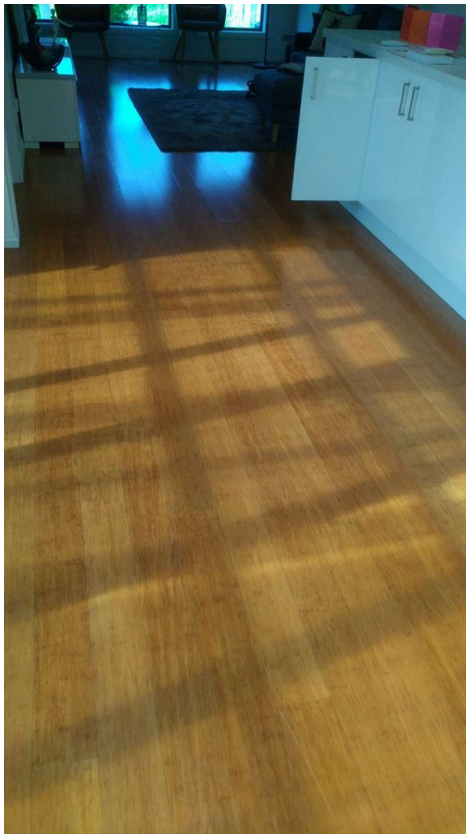
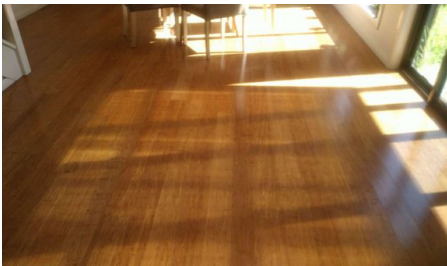
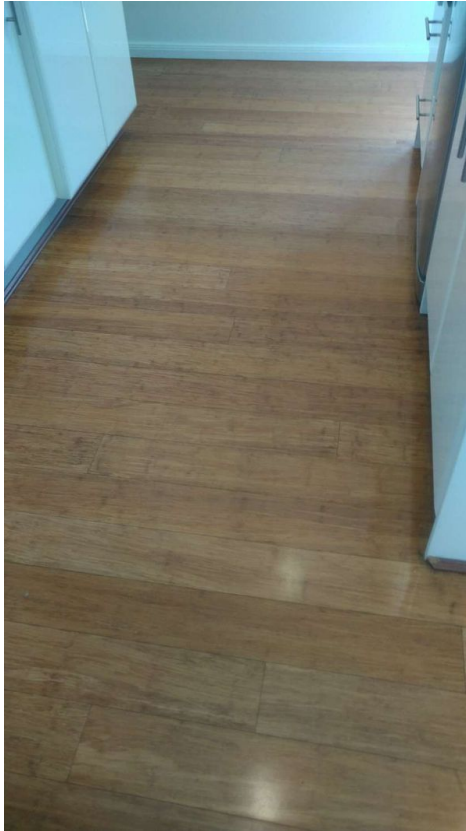
This item was switched on and functioned at the time of inspection. No warranty on performance implied or given. These items should be inspected and tested and serviced as per the manufacturer's requirements by a licensed air conditioning specialist.



Ceiling Conditions: In serviceable condition at the time of inspection



Floor Condition: In serviceable condition at the time of inspection



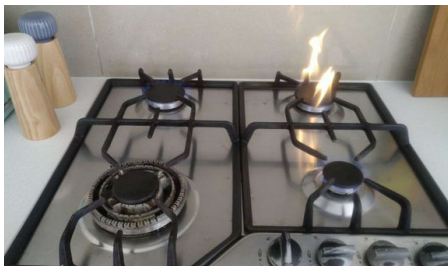
Tap(s) Condition: In serviceable condition at the time of inspection

Taps operated at time of inspection and appeared functional.



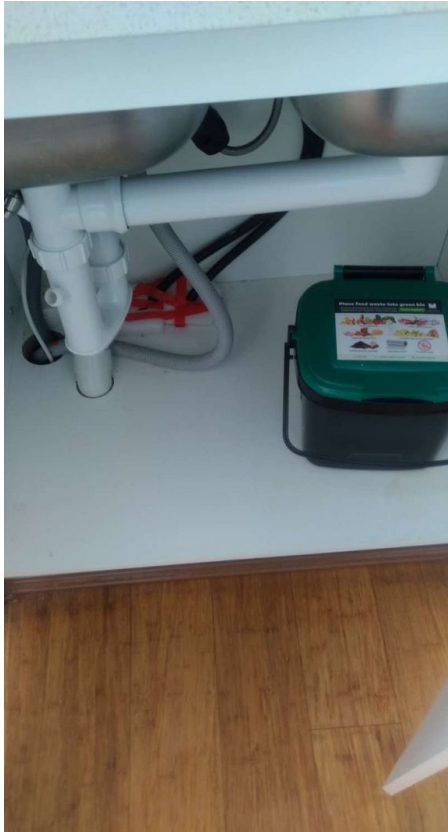
Bench Top Condition: Cook Top functionality

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.



Cabinet Condition: In serviceable condition at the time of inspection

Consistent with the age and type of construction



Observations

10.5.1 Floor Condition

SCRATCHES

Recommendation

Contact a qualified professional.





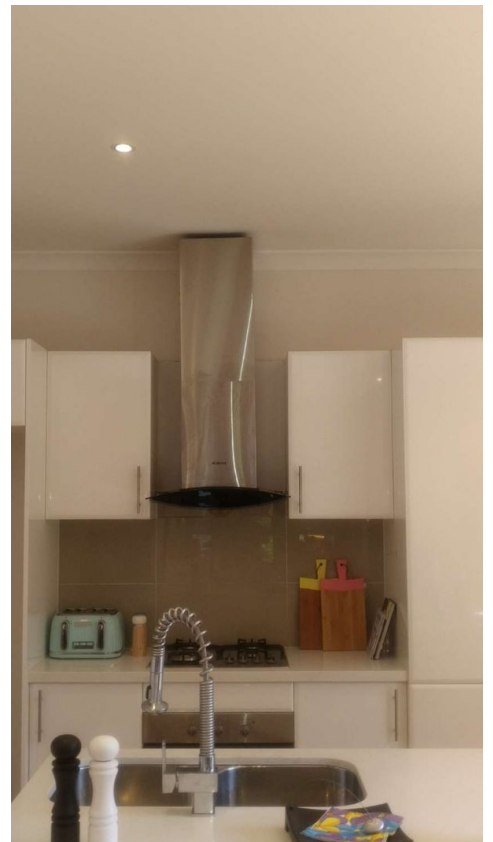
10.6.1 Exhaust Fan Condition

SLIGHTLY TILTED ALIGNMENT

Recommendation

Contact a qualified professional.

 DEFECTIVE



11: LAUNDRY

		INS	N/I	N/P	DEF
11.1	Door(s) Condition	X			
11.2	Window Condition			X	
11.3	Walls Condition	X			
11.4	Ceilings Condition	X			
11.5	Floor Condition	X			
11.6	Exhaust Fan Condition	X			
11.7	Splashback	X			
11.8	Laundry Tap/s	X			
11.9	Laundry Tub/Sink Condition	X			
11.10	Waste Water Trap/s Condition	X			
11.11	Washing Machine Hook-ups	X			
11.12	Cabinet Condition	X			
11.13	Linen Cupboard			X	

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

Information

Laundry image(s)

Room identification



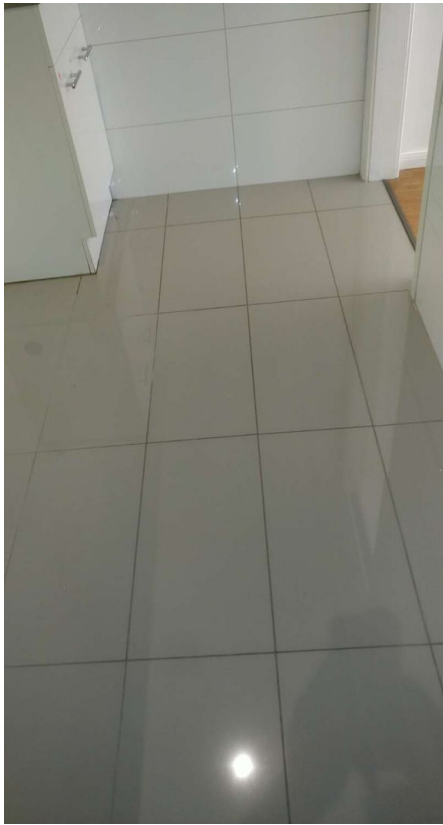
Door(s) Condition: In serviceable condition at the time of inspection



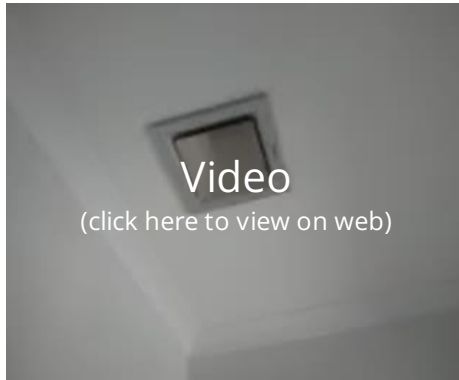
Ceilings Condition: In serviceable condition at the time of inspection



Floor Condition: In serviceable condition at the time of inspection



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



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



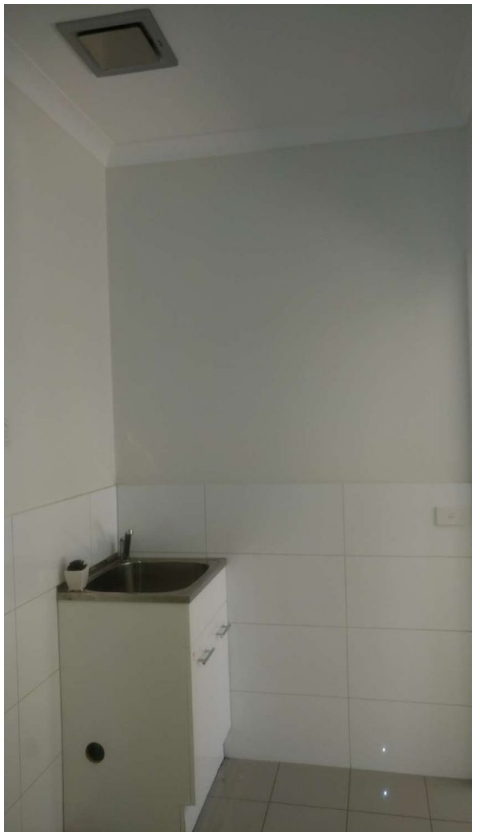
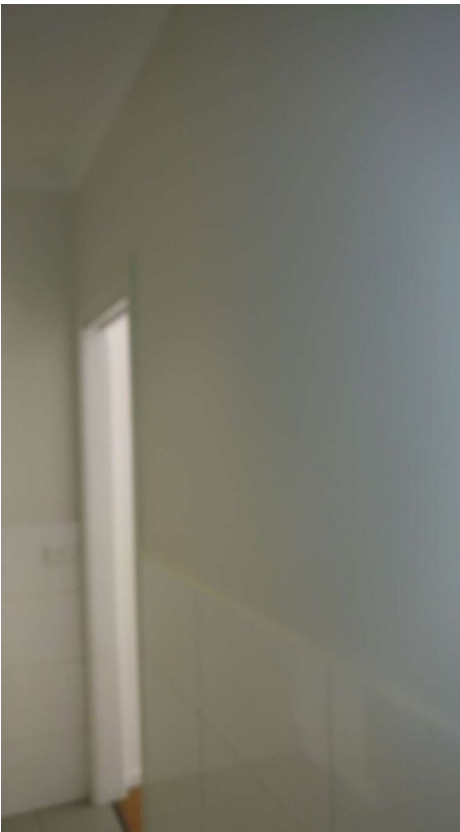
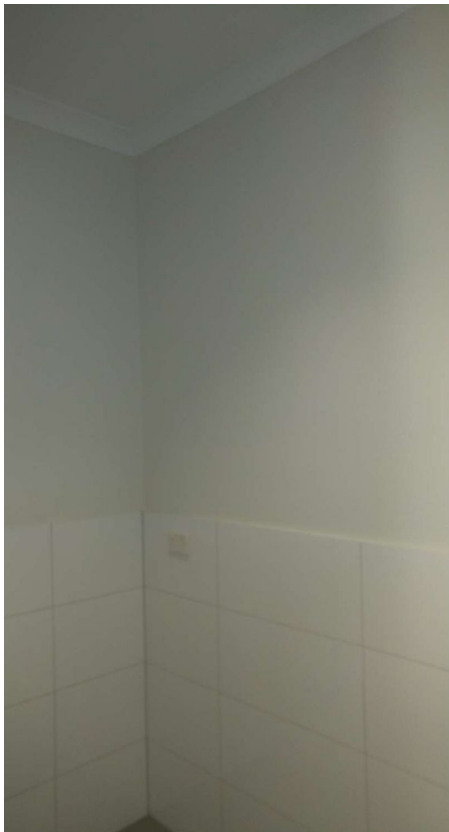
Washing Machine Hook-ups: In serviceable condition at the time of inspection



Cabinet Condition: In serviceable condition at the time of inspection



Walls Condition: In serviceable condition at the time of inspection



Splashback: 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.



12: TOILET (WC)

		INS	N/I	N/P	DEF
12.1	Door(s) Condition	X			
12.2	Windows Condition			X	
12.3	Wall Condition	X			
12.4	Ceiling Condition	X			
12.5	Floor Conditions	X			
12.6	Exhaust Fan Condition	X			
12.7	Toilet Condition	X			
12.8	Sink Condition	X			
12.9	Vanity	X			
12.10	Mirror				

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

Information

Toilet (W/C) image

Room identification



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



Ceiling Condition: In serviceable condition at time of inspection



Floor Conditions: In serviceable condition at time of inspection



Exhaust Fan Condition: Operated normally at time of inspection



Sink Condition: Sink Tap Functionality

Appeared to function as intended at time of inspection



Sink Condition: In serviceable condition at time of inspection



Sink Condition: Waste trap Appeared in serviceable condition at time of inspection



Sink Condition: Splashback

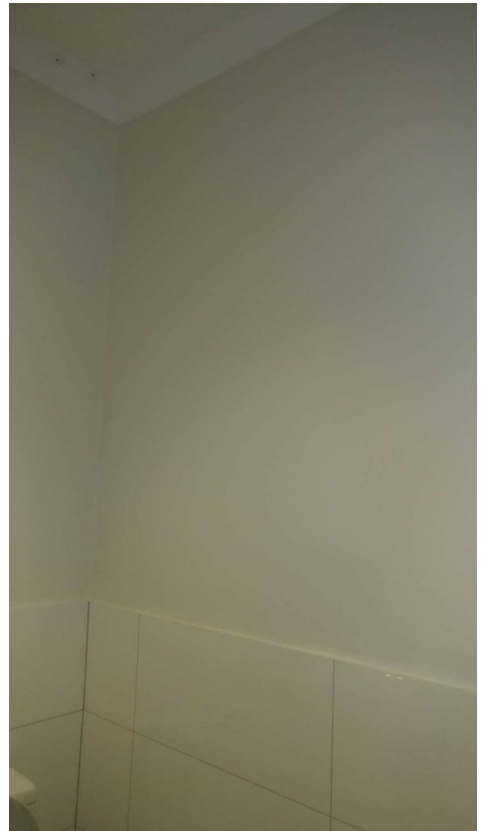
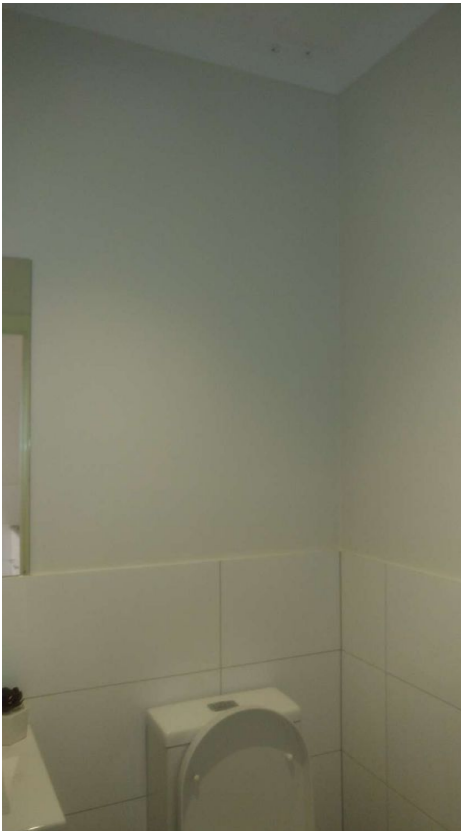
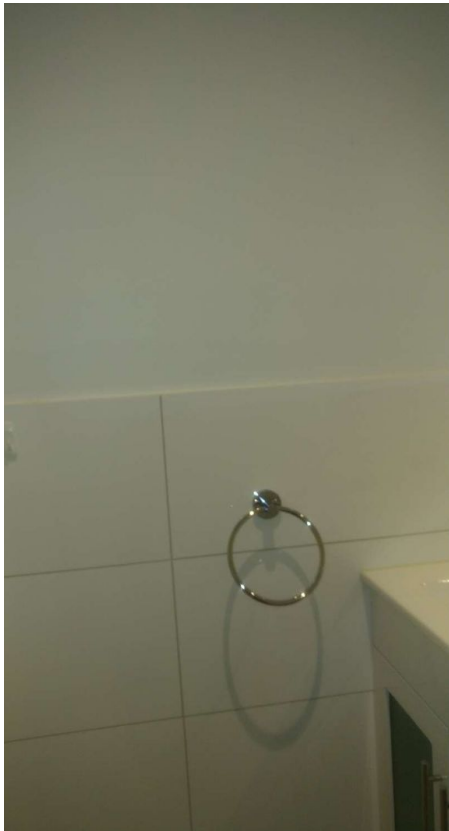


Vanity : In serviceable condition Mirror: Serviceable at time of inspection

Consistent with age and use



Wall Condition: In serviceable condition at time of inspection



Toilet Condition: In serviceable condition at the time of inspection

Toilet functioned as intended



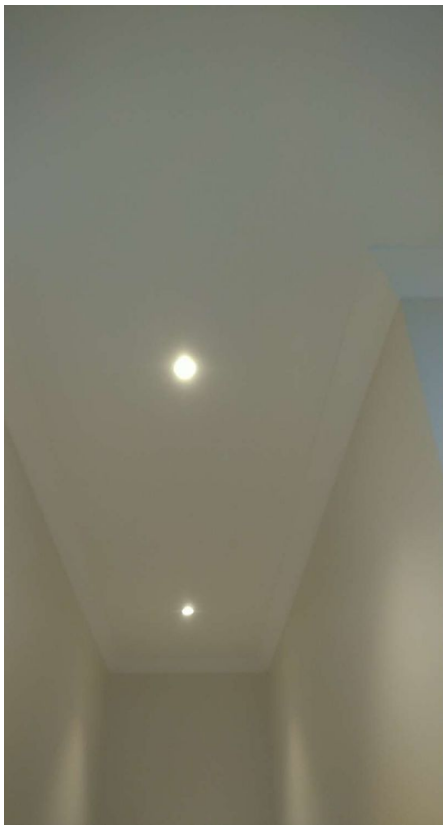
13: STAIR AND BALCONY

		INS	N/I	N/P	DEF
13.1	Handrail/Newel Post	X			X
13.2	Walls	X			X
13.3	Floor	X			
13.4	Ceiling	X			
13.5	Under stair storage room	X			
13.6	Floors	X		X	
13.7	Study Nook	X		X	

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

Information

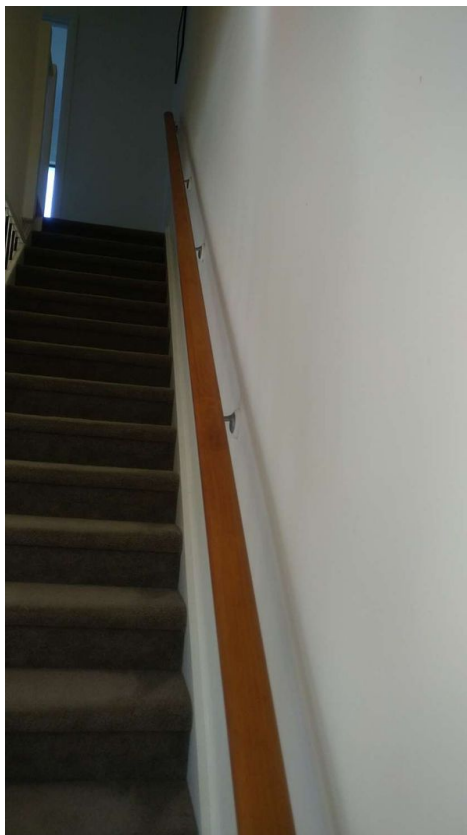
Ceiling : Ceiling images



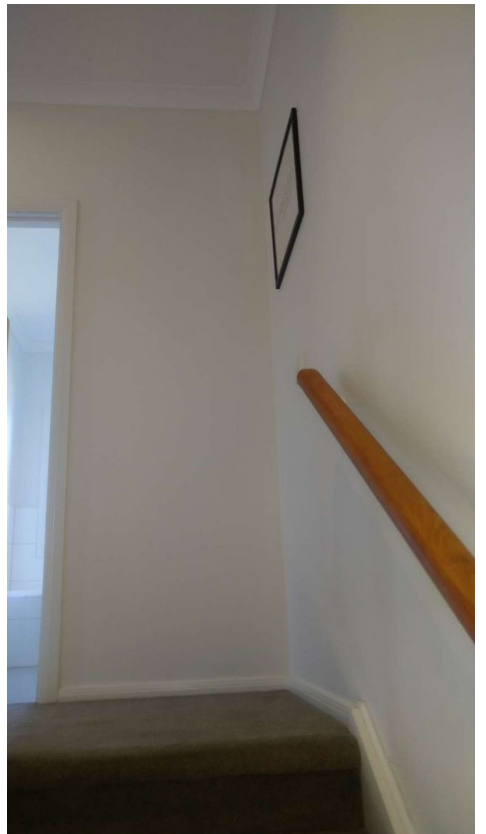
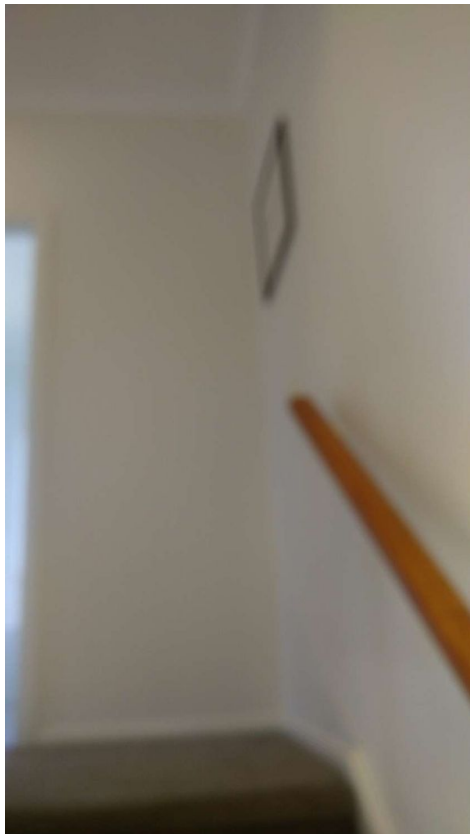
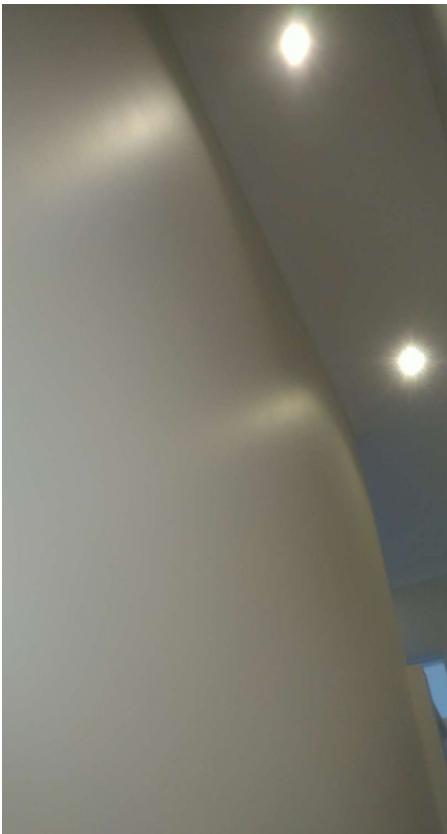
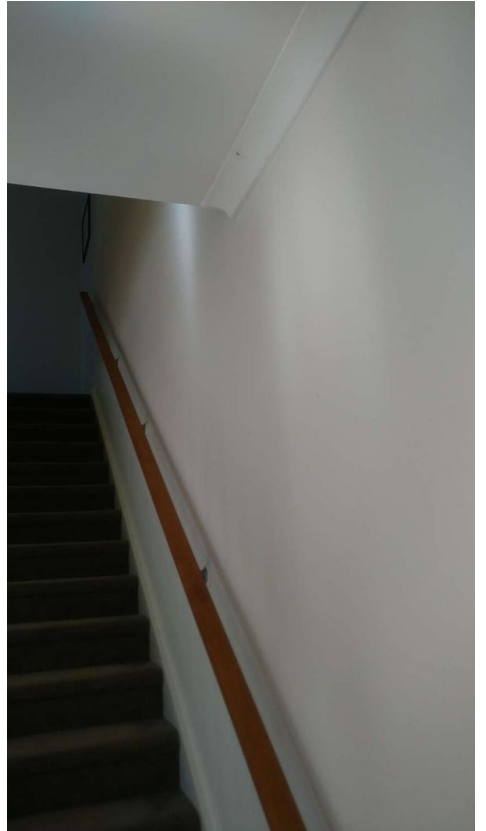
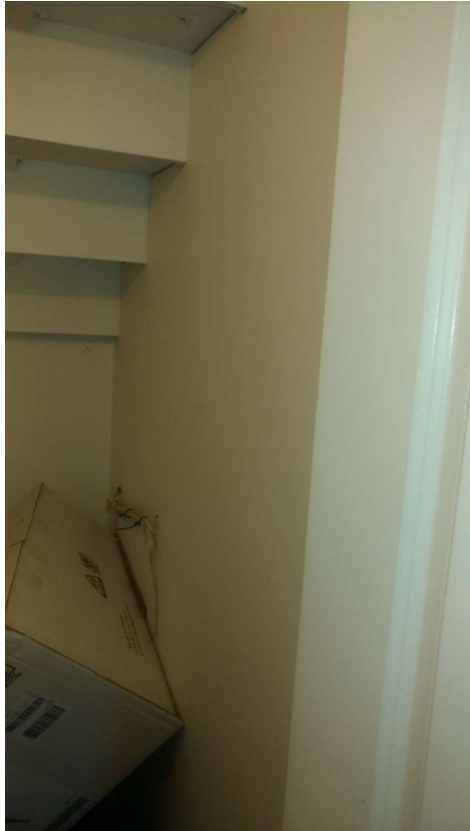
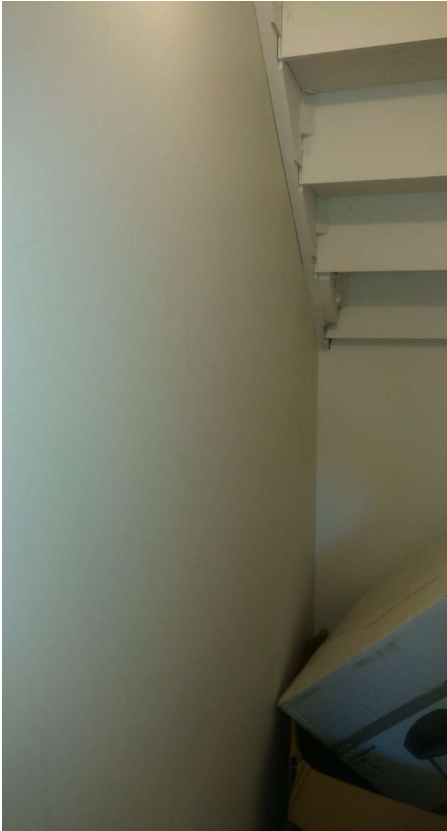
Images

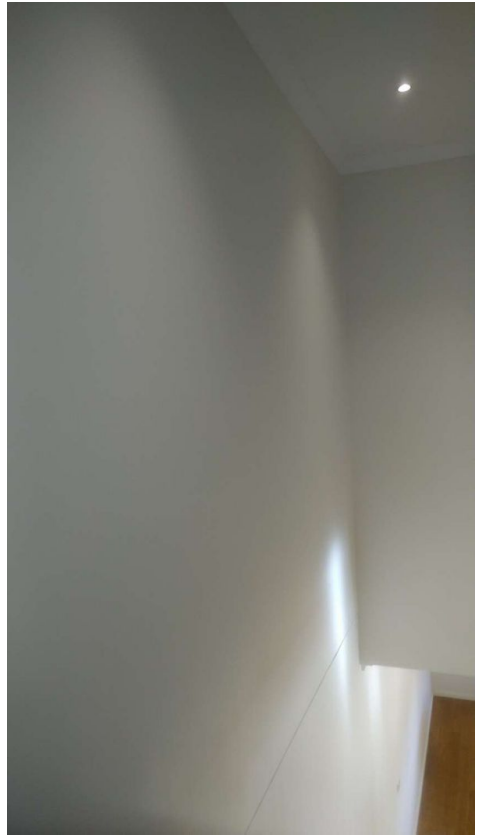
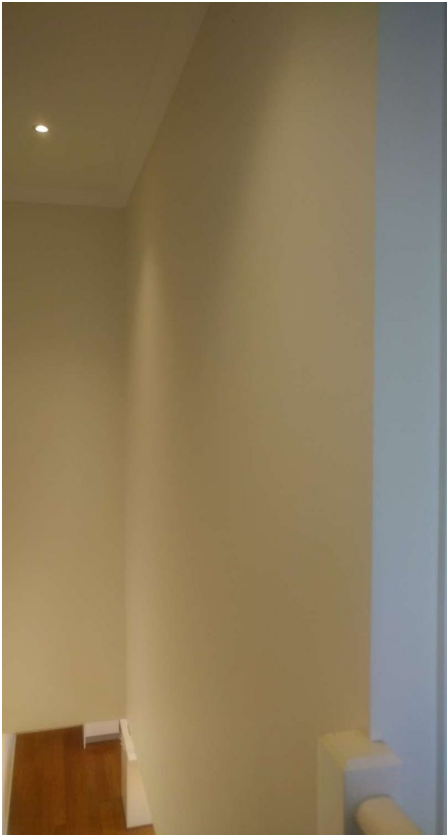


Handrail/Newel Post: serviceable at the time of inspection

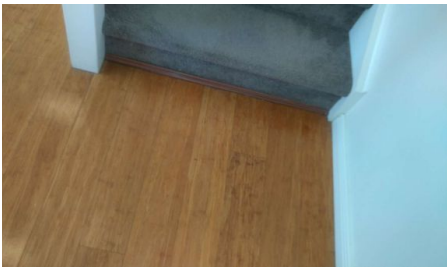


Walls: In serviceable condition at time of inspection





Floor: Floor



Under stair storage room: Room identification



Observations

13.1.1 Handrail/Newel Post

CHILD SAFETY GATE MISSING

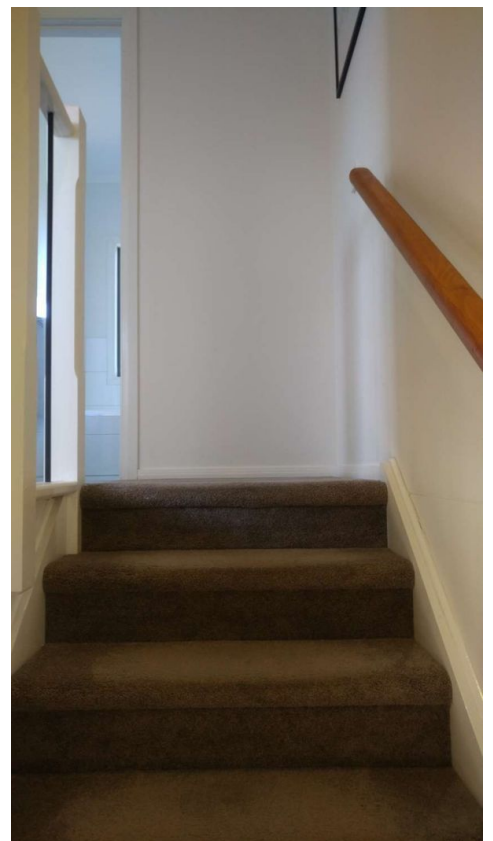
Recommendation: engage a building professional to assess and rectify.

Recommendation

Contact a qualified professional.



MAJOR DEFECT/ SAFETY HAZARD



13.1.2 Handrail/Newel Post

 DEFECTIVE

NEED FIXING

Recommendation

Contact a qualified professional.



13.2.1 Walls

 MAINTENANCE/MONITOR

EVIDENCE OF REPAIR

Recommendation

Contact a qualified professional.



14: HALL/PASSAGE

		INS	N/I	N/P	DEF
14.1	Identification Image	X			
14.2	Door(s) Condition			X	
14.3	Window(s) Condition			X	
14.4	Wall Condition	X			
14.5	Ceiling Conditions	X			
14.6	Floor Condition	X			

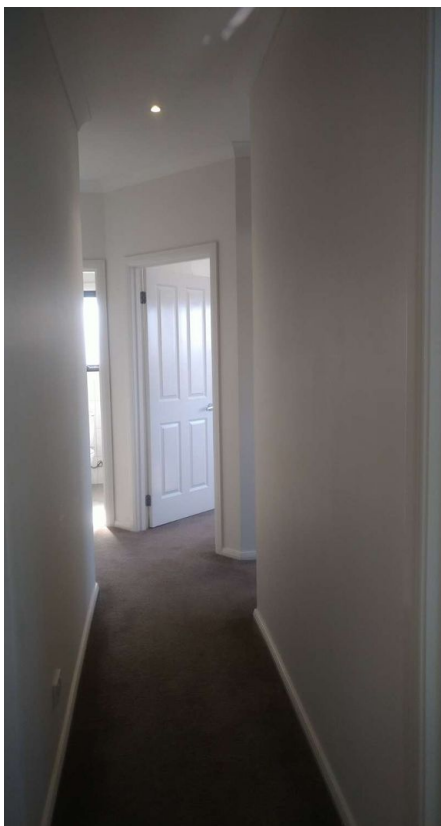
INS = Item Inspected N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

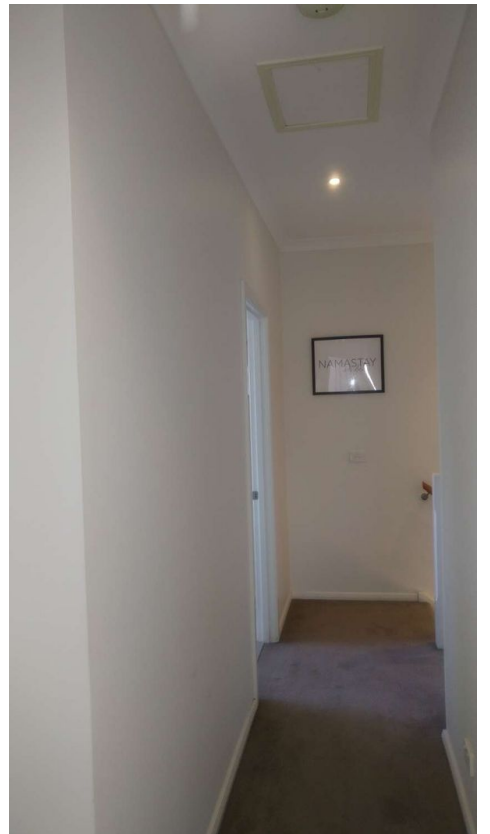
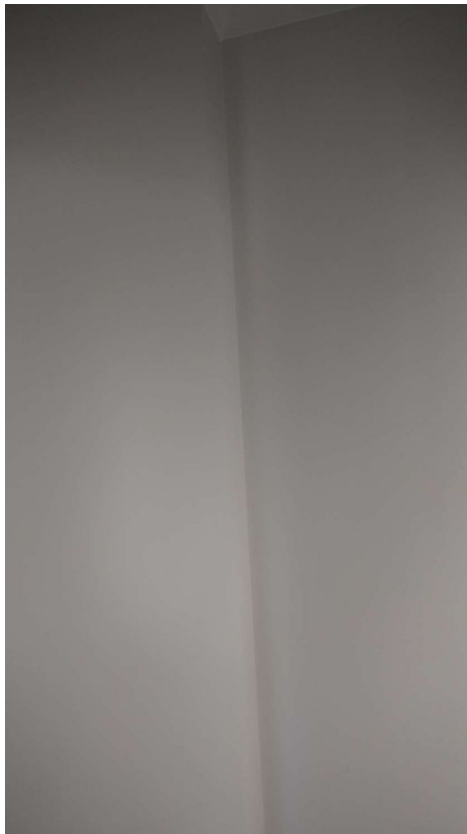
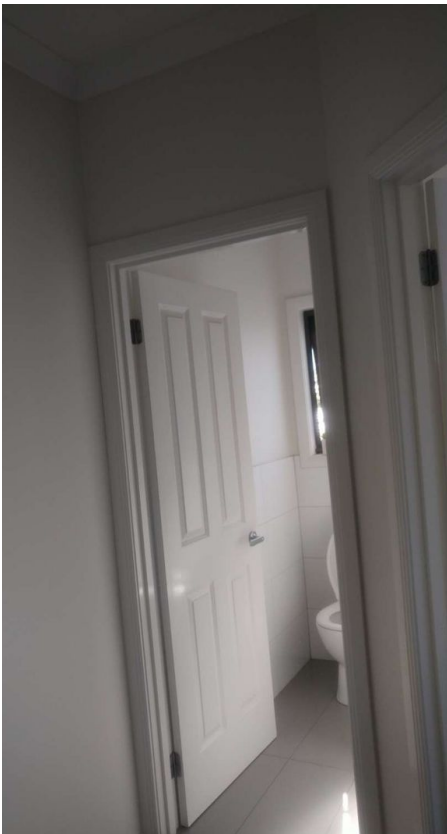
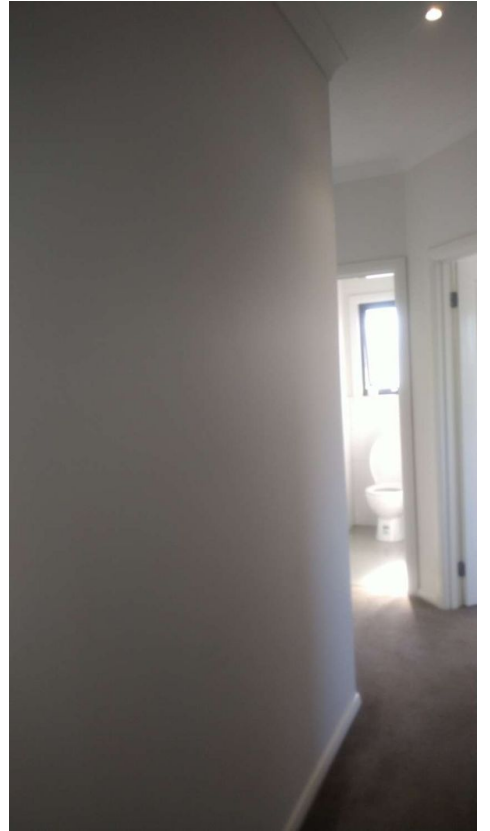
Identification Image:

Hall/Passage image(s)

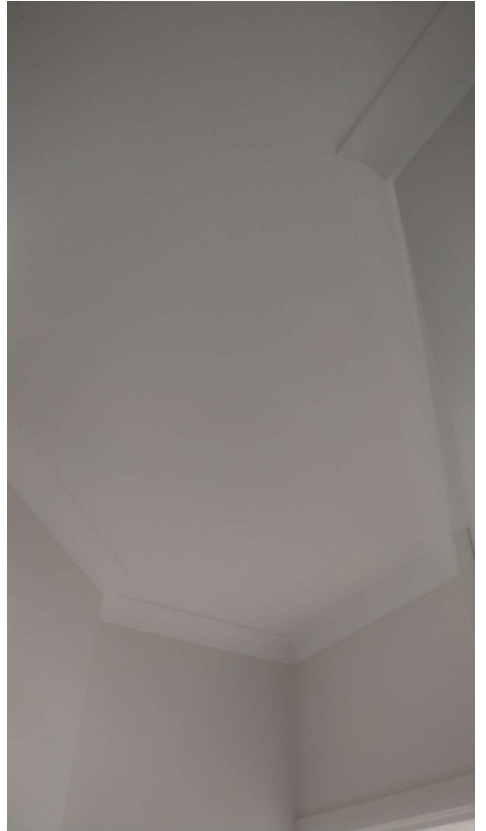
Room identification



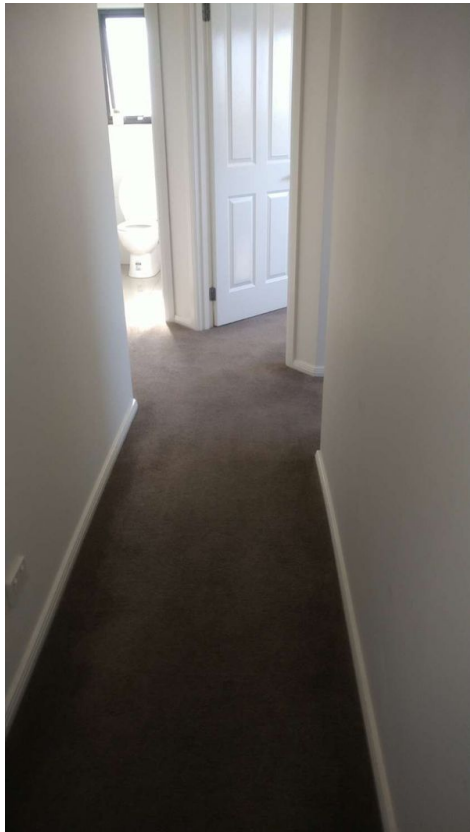
Wall Condition: In serviceable condition at the time of inspection



Ceiling Conditions: In serviceable condition at time of inspection



Floor Condition: In serviceable condition at time of inspection



15: BATHROOM

		INS	N/I	N/P	DEF
15.1	Door(s) Condition	X			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			
15.8	Shower surround	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			
15.14	Splashback	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 N/I = Not Inspected N/P = Not Present DEF = Deficiency

Information

Bathroom image



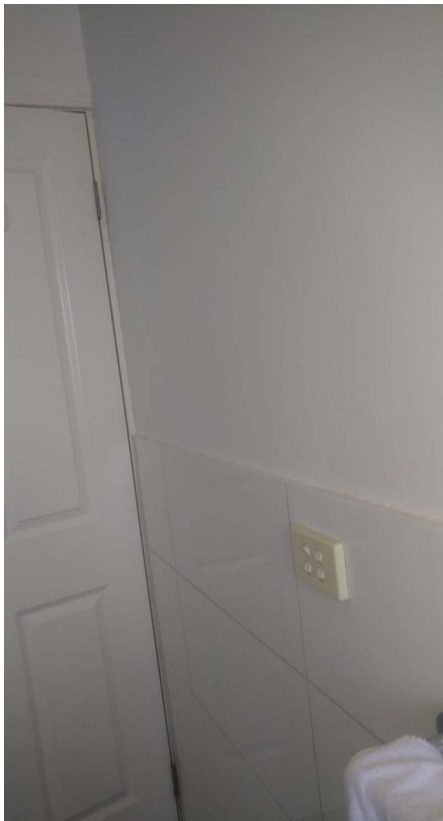
Door(s) Condition: In serviceable condition at the time of inspection



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



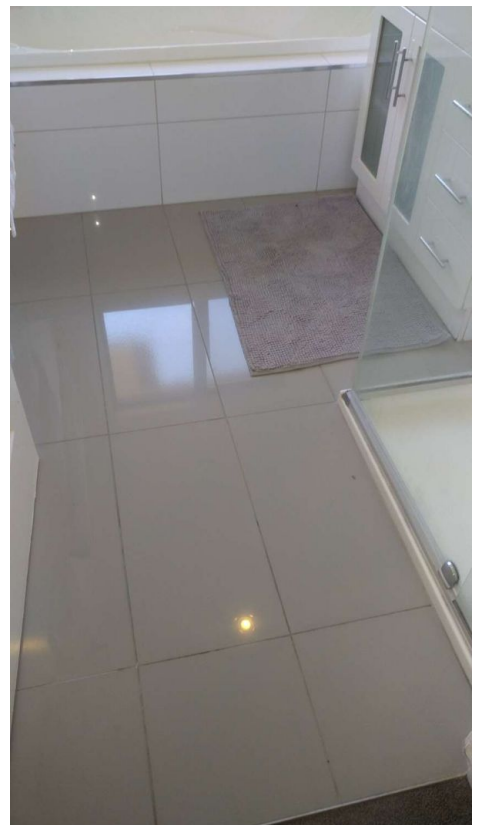
Walls Condition: In serviceable condition at the time of inspection



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

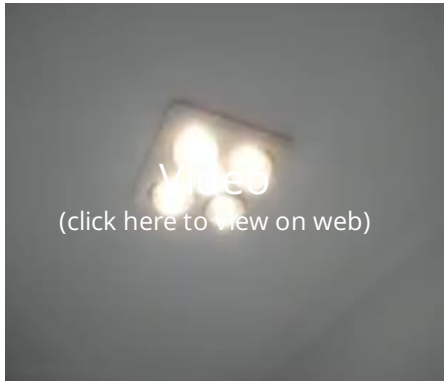


Floor condition: In serviceable condition at time of inspection



Exhaust Fan Condition: In serviceable condition at time of inspection

No warranty or guarantee given to future performance.



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

Condition consistent with age and use

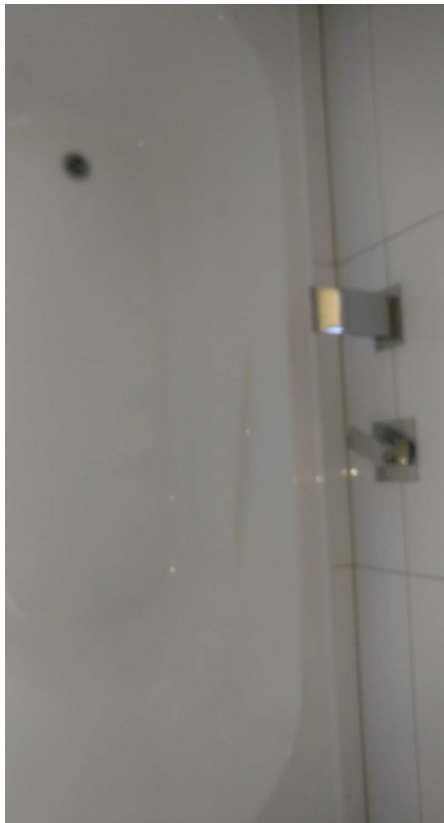


Shower Rose/Mast Condition: In serviceable condition at time of inspection

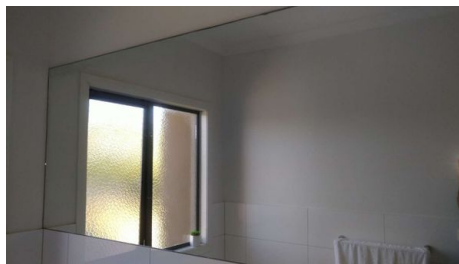
Operated and appeared to function at time of inspection



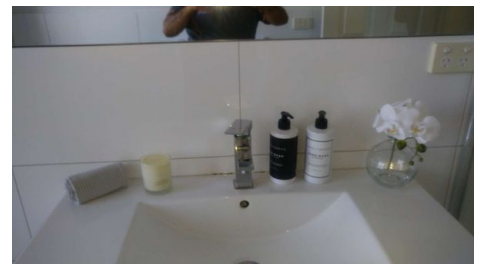
Bathtub/Spa Condition: Image



Mirror Condition: In serviceable condition at time of inspection



Splashback: In serviceable condition at time of inspection



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

Operated and appeared to function at time of inspection



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



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

Consistent with the age and use of the original cabinetry



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

Appeared to be functioning as intended at time of inspection



Shower Base Condition: In serviceable condition at 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 time of inspection

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



Bath surround: In serviceable condition at time of inspection

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



Observations

15.1.1 Door(s) Condition

CAULKING RECOMMENDED

Recommendation

Contact a qualified professional.



16: ENSUITE

		INS	N/I	N/P	DEF
16.1	Door(s) Condition	X			
16.2	Window/s	X			
16.3	Walls Condition	X			
16.4	Ceilings Condition	X			
16.5	Floor condition	X			
16.6	Exhaust Fan Condition	X			
16.7	Shower Base Condition	X			
16.8	Shower surround	X			
16.9	Shower Rose/Mast Condition	X			
16.10	Shower Door/Curtain Condition	X			
16.11	Tap/s Condition	X			
16.12	Splashback	X			
16.13	Mirror Condition	X			
16.14	Sink/s condition	X			
16.15	Vanity/Cabinets Condition	X			
16.16	Waste Water Trap/s Condition	X			
16.17	Toilet Condition	X			
16.18	Linen Cupboard	X			

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

Information

En-suite image(s)

Room identification



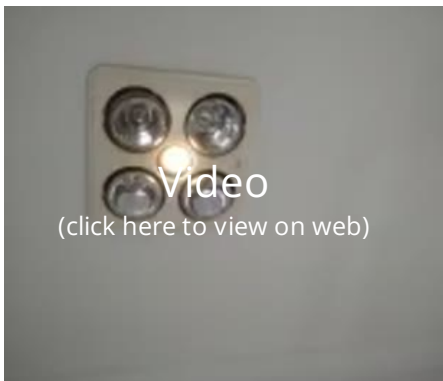
En-suite Includes bed



Walls Condition: AC



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



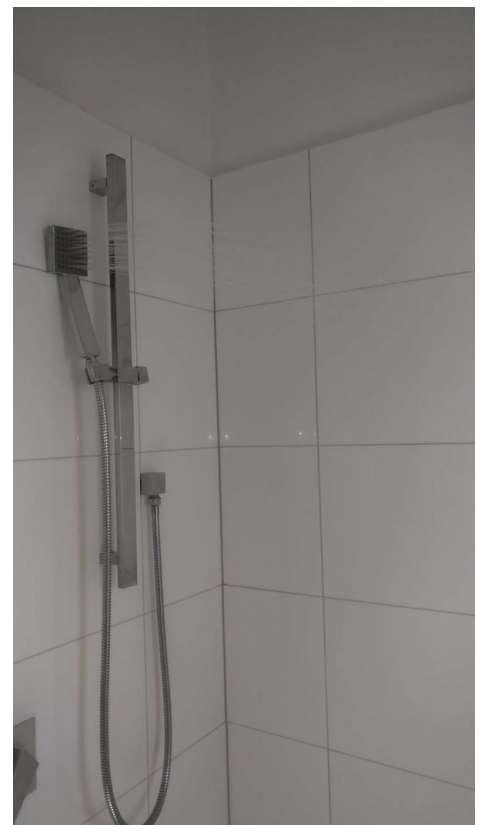
Shower Base Condition: Serviceable condition at the time of inspection

Minor mould & crack tile observed



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: Serviceable condition at the time of inspection



Tap/s Condition: Serviceable condition at the time of inspection



Splashback: Serviceable condition at the time of inspection



Mirror Condition: Serviceable condition at the time of inspection



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



Vanity/Cabinets Condition: Serviceable condition at the time of inspection



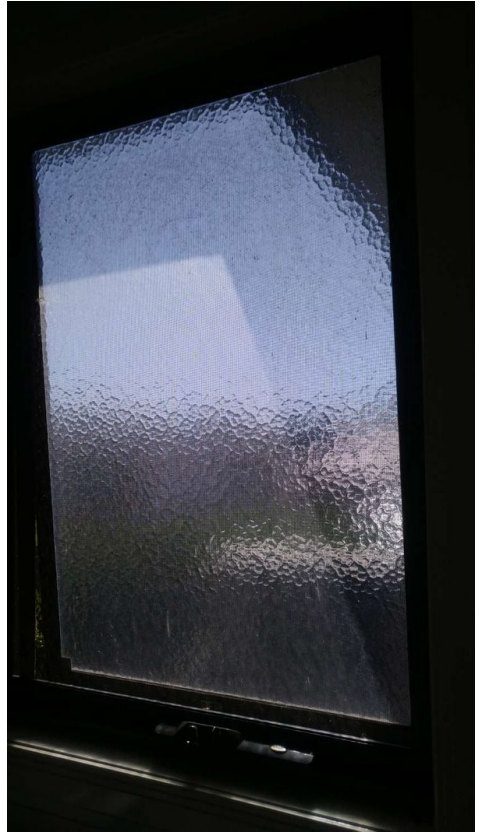
Waste Water Trap/s Condition:
Serviceable condition at the time of inspection



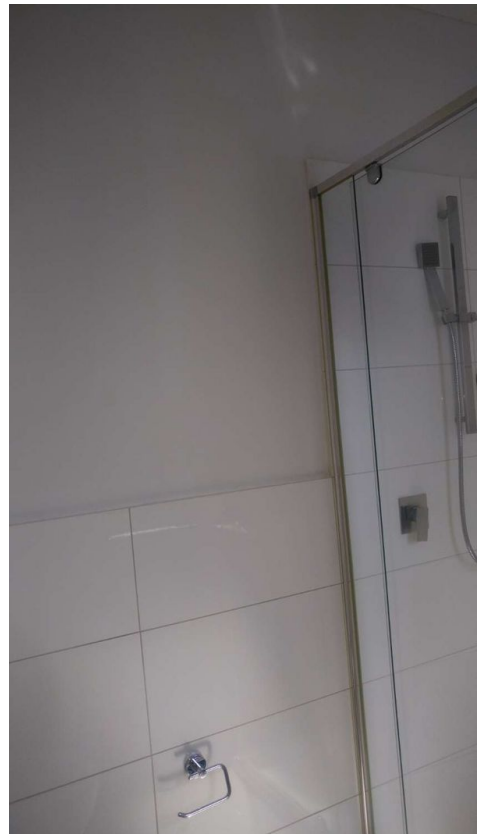
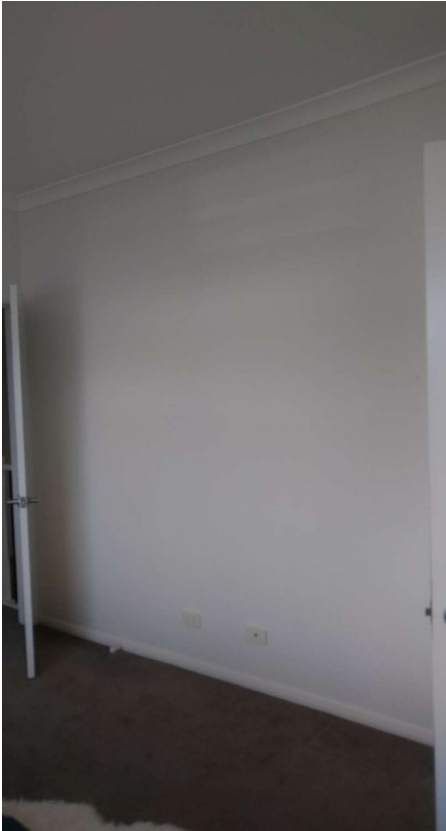
Door(s) Condition: Serviceable condition at the time of inspection



Window/s: In serviceable condition at the time of inspection

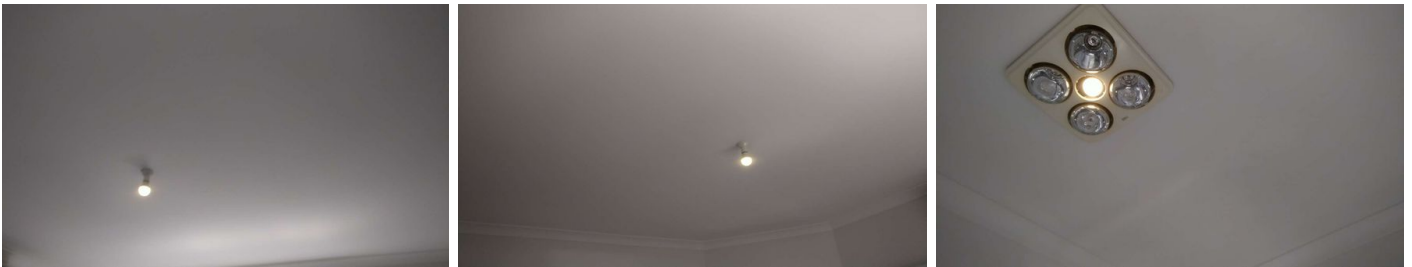


Walls Condition: Serviceable condition at the time of inspection

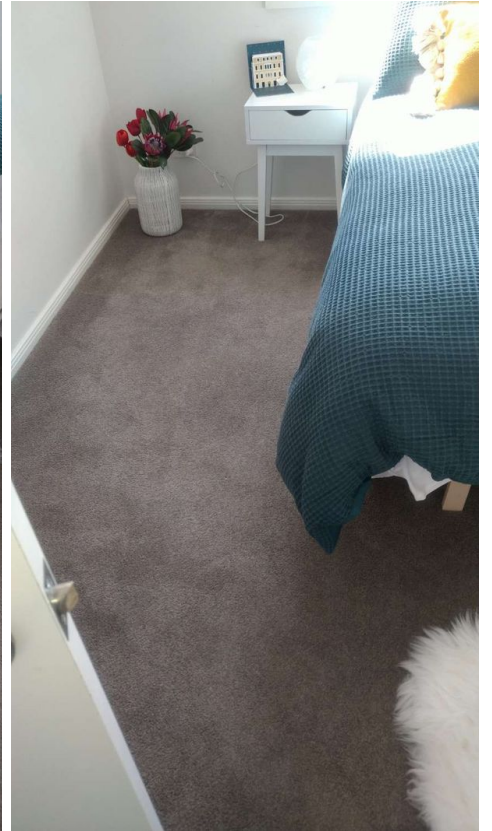
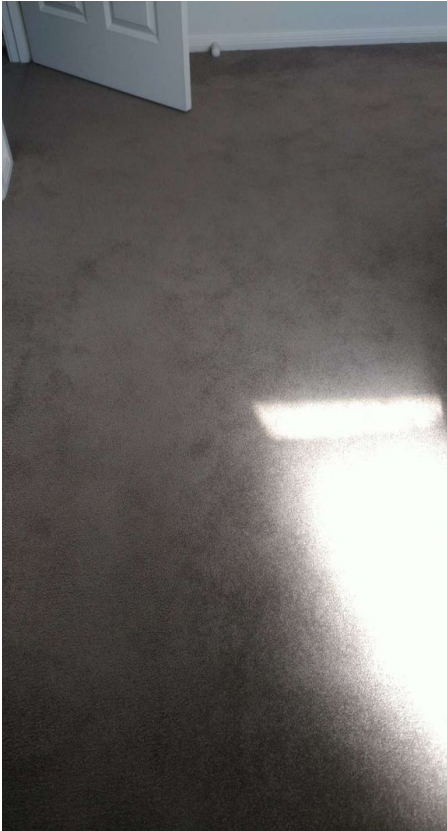




Ceilings Condition: Serviceable condition at the time of inspection



Floor condition: In serviceable condition at the time of inspection



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



Linen Cupboard: In serviceable condition at the time of inspection



17: TOILET (WC) 2

		INS	N/I	N/P	DEF
17.1	Door(s) Condition	X			X
17.2	Windows Condition	X			
17.3	Wall Condition	X			
17.4	Ceiling Condition	X			
17.5	Floor Conditions	X			X
17.6	Exhaust Fan Condition			X	
17.7	Toilet Condition	X			

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

Information

Toilet (W/C) image

Room identification



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



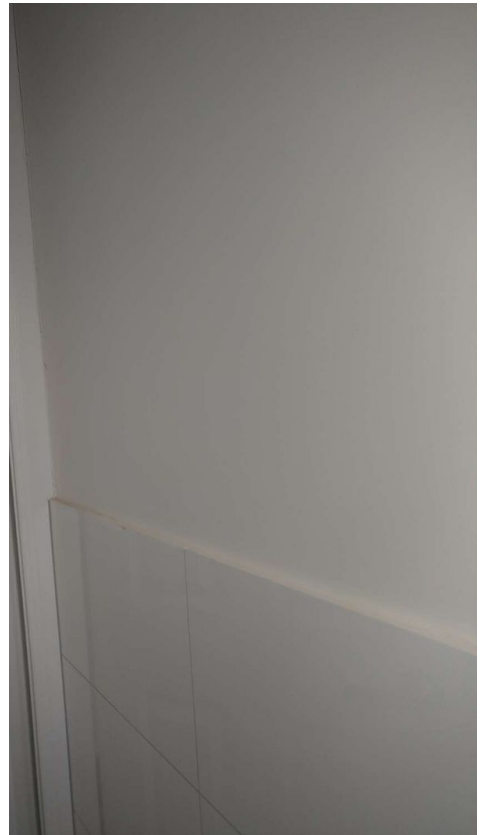
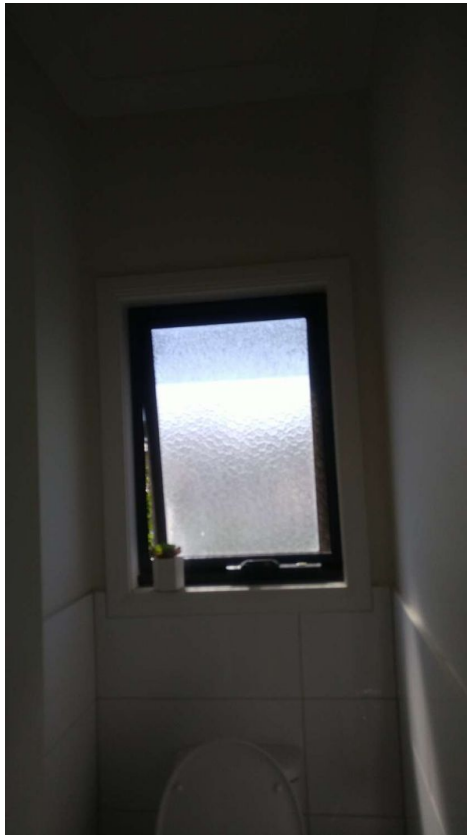
Windows Condition: In serviceable condition at time of inspection



Ceiling Condition: In serviceable condition at time of inspection



Wall Condition: In serviceable condition at time of inspection



Toilet Condition: In serviceable condition at the time of inspection

Toilet functioned as intended



Observations

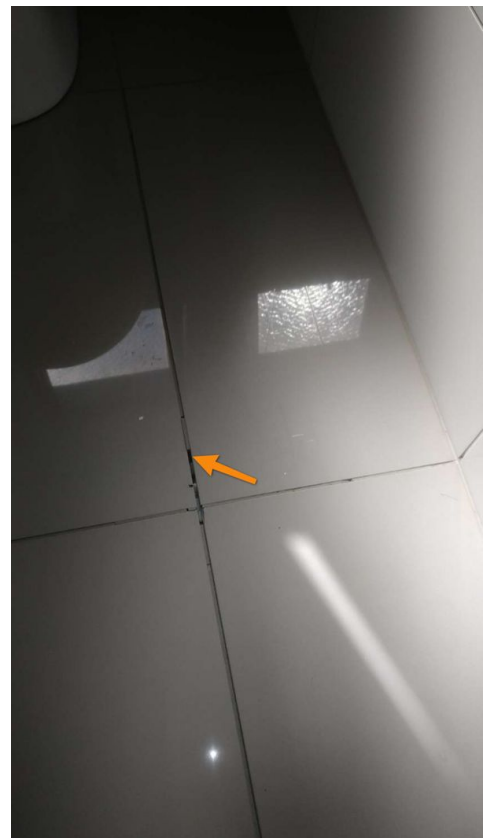
17.5.1 Floor Conditions

DAMAGED GROUT OBSERVED

suggest re-grouting as necessary.

Recommendation

Contact a qualified professional.



18: BEDROOM TWO

		INS	N/I	N/P	DEF
18.1	Door(s) Condition	X			
18.2	Window(s) Condition	X			X
18.3	Wall Condition	X			X
18.4	Ceiling(s) Condition	X			
18.5	Floor(s) Condition	X			
18.6	Robe/Cupboard	X			

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

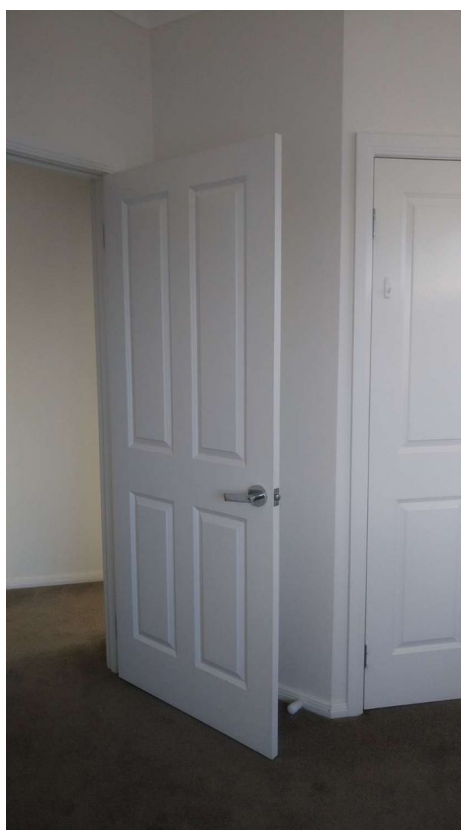
Information

Bedroom Two image(s)

Room identification



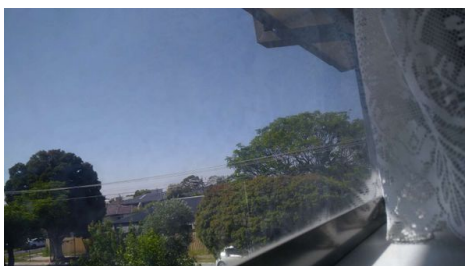
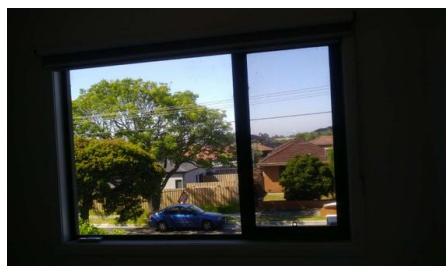
Door(s) Condition: In serviceable condition at the time of inspection



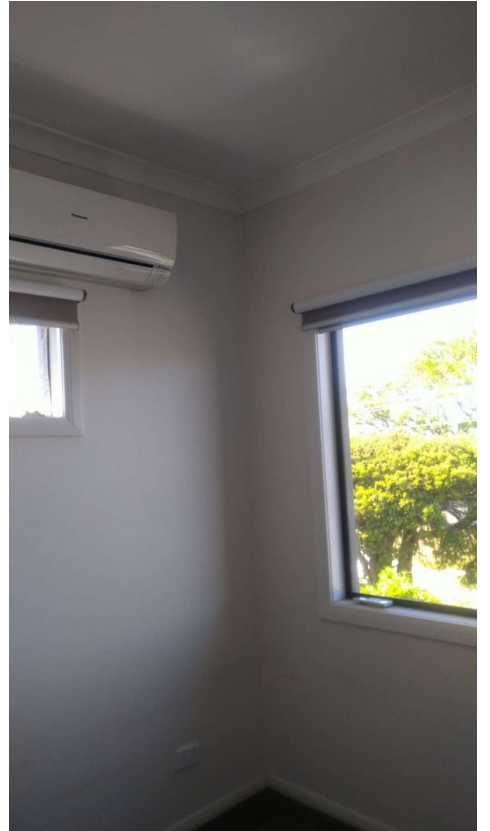
Robe/Cupboard: In serviceable condition at the time of inspection



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



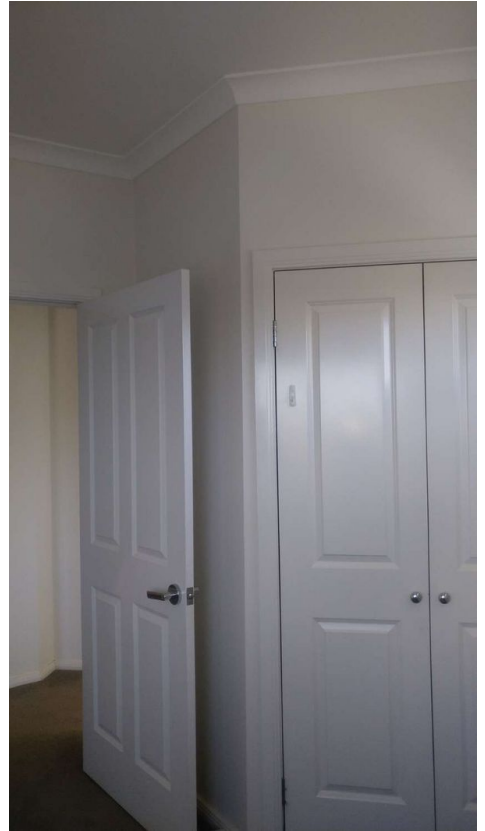
Wall Condition: In serviceable condition at the time of inspection



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



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



Observations

18.2.1 Window(s) Condition

PEELING PAINT OBSERVED

 MAINTENANCE/MONITOR

Suggest scraping and painting as necessary.

Recommendation

Contact a qualified painting contractor.



18.3.1 Wall Condition

 DEFECTIVE

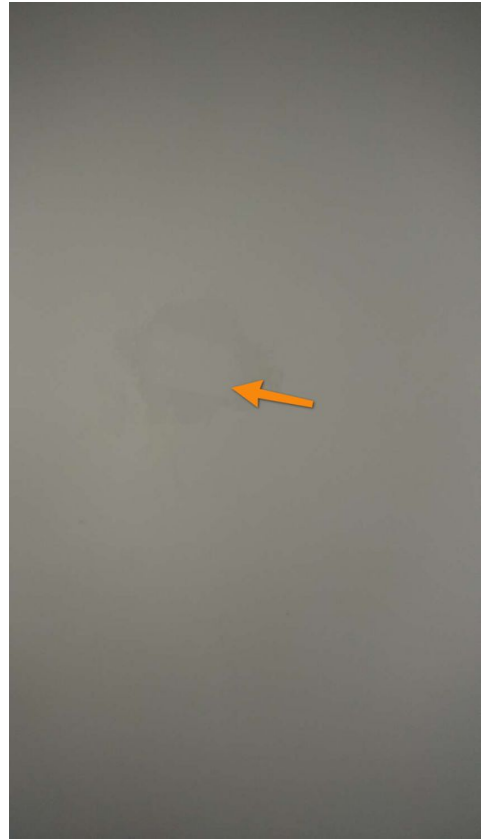
EVIDENCE OF REPAIRS OBSERVED

unable to determine the effectiveness of these repairs.

Sand back and re paint to enhance cosmetic appearance

Recommendation

Contact a qualified drywall contractor.



18.3.2 Wall Condition

 DEFECTIVE

AC CONDITIONER

Recommendation

Contact a qualified professional.



19: BEDROOM THREE

		INS	N/I	N/P	DEF
19.1	Bedroom 3 Image	X			
19.2	Door(s) Condition	X			
19.3	Window(s) Condition	X			
19.4	Wall Condition	X			
19.5	Ceiling(s) Condition	X			
19.6	Floor(s) Condition	X			
19.7	Robe/Cupboard	X			

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

Information

Bedroom 3 Image: Bedroom 3

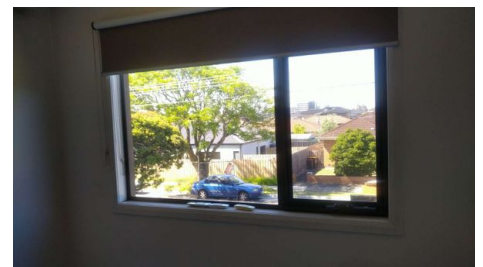
Room identification



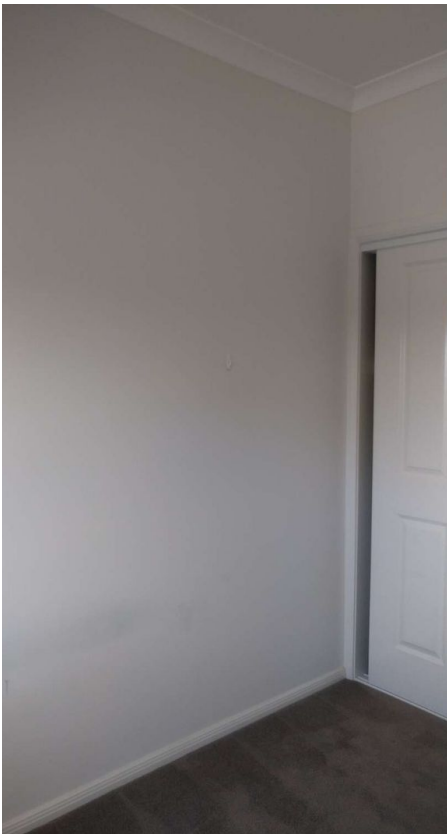
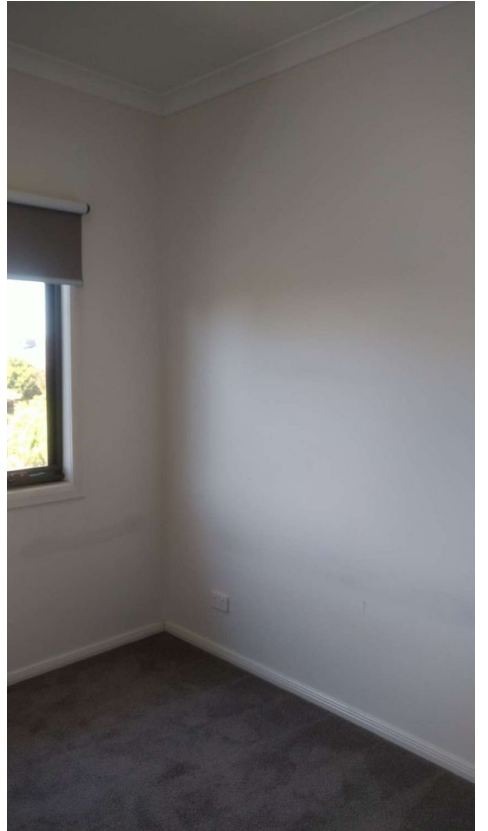
Door(s) Condition: In serviceable condition at the time of inspection



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



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**Observations**

19.3.1 Window(s) Condition

PEELING PAINT OBSERVED

MAINTENANCE/MONITOR

Suggest scraping and painting as necessary.

Recommendation

Contact a qualified painting contractor.



19.4.1 Wall Condition

AC NOT WORKING

Recommendation

Contact a qualified professional.



20: ROOF VOID

		INS	N/I	N/P	DEF
20.1	Framing	X			
20.2	Roof cladding underside	X			
20.3	Ceiling Lining Condition			X	
20.4	Ceiling Insulation	X			
20.5	Sarking			X	
20.6	Ventilation	X			

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

Information

Methods Used to Inspect

not every component was inspected due to height restrictions, 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 Cladding Material

Tiles

Framing Type

Pine Trusses

Insulation Material

Fiberglass batts

Roof Ventilation

No vents observed

Comments

TV antenna in roof observed., 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., This roof void is insulated between rafters; no ventilation for roofing surface. Shingle life will be shorted with this arrangement.

Roof Void Images



Framing : Framing condition

Visible and accessible framing components appeared in a serviceable condition at the time of inspection.

Please note: roof voids generally have hidden or non-accessible areas that may contain defects. Not every component was inspected due to varying heights, mechanical services, insulation and other obstructions. These areas and components are excluded from the report.



Roof cladding underside : Cladding underside condition

Only the visible areas were inspected at the time of inspection. No deficiencies were noted in visible areas unless otherwise noted below. Not every component is inspected due to varying heights and design.

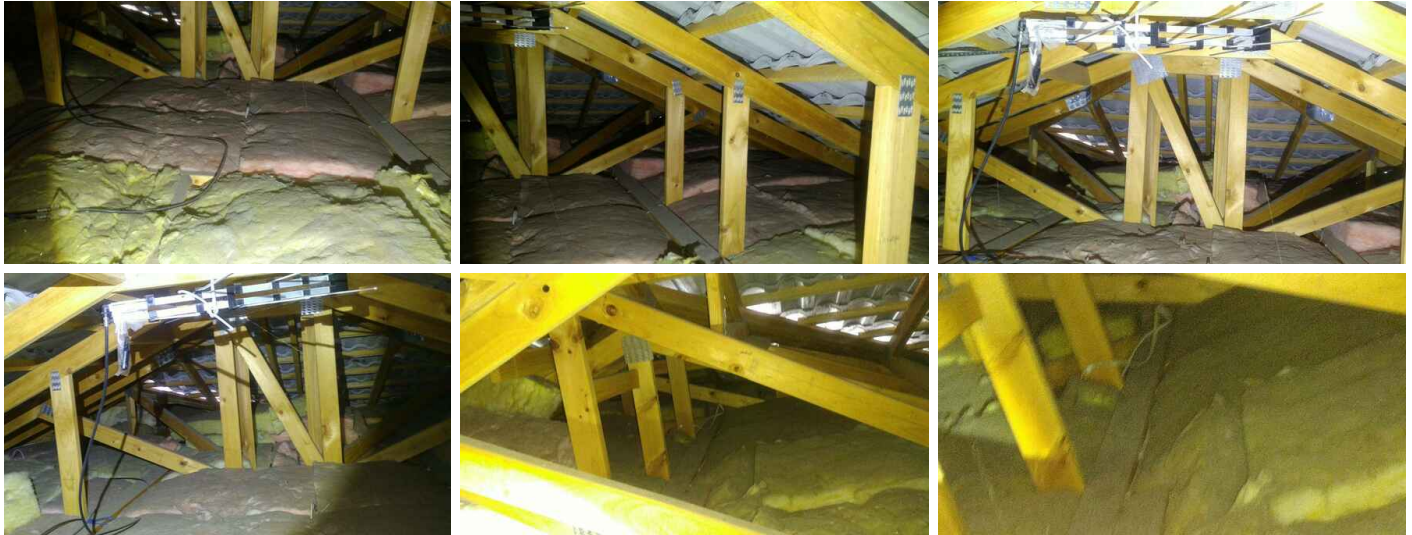
**Ceiling Insulation : Insulation Good Coverage**

Fiberglass Batts

Good insulation coverage was observed in the visibly accessible areas to the inspector. No guarantee or warranty implied.

Ceiling Insulation : Ceiling insulated

In serviceable condition at time of inspection and reasonable coverage



Sarking : NO sarking/sisalation provided to the underside of the roof cladding

This could lead to future leaks especially with a tiled roof or condensation under metal roof. It can also contribute to significant temperature differential which may cause movement/damage to plasterboard ceiling sheeting.

Sarking : Sarking condition

NA

The visibly accessible roof sarking appeared to be in a serviceable condition at the time of inspection.

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

20.6.1 Ventilation

BATHROOM EXHAUST VENTS INTO ROOF SPACE

 DEFECTIVE

Not recommended should be vented externally to ensure no moisture build up to ceiling space.

Recommendation

Contact a qualified professional.



21: FLOOR PLAN/ IMAGES

Information

Floorplan: Floor Plan



22: 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 roof void due to ducting and insulation; recommend a more intrusive inspection prior to settlement.

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:

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.

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:

Building and immediate surrounds only inspected

Sub Floor Ventilation:

Not applicable with this type of construction.

Areas Not Inspected:

Nil; Reasonable access was gained to all areas.

Areas To Gain Access:

Vacant house inspection recommended

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 built in 20016 and is consistent with its age.

House was furnished and limiting view in many places.

Following things need special consideration

- 1] Crack in front of the property recommend fixing
- 2] Brick overhung in front of the property recommend fixing
- 3] Could not operate AC of bed 2 and Bed 3 [panasonic]
- 4] Minor Door caulking / Sealing required
- 5] Caulking and Grouting Wet areas
- 6] Shrinkage cracks to Garage floor. Recommend resurfacing / Epoxy
- 7] Garage door is to end of its life. Recommend replacement

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.