



# LEADING INDEPENDENT BUILDING INSPECTION SERVICES



## BUILDING REPORT

1234 Main Street

Buyer Name  
26/06/2023 9:00AM



Inspector

**Madan Deshmukh**  
Building & Pest Inspector  
0412520651

[madan@victoriapropertyinspection.com.au](mailto:madan@victoriapropertyinspection.com.au)



Agent

**Agent Name**  
555-555-5555  
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**Please find my completed report below; I encourage you to read the report in its entirety.**

Dear Dheeraj,

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.

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**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.

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# SUMMARY

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ITEMS INSPECTED



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DEFECTIVE

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

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

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

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

#### SCOPE OF THE INSPECTION REPORT & THE ENGAGEMENT CONTRACT

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

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

ACCESS TABLE:

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

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

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

**The following definitions of comment descriptions represent this inspection report.**

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3.1.1 Roof & Drainage System - Roof cladding condition: Roof tiles cracked in areas require repair or replacement



5.4.1 Attached Garage - Under main roof - Floor Condition: Common shrinkage cracks noted



5.5.1 Attached Garage - Under main roof - Vehicle Door Condition: Door opener is inoperable



5.6.1 Attached Garage - Under main roof - Personal Access Door Condition: Out of alignment



# 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

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**Weather conditions:**

Overcast, 10 - 15 degrees, 15 - 20 degrees

**In Attendance:**

Building Inspector only, Tenant/s

**Inspection Type:**

Pre-purchase property condition report

**Building Information:**

Exterior and common areas are the responsibility of the Strata schemes and company title properties Association and are subject to the Association By-Laws; rules and assessments. We recommend obtaining and reviewing the By-Laws; financial statements; the most recent reserve study and minutes of the meetings of the Association prior to close. We will not investigate nor give any opinion concerning the By-Laws; financial statements; minutes or other resolutions concerning the property., 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.

**Habitation:**

The Property is occupied by a tenant, Heavily furnished

**Building Structure:**

Brick veneer, Aluminium windows, Concrete foundation, Tiled roof, Timber weatherboard cladding, Tile on wet areas, rendered hebel

**Levels:**

Two Levels

**Other Recommended Inspection:**

Mechanical Services, Garage Door Mechanical, Appliances Inspection

## 2: EXTERIOR OF BUILDING

		INS	N/I	N/P	DEF
2.1	Eave/Soffit linings	X			
2.2	Walls	X			
2.3	Window/Frames	X			
2.4	Damp damage			X	
2.5	Differential movement	X		X	
2.6	Fretting			X	
2.7	Mortar eroding			X	
2.8	Weep holes/Vents			X	
2.9	Protective paint condition			X	
2.10	Control joint	X			
2.11	Lintel beams	X			
2.12	Visible Foundation	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	Rain water tank	X			

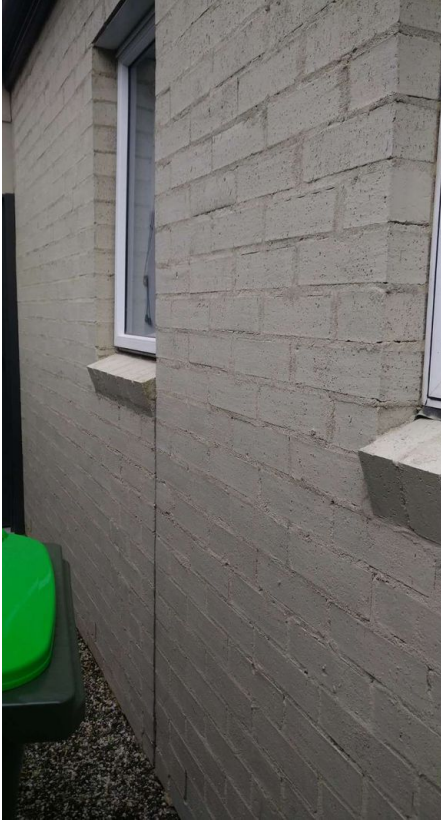
INS = Item Inspected    N/I = Not Inspected    N/P = Not Present    DEF = Deficiency

### Information

#### Walls: Wall Cladding Images and Type

Brick, Timber weatherboard cladding, Hebel wall cladding

**Control joint : In serviceable condition at time of inspection**



**Door step/threshold: 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., Exposed wood surfaces should be routinely monitored and kept well painted to prevent rot and deterioration of the wood, The exterior and common areas of this property are maintained by the body corporate Association and were reviewed; at the clients request; for informational purposes only., An inspection of the common areas was not undertaken as it's not covered in a pre-purchase apartment inspection, The

**Deck Material**

No deck observed

**Electric Meter Location**

Main meter box found on entry driveway

exposed timber externally should be routinely monitored and kept well painted to prevent rot and deterioration.

**Exterior Wall Cladding Material**

Face Brick, Rendered hebel, Timber weatherboard cladding

**Flashing Material**

Metal

**Patio/Pergola Material**

Brick, Concrete, Paver/Tile

**Gas supply Location**

Front

**Foundation Materials**

Concrete Slab

**Porch Material**

Brick, Concrete

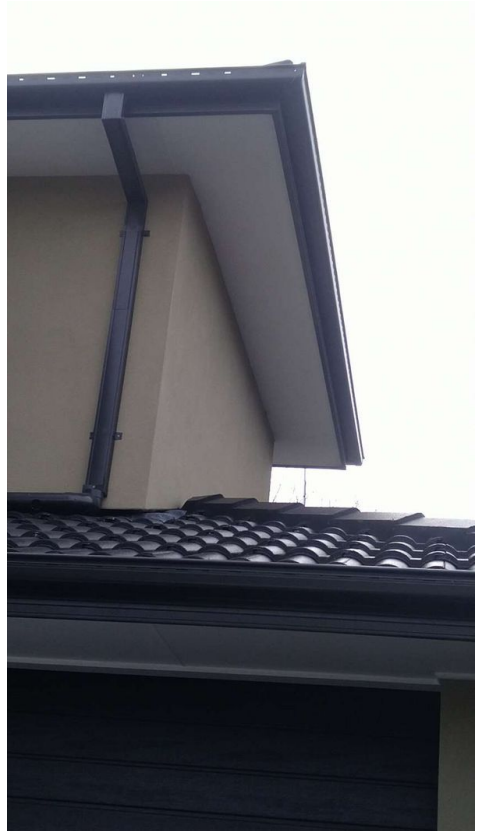
**Window/Frame Materials**

Aluminium window/s

**Exterior Images**



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







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

Consistent with the age and type of construction.





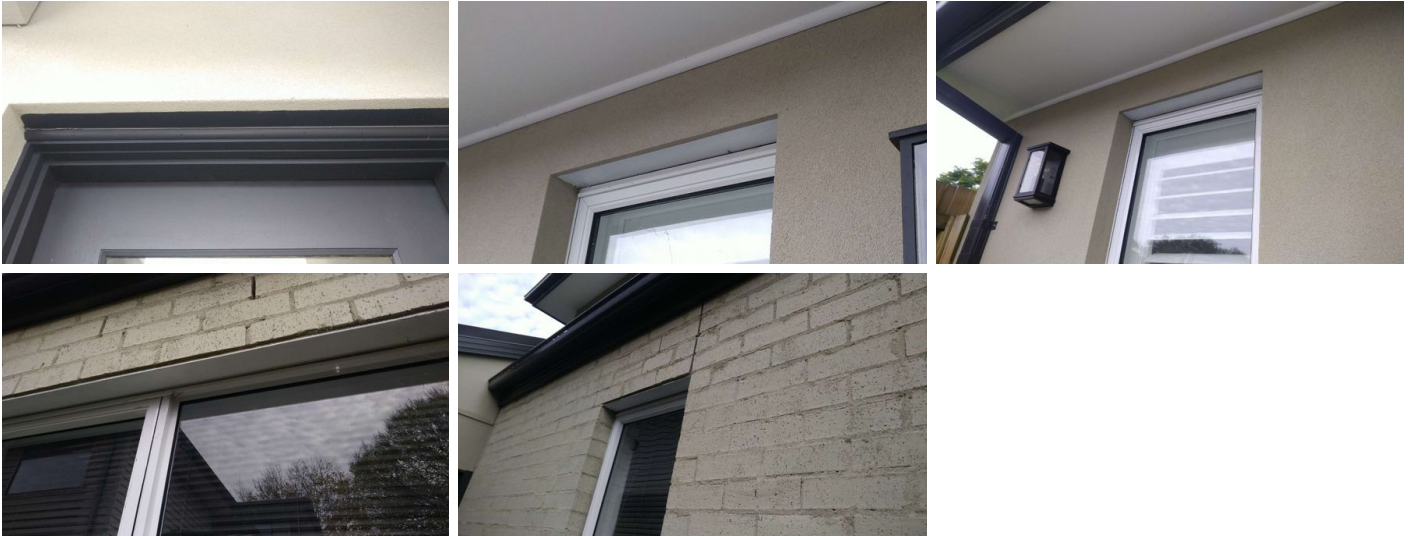
**Window/Frames:** Windows generally In serviceable condition at time of inspection





**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.

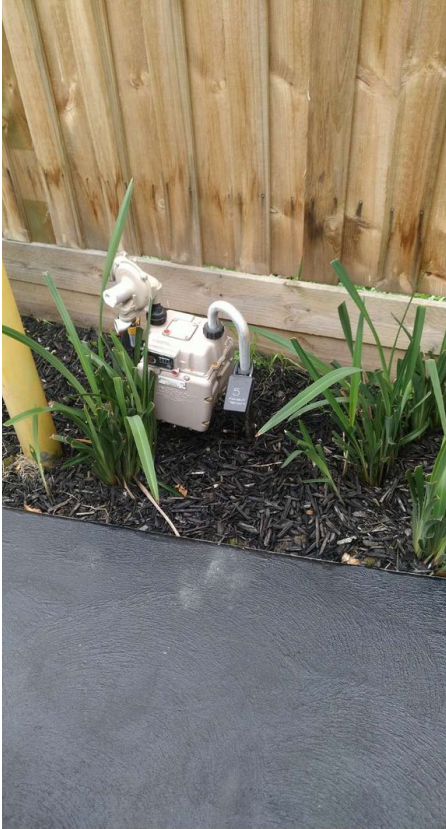


## Gas supply : Gas Meter

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.



## Limitations

Visible Foundation

**SLAB WAS NOT VISIBLE DUE TO LIMITED VIEW ON THE OUTSIDE AND CARPET / FLOOR COVERINGS TO THE INTERIOR**

No adjacent damage was observed.



Electrical meter

**LOCKED ELECTRICAL BOX AT TIME OF INSPECTION**

Unable to inspect the meter.

## 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	Gutters condition	X			
3.5	Facia/Bargeboards	X			
3.6	Downpipes	X			

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

### Information

#### Roof Cladding Material

Concrete Tile

#### Comments

The roof cladding appears to be in fair condition for its age, monitor closely in periods of heavy rain for leaks, as leaks can occur an any time

#### 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., Limited inspection from ladder & ground only

#### Roof Flashing Material

Metal

#### Gutter & Downpipe Material

Colorbond Steel gutters, Colorbond downpipes, PVC downpipes



**Roof images**

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

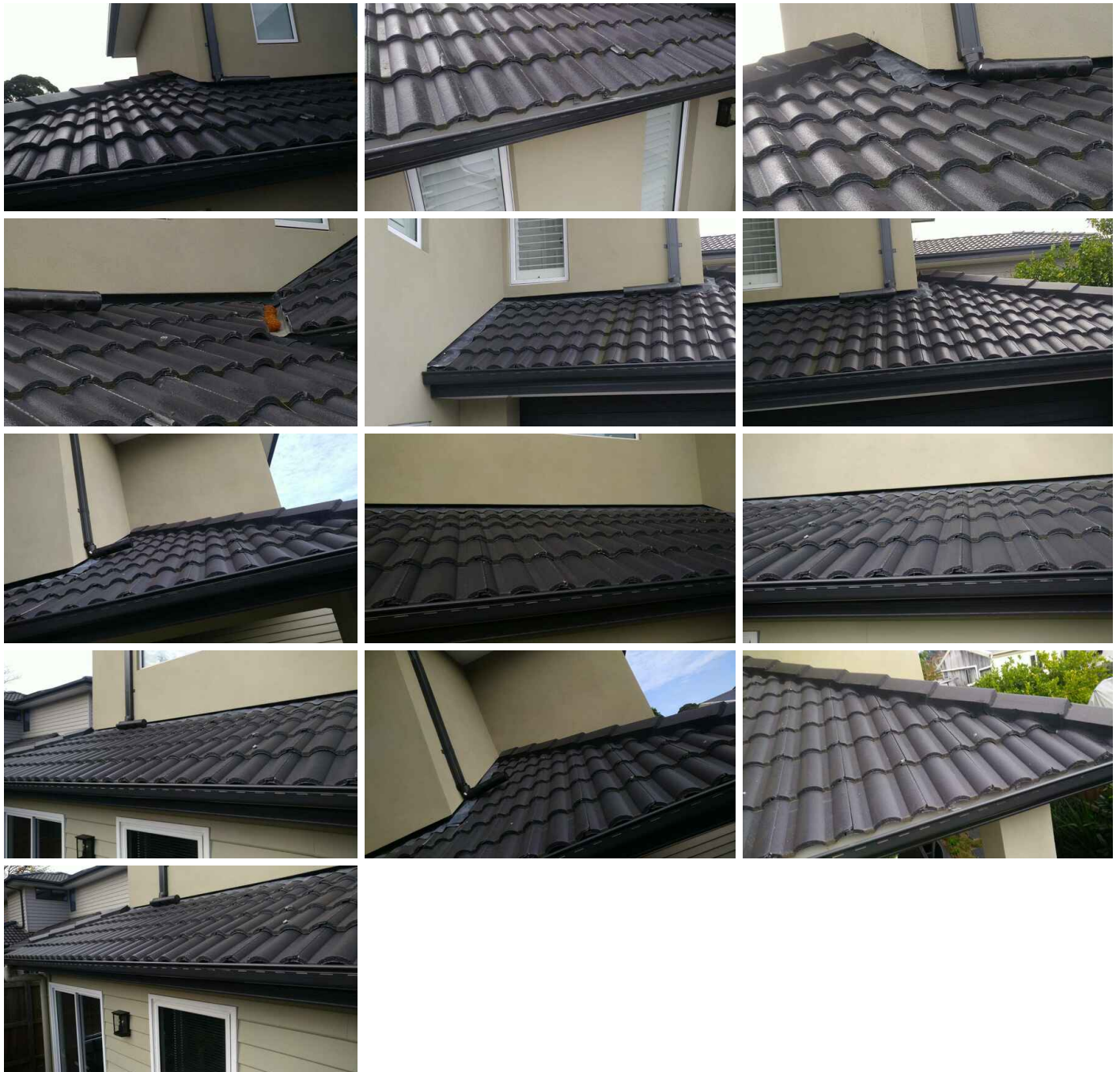
Roof Cladding Material - Concrete Tiles

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**

Not applicable

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 cladding condition: Air Conditioning System Noted**

Not Applicable

Only a suitably qualified air conditioning specialist is licensed to inspect, test and service the air conditioning systems.

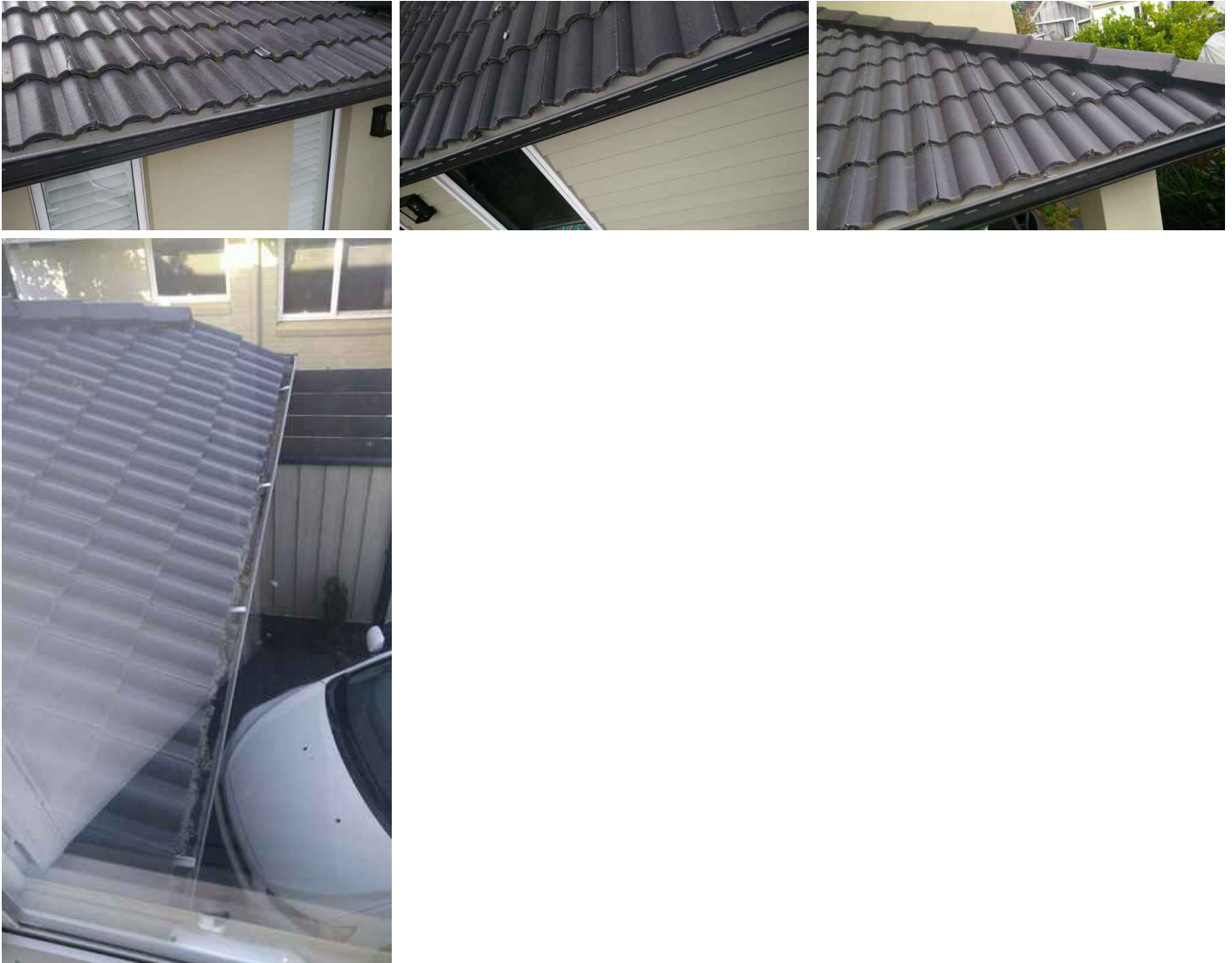
**Roof flashings condition: Generally finished to an acceptable standard****Valley gutter(s) condition: Valley Gutters in serviceable condition at time of inspection**

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!



**Gutters condition: Gutter and downpipes maintenance information**

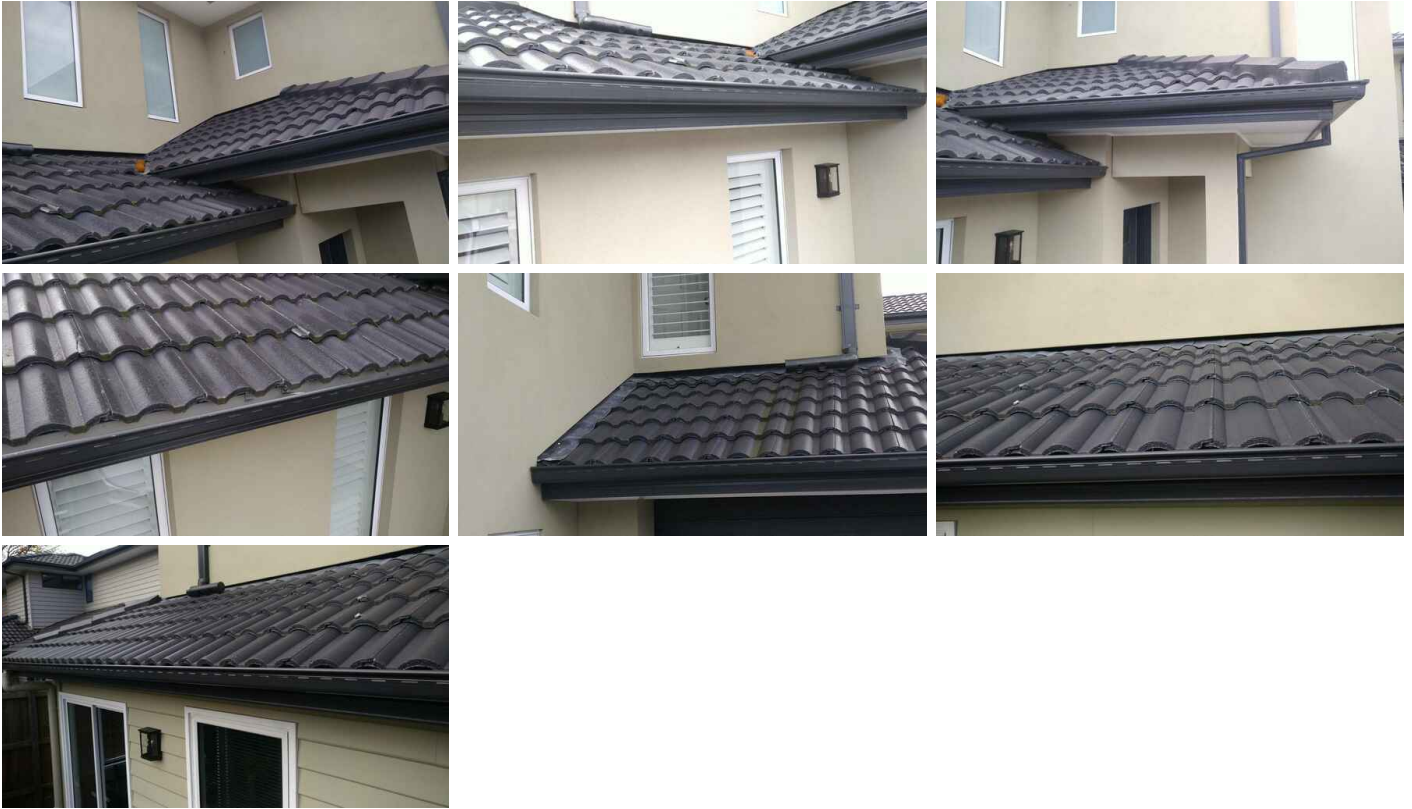
Your job is to monitor the gutters and to make sure that they are free of debris and function during and after a rainstorm. Look for loose parts, debris, sagging gutter ends, and water leaks especially in joints. The rainwater should be diverted far away from the house foundation, preferably diverted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

**Gutters 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.

**Facia/Bargeboards: In serviceable condition at time of inspection**



**Downpipes: In serviceable condition at time of inspection**

No warranty on performance is implied.





## Observations

3.1.1 Roof cladding condition

### **ROOF TILES CRACKED IN AREAS REQUIRE REPAIR OR REPLACEMENT**

 DEFECTIVE

Cracked roof tiles observed. Replacement of the damaged tiles is strongly recommended to prevent water penetration into the roof void, especially as no sarking is present. Recommend seeking further advice and full inspection of roof from a licensed and practising roof tiler.

Recommendation

Contact a qualified roofing professional.





## 4: SITE/GROUNDS

		INS	N/I	N/P	DEF
4.1	Site/ground images	X			
4.2	Driveway	X			
4.3	Walkway	X			
4.4	Fences	X			
4.5	Gate/s			X	
4.6	Lot Grade and Drainage	X			
4.7	Grounds Observations	X			
4.8	Clothes Line	X			
4.9	Exterior Tap/s	X			
4.10	Rainwater Tanks	X			

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### Information

#### Driveway Material

Concrete

#### Walkway Material

Concrete, Paver/Tile

#### Fences

Perimeter fully fenced, Timber pales

#### Gate Types

Not applicable

**Site Comments**

This exposed wood surface should be routinely monitored and kept well painted to prevent rot & deterioration of the wood., Exterior and common areas are the responsibility of the Body corporation and are subject to the By-Laws; rules and assessments. We recommend obtaining and reviewing the By-Laws; financial statements; the most recent reserve study and minutes of the meetings of the Body corp prior to close. We will not investigate nor give any opinion concerning the By-Laws; financial statements; minutes or other resolutions concerning the property., 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**

Timber sleepers

**Off street parking has been provided for?**

1 Car

**Lot Grade and Drainage :**  
Moderate slope at front of property



**Fences: Fencing Images**

Fenced all round

**Clothes Line : Appeared to be In serviceable condition at time of inspection**



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

No gates installed on the property

**Exterior Tap/s : Exterior Tap/s Location**

Front, Rear

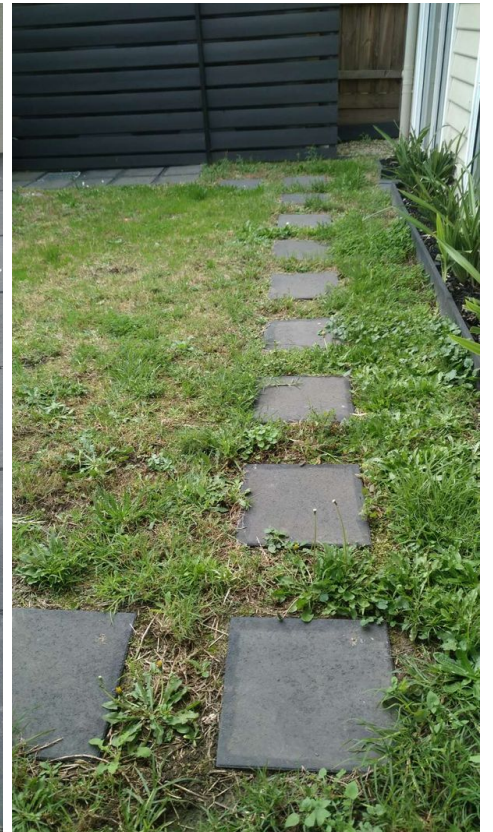
Site/ground images: General images

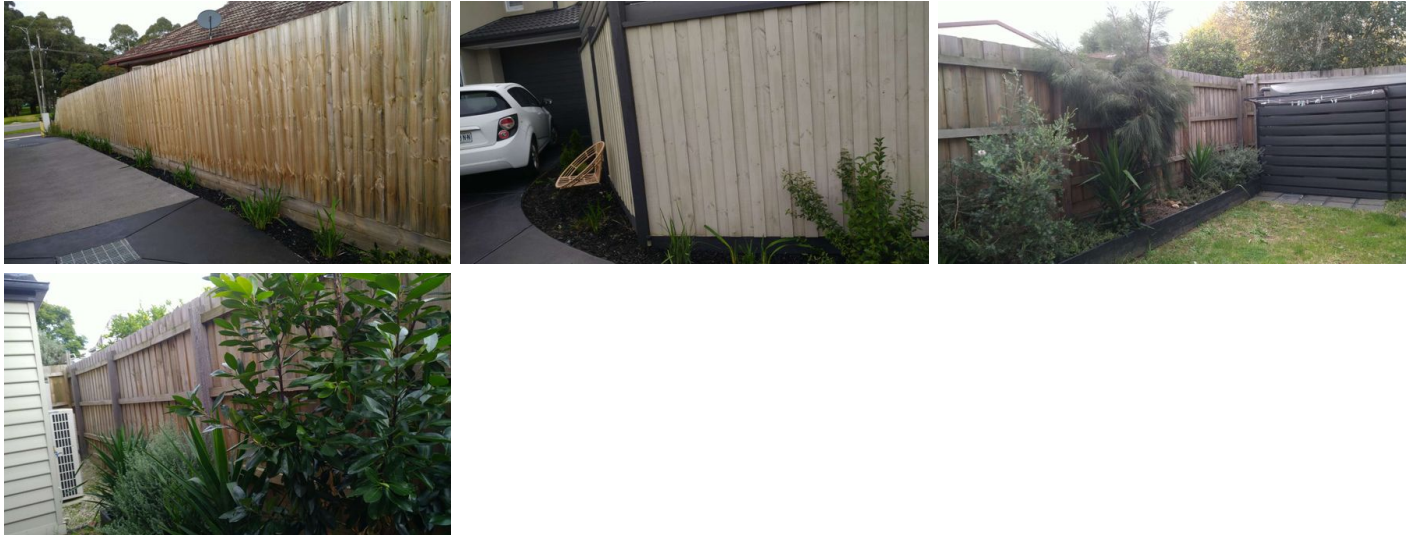


**Driveway : In serviceable condition at time of inspection**



**Walkway : Identification**



**Fences: Appeared to be in fair condition time of inspection****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 pesticide. 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: Appear in serviceable condition at time of inspection**

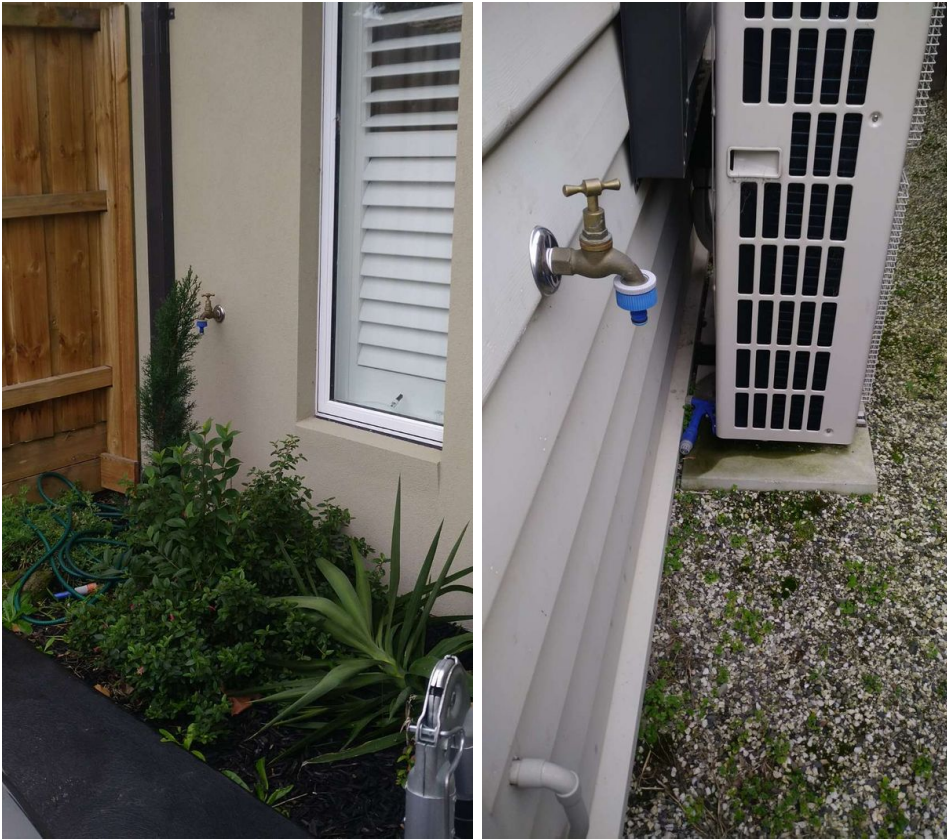
Tanks are not assessed or tested as part of the building inspection standard. No warranty or guarantee of performance given

**Limitations**

Exterior Tap/s

**NO TAP DRAIN**

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



# 5: ATTACHED GARAGE - UNDER MAIN ROOF

		INS	N/I	N/P	DEF
5.1	Wall Condition	X			
5.2	Ceiling Lining Condition	X			
5.3	Window Conditions			X	
5.4	Floor Condition	X			X
5.5	Vehicle Door Condition	X			X
5.6	Personal Access Door Condition	X			X

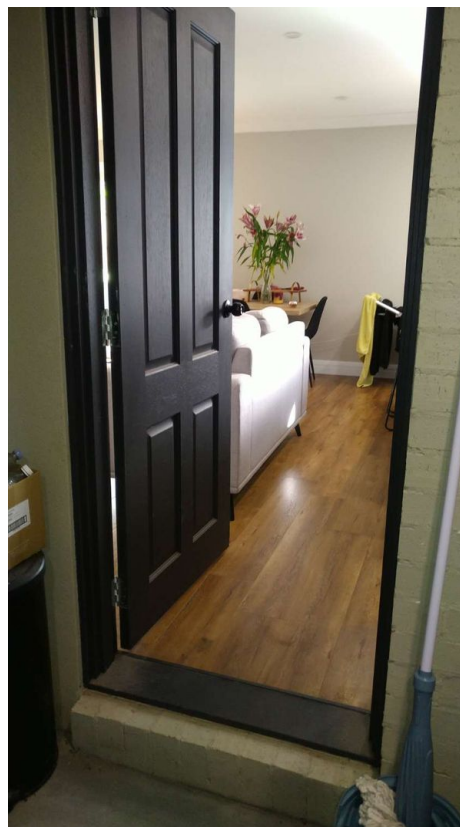
INS = Item Inspected    N/I = Not Inspected    N/P = Not Present    DEF = Deficiency

## Information

### Identification image



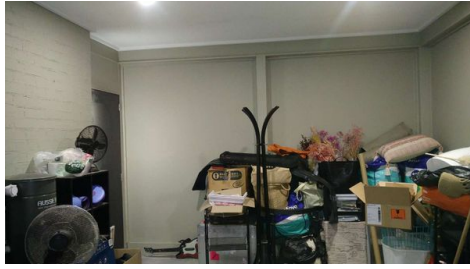
### Personal Access Door Condition: In serviceable condition at time of inspection





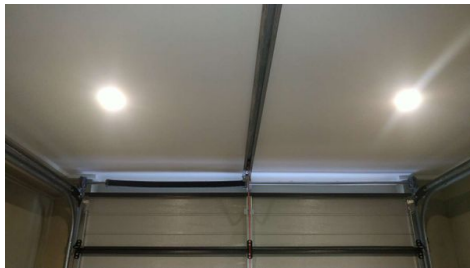
**Wall Condition: In serviceable condition at time of inspection**

General wear and tear noted



**Ceiling Lining Condition: In serviceable condition at time of inspection**

General wear and tear noted



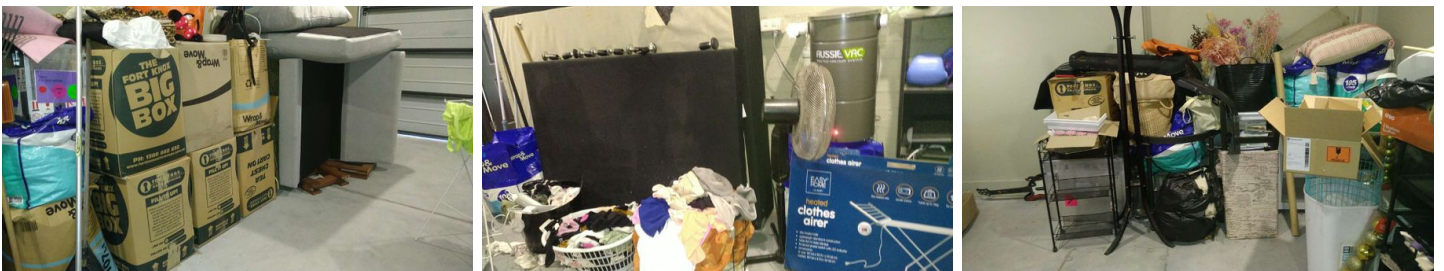
**Floor Condition: In serviceable condition at time of inspection**



**Limitations**

Wall Condition

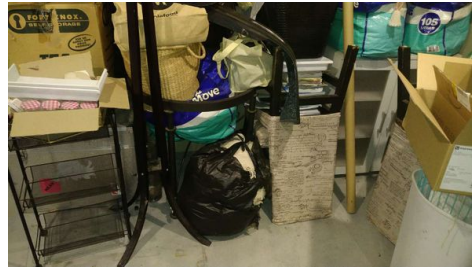
**INSPECTION RESTRICTED BY THE STORAGE OF OWNERS PERSONAL ITEMS**



Floor Condition

**LIMITED VIEW**

The visible portions of the slab appear in serviceable condition at time of inspection



Vehicle Door Condition

**ELECTRIC DOOR OPENER NOT PLUGGED IN OR TESTED**



**Observations**

5.4.1 Floor Condition

**COMMON SHRINKAGE CRACKS NOTED**



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

Recommendation

Recommend monitoring.



5.5.1 Vehicle Door Condition

**DOOR OPENER IS INOPERABLE**

Recommendation

Contact a qualified garage door contractor.

DEFECTIVE



5.6.1 Personal Access Door Condition

**OUT OF ALIGNMENT**

Recommendation

Contact a qualified professional.

DEFECTIVE



# 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

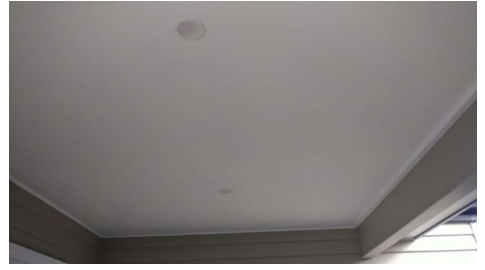
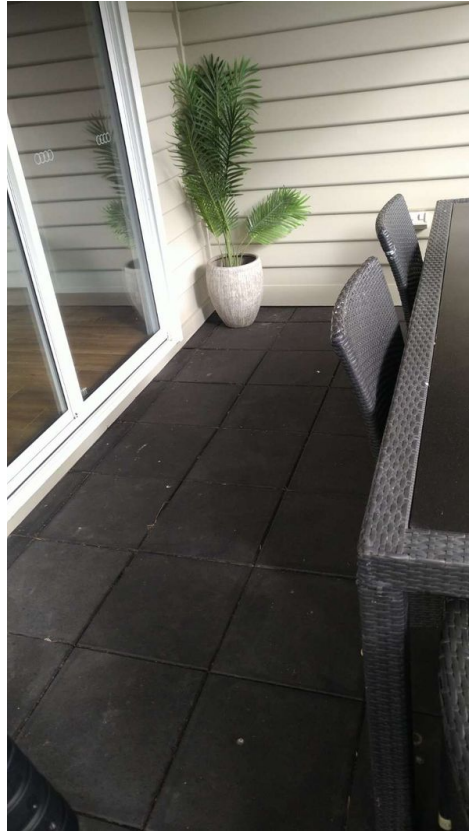
### Portico Image



**Wall Condition: In serviceable condition at the time of inspection**



**Ceiling Condition: In serviceable condition at the time of inspection**



**Floor Condition: In serviceable condition at the time of inspection**





# 7: FRONT ENTRY

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

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

## Information

### Entry image(s)

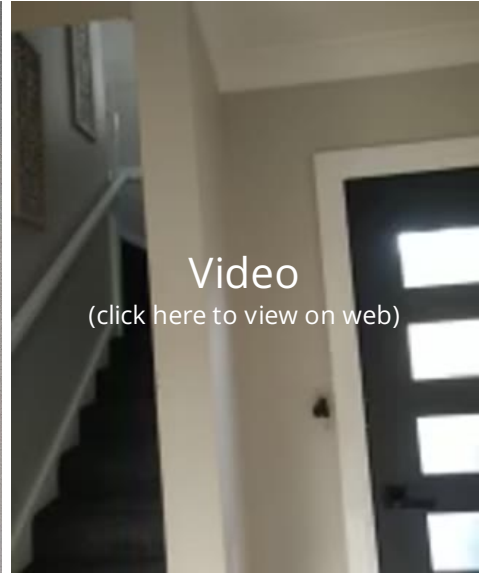
Room identification



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



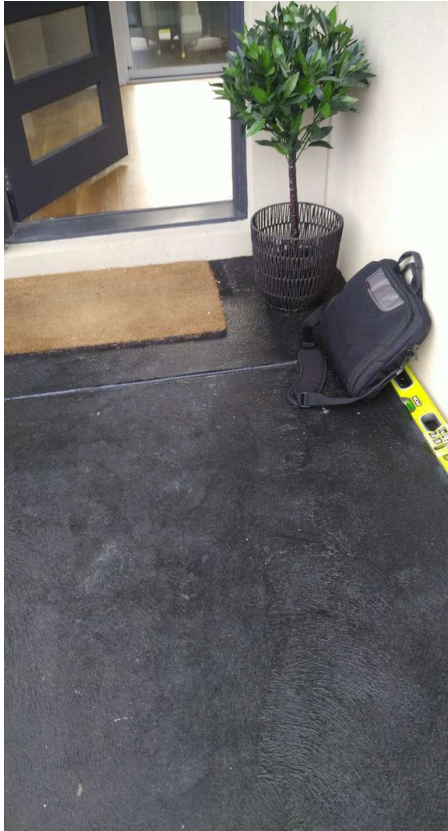
**Wall Condition: Serviceable condition at the time of inspection**



**Ceiling Conditions: Serviceable condition at the time of inspection**



**Floor Condition: Serviceable condition at the time of inspection**



## 8: KITCHEN + DINNING+ LIVING

		INS	N/I	N/P	DEF
8.1	Door(s) Condition	X			
8.2	Windows Condition	X			
8.3	Walls Condition	X			
8.4	Ceiling Conditions	X			
8.5	Floor Condition	X			
8.6	Exhaust Fan Condition	X			
8.7	Splashback	X			
8.8	Sink Condition	X			
8.9	Tap(s) Condition	X			
8.10	Bench Top Condition	X			
8.11	Cabinet Condition	X			
8.12	Waste Water Trap - under sink	X			
8.13	Pantry Shelving/Draws Condition	X			

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

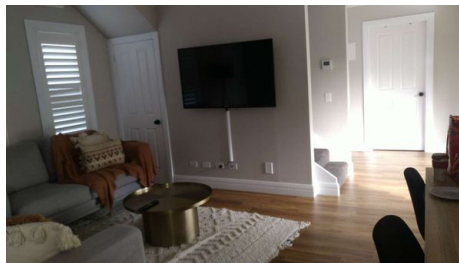
### Information

#### Kitchen image(s)

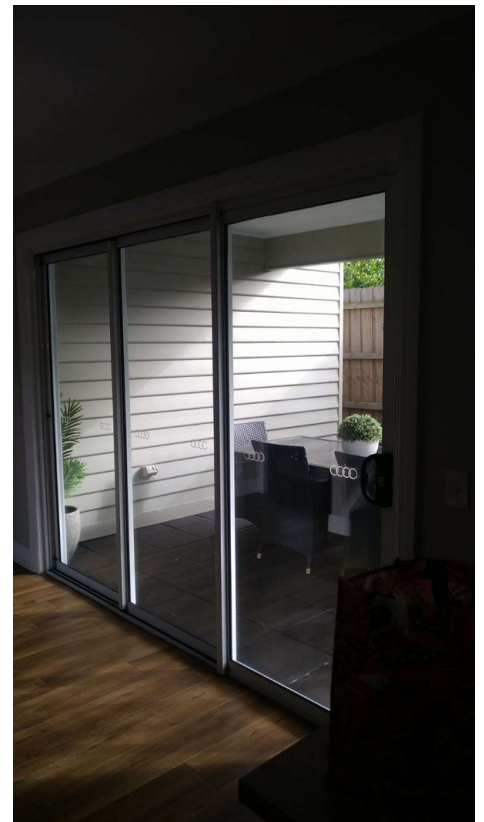
Room identification



#### Kitchen including dining and lounge areas image(s)



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

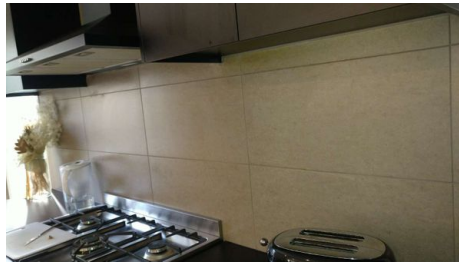


**Exhaust Fan Condition: In serviceable condition at the time of inspection**

Consistent with age and use



**Splashback: In serviceable condition at the time of inspection**



**Sink Condition: In serviceable condition at the time of inspection**

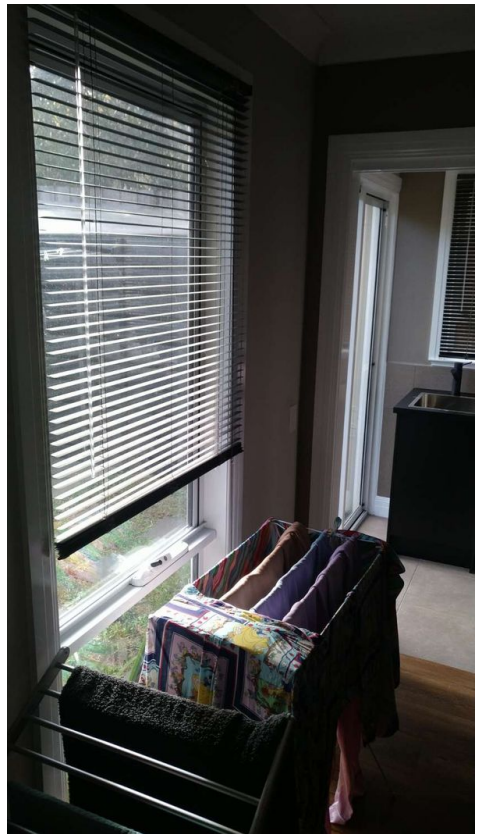


**Tap(s) Condition: In serviceable condition at the time of inspection**

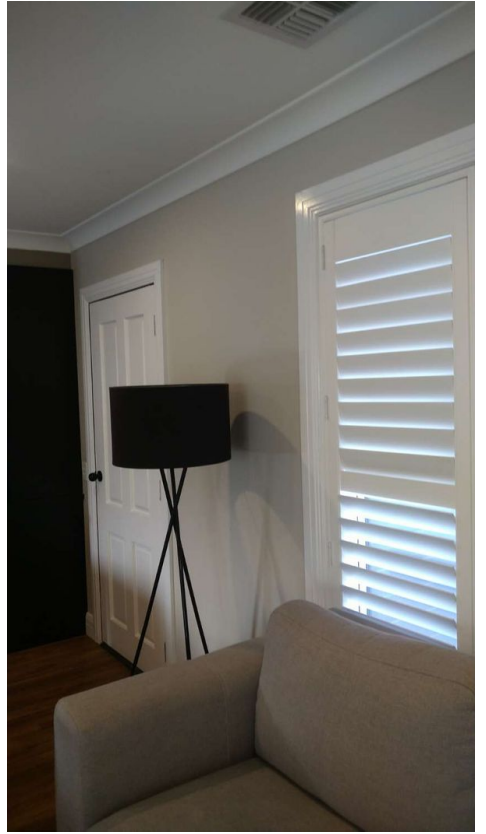
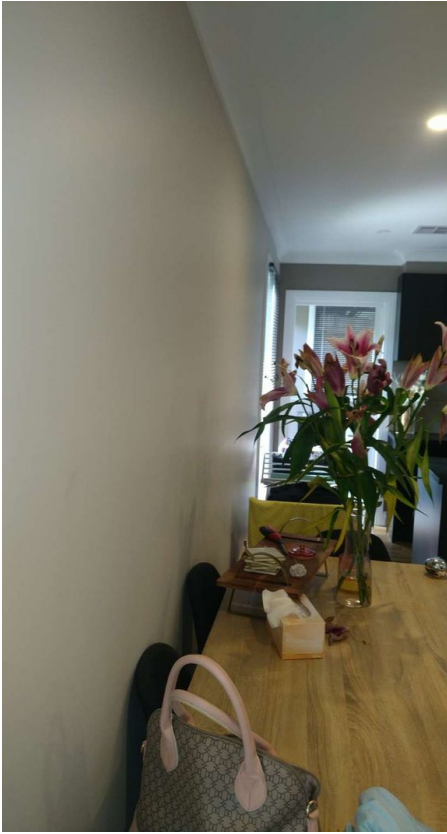
Taps operated at time of inspection and appeared functional.



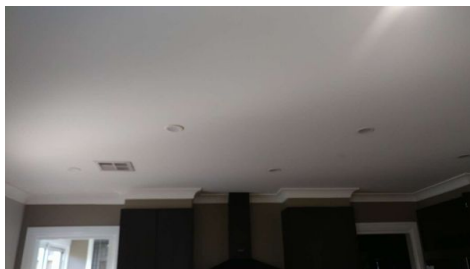
**Windows Condition: In serviceable condition at the time of inspection**



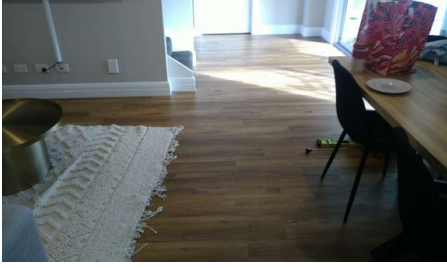
**Walls Condition: In serviceable condition at the time of inspection**



**Ceiling Conditions: In serviceable condition at the time of inspection**



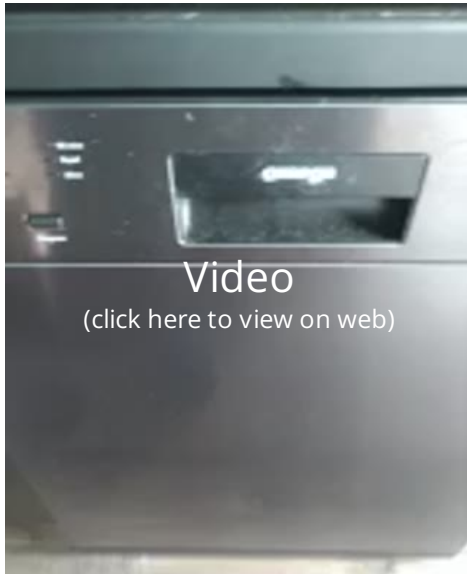
**Floor Condition: In serviceable condition at the time of inspection**





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

Consistent with the age and type of construction.



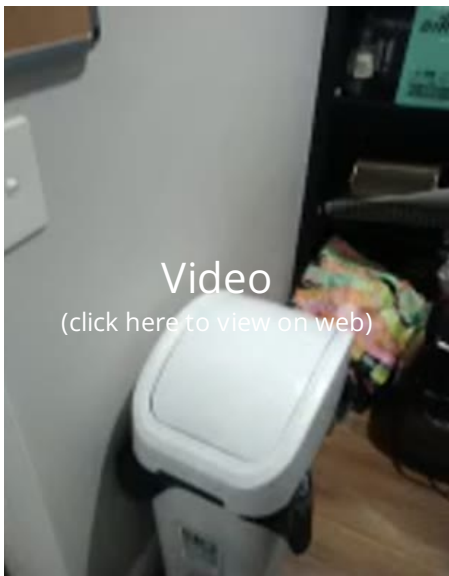
**Cabinet Condition: In serviceable condition at the time of inspection**

Consistent with the age and type of construction



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

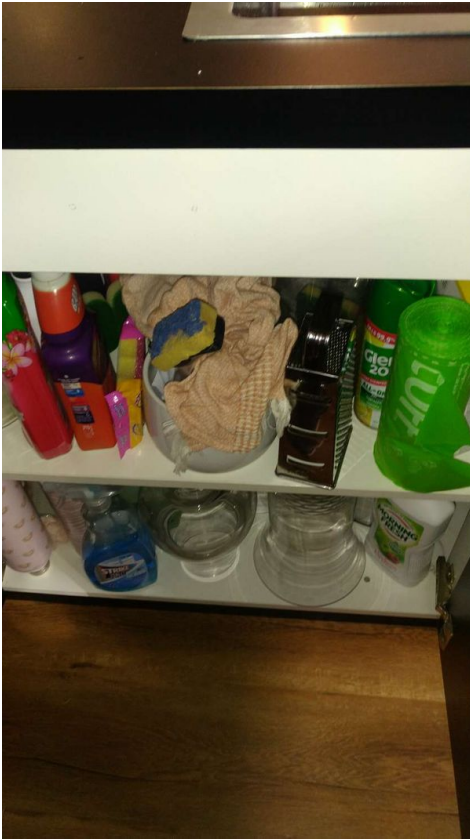
Consistent with age and use



**Limitations**

Cabinet Condition

**UNABLE TO INSPECT BEHIND THE CABINET DRAWS**



Waste Water Trap - under sink

**LIMITED INSPECTION DUE TO STORED ITEMS**



## 9: LAUNDRY

		INS	N/I	N/P	DEF
9.1	Door(s) Condition	X			
9.2	Window Condition	X			
9.3	Walls Condition	X			
9.4	Ceilings Condition	X			
9.5	Floor Condition	X			
9.6	Exhaust Fan Condition	X			
9.7	Splashback	X			
9.8	Laundry Tap/s	X			
9.9	Laundry Tub/Sink Condition	X			
9.10	Waste Water Trap/s Condition	X			
9.11	Washing Machine Hook-ups	X			
9.12	Cabinet Condition	X			
9.13	Linen Cupboard	X			

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

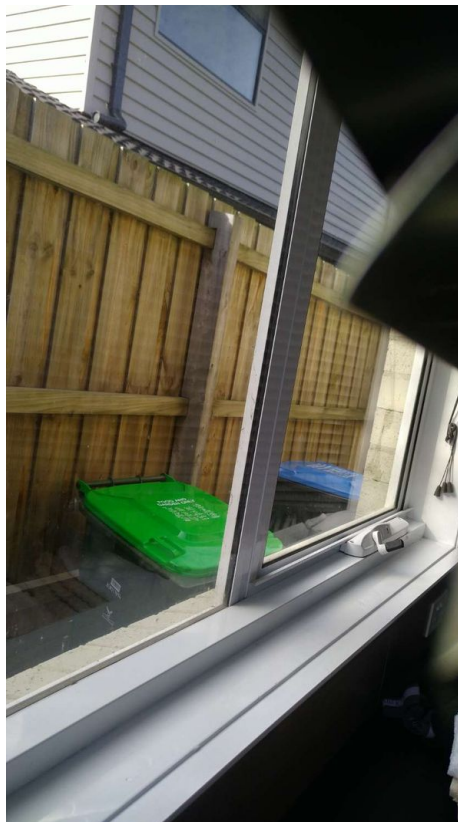
### Information

#### Laundry image(s)

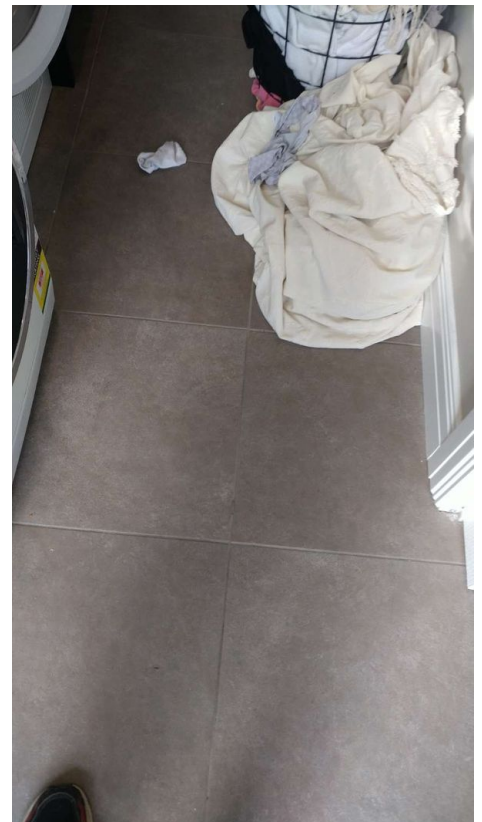
Room identification



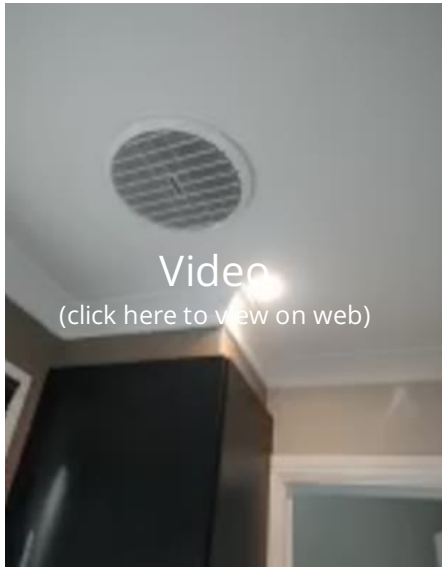
#### Window Condition: In serviceable condition at the time of inspection



#### Floor Condition: In serviceable condition at the time of inspection



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



**Splashback: In serviceable condition at the time of inspection**



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



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

Appeared to be functioning as intended at time of inspection



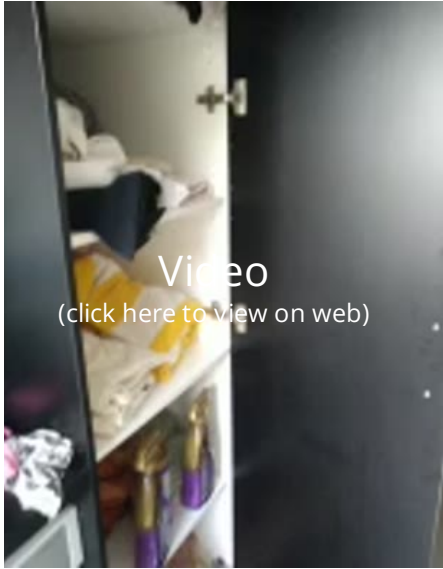
**Washing Machine Hook-ups: In serviceable condition at the time of inspection**



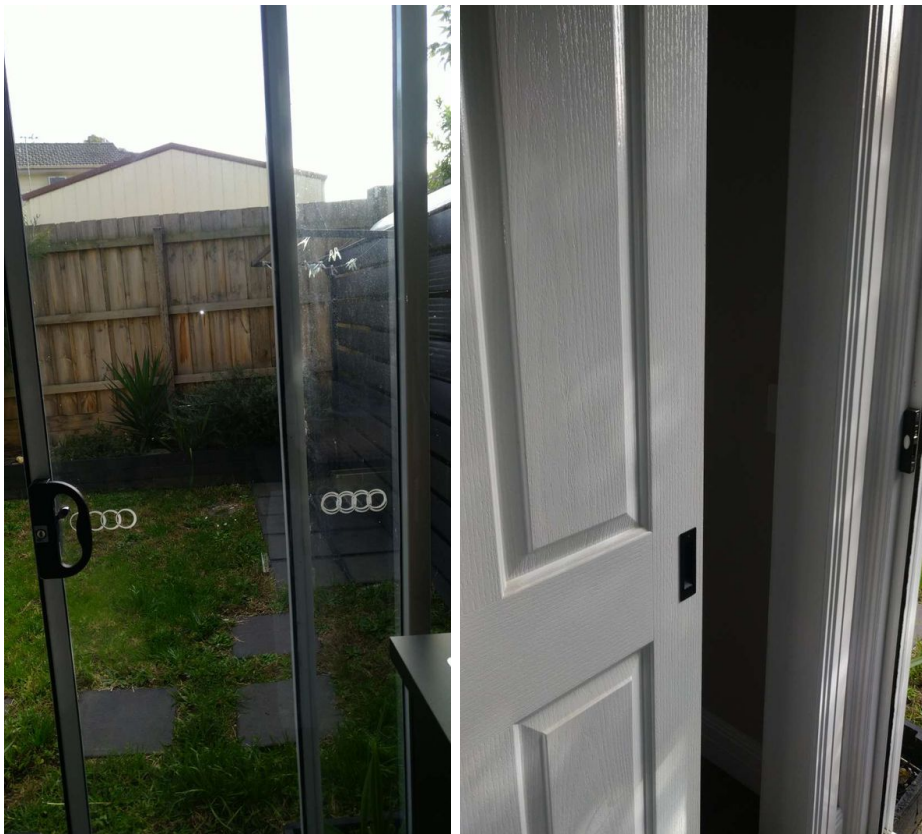
**Cabinet Condition: In serviceable condition at the time of inspection**



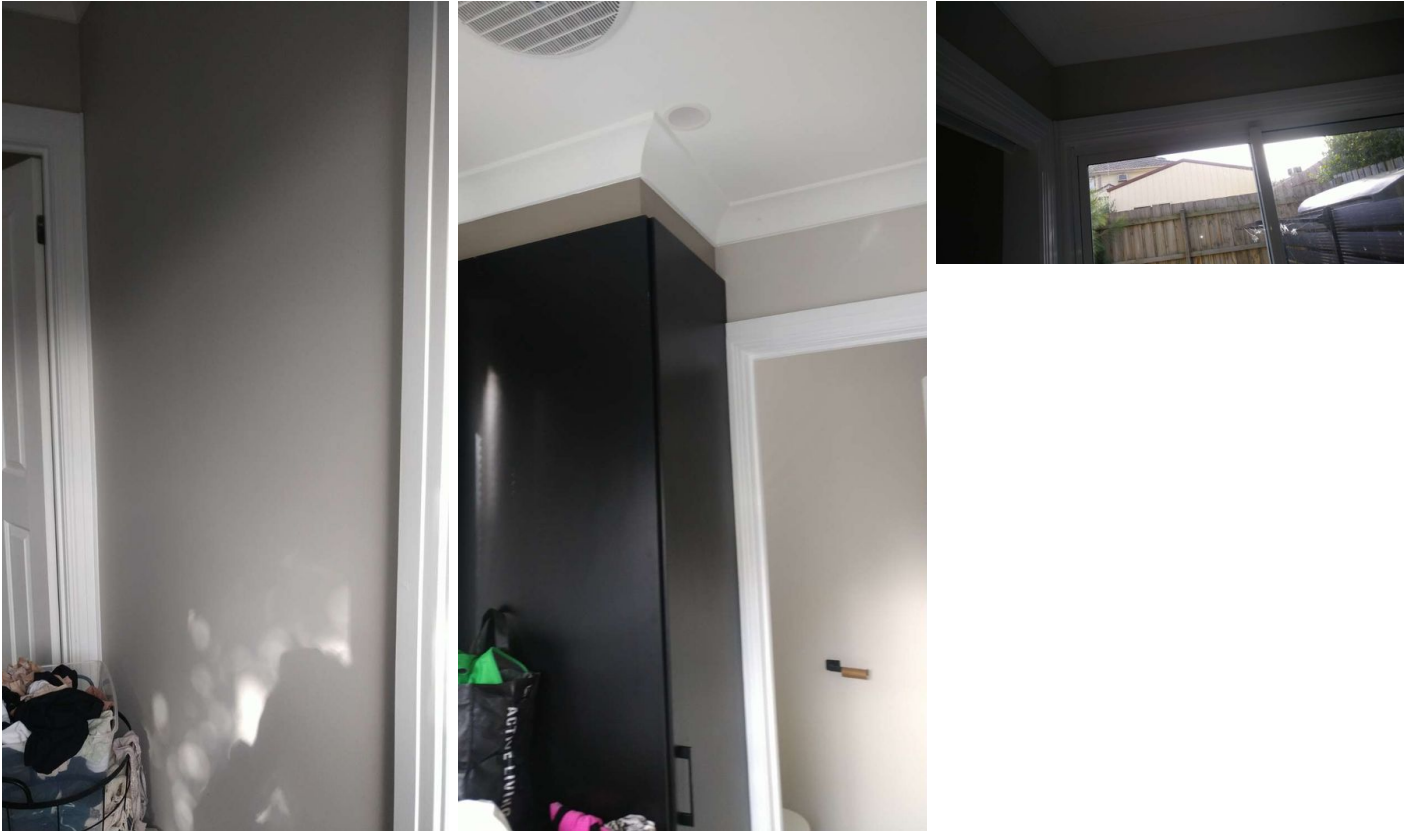
**Linen Cupboard: In serviceable condition at time of inspection**



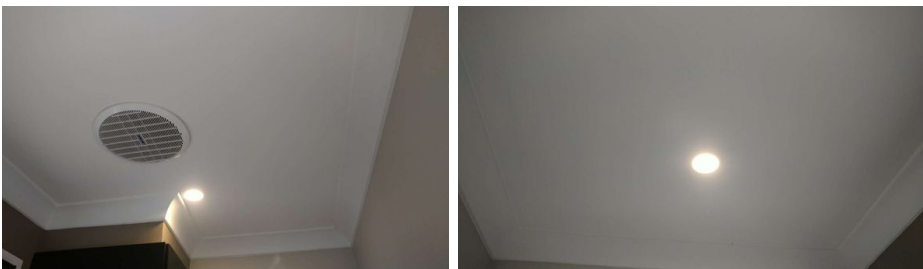
**Door(s) Condition: In serviceable condition at the time of inspection**



**Walls Condition: In serviceable condition at the time of inspection**



**Ceilings Condition: In serviceable condition at the time of inspection**



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

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





## 10: BEDROOM TWO

		INS	N/I	N/P	DEF
10.1	Door(s) Condition	X			
10.2	Window(s) Condition	X			
10.3	Wall Condition	X			
10.4	Ceiling(s) Condition	X			
10.5	Floor(s) Condition	X			
10.6	Robe/Cupboard	X			

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

### Information

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



**Bedroom Two image(s)**

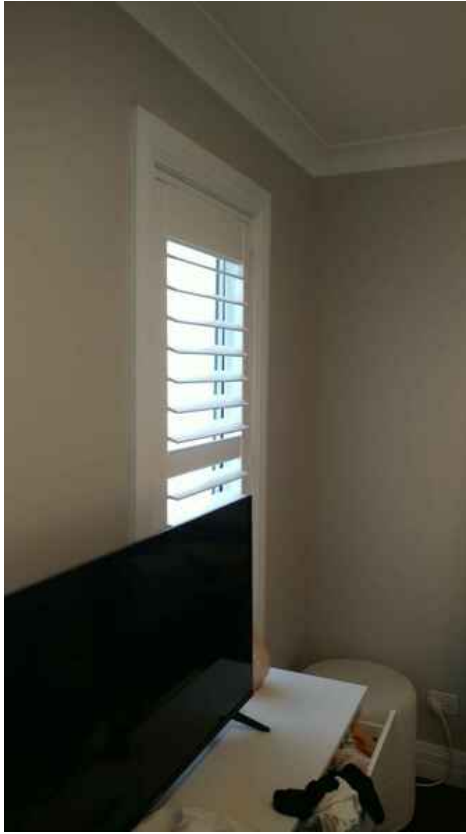
Room identification



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



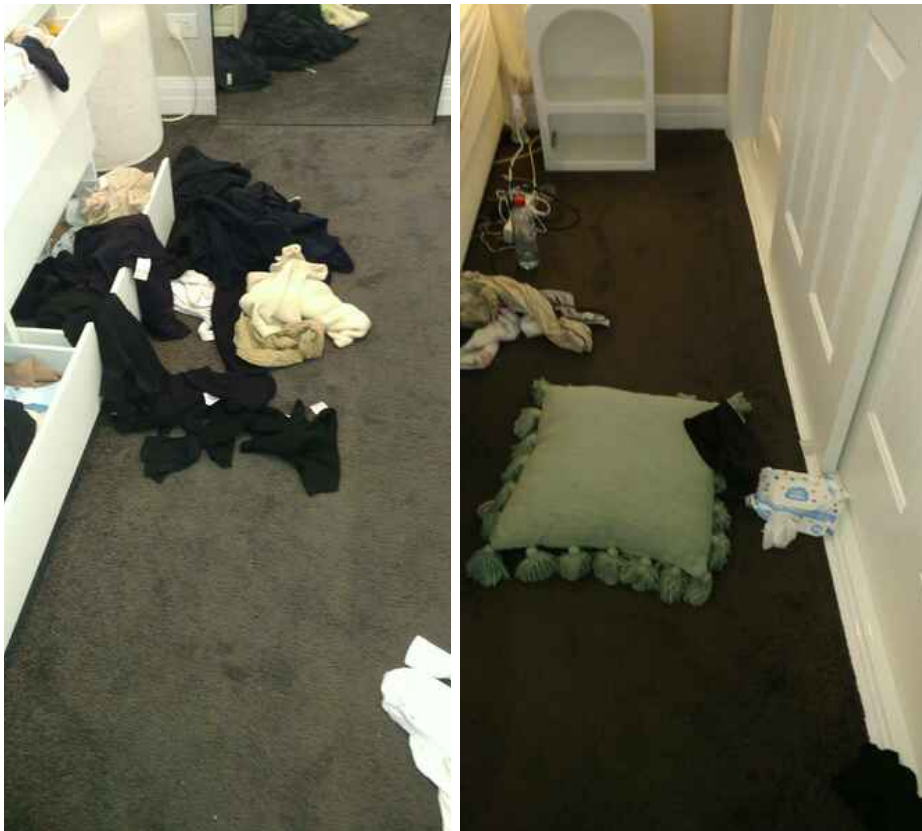
**Wall Condition: In serviceable condition at the time of inspection**



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



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



**Limitations**

Wall Condition

**LIMITED INSPECTION DUE TO STORED ITEMS**

Floor(s) Condition

**UNABLE TO INSPECT DUE TO STORAGE**

Robe/Cupboard

**LIMITED ACCESS TO INTERNALS DUE TO OWNERS STORED ITEMS**



# 11: TOILET (WC)

		INS	N/I	N/P	DEF
11.1	Door(s) Condition	X			
11.2	Windows Condition	X			
11.3	Wall Condition	X			
11.4	Ceiling Condition	X			
11.5	Floor Conditions	X			
11.6	Exhaust Fan Condition			X	
11.7	Toilet Condition	X			

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

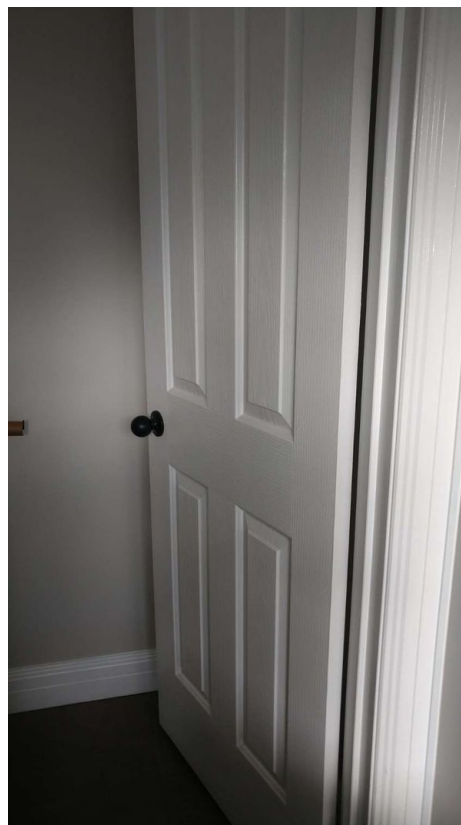
## Information

### Toilet (W/C) image

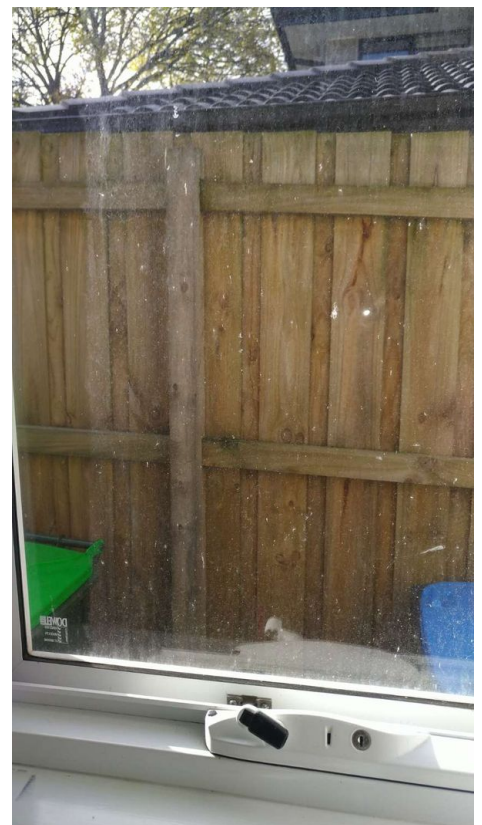
Room identification



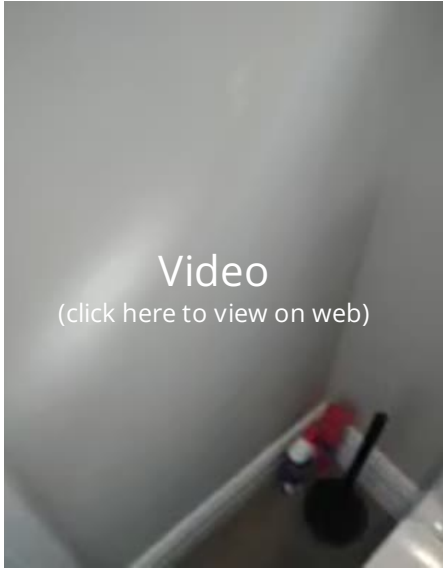
### Door(s) Condition: In serviceable condition at the time of inspection



### Windows Condition: In serviceable condition at time of inspection



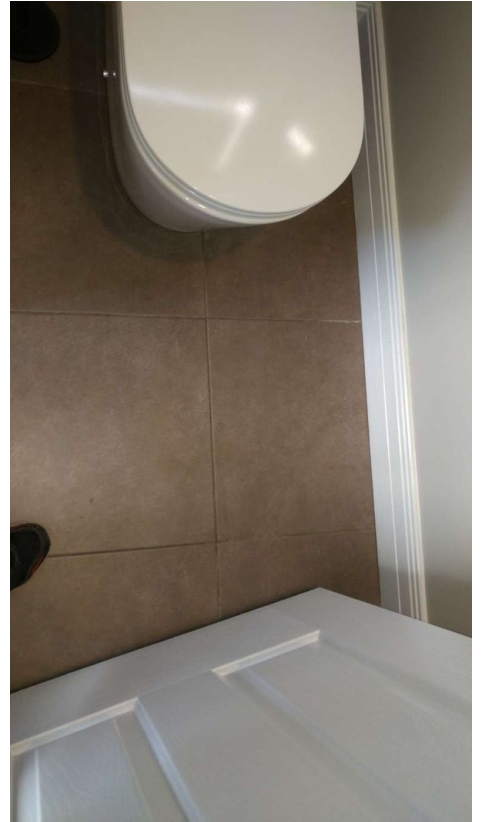
**Wall Condition: In serviceable condition at time of inspection**



**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





# 12: TOILET (WC) 2

		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			

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

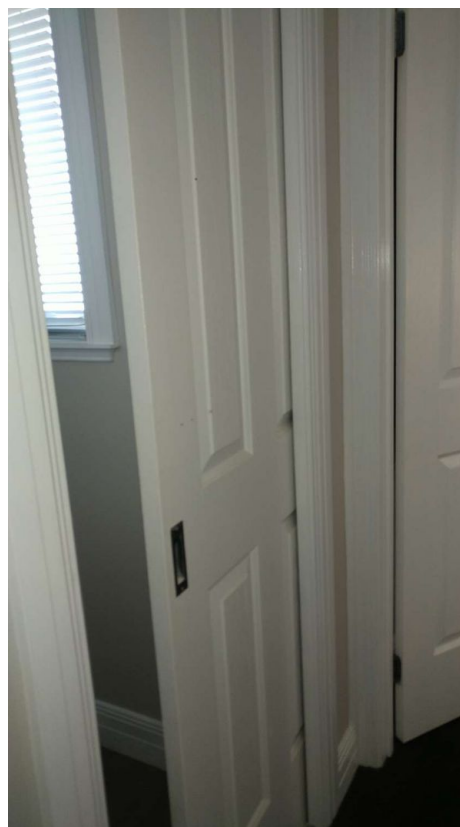
## Information

### Toilet (W/C) image

Room identification



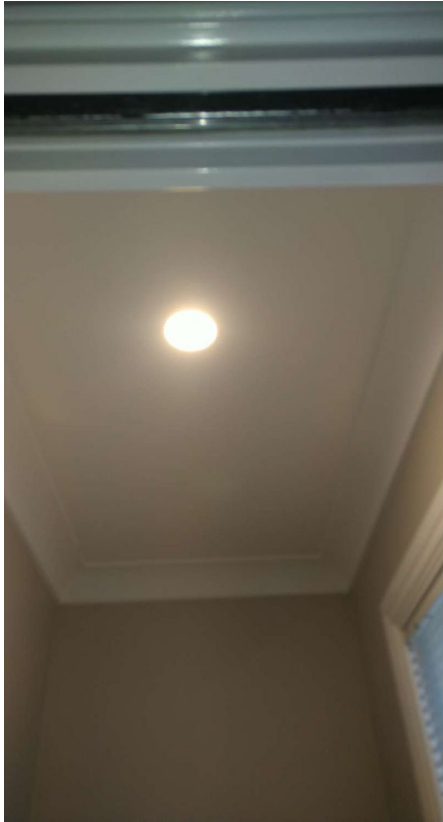
### Door(s) Condition: In serviceable condition at the time of inspection



### Windows Condition: In serviceable condition at time of inspection



**Ceiling Condition:** In serviceable condition at time of inspection



**Floor Conditions:** In serviceable condition at time of inspection



**Toilet Condition:** In serviceable condition at the time of inspection

Toilet functioned as intended



**Sink Condition: Sink Tap Functionality**

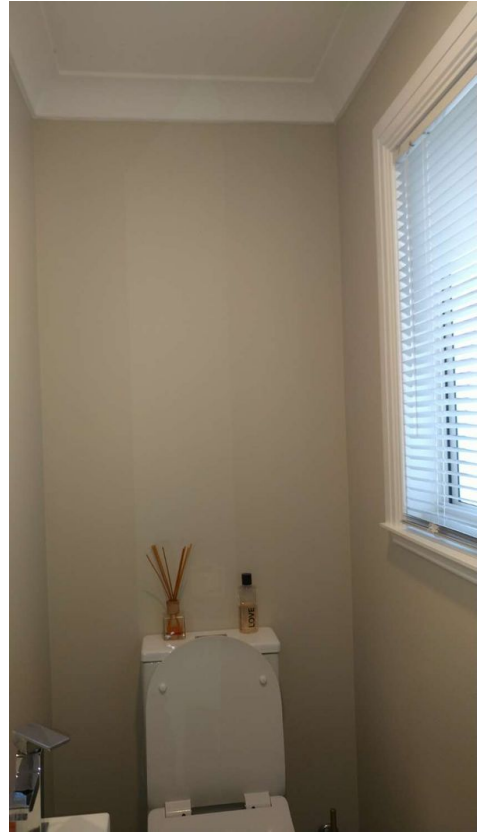
Appeared to function as intended at time of inspection



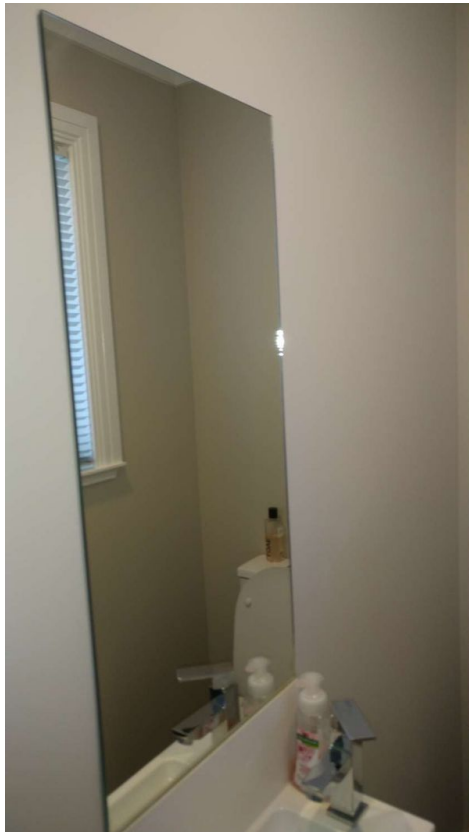
**Sink Condition: Waste trap**  
Appeared in serviceable condition at time of inspection



**Wall Condition: In serviceable condition at time of inspection**



**Sink Condition: In serviceable condition at time of inspection**



# 13: STAIR AND BALCONY

		INS	N/I	N/P	DEF
13.1	Handrail/Newel Post	X			
13.2	Walls	X			
13.3	Floor	X			
13.4	Windows	X			
13.5	Ceiling	X			
13.6	Under Stair Storage Room	X			
13.7	Floors			X	
13.8	Study Nook			X	

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

## Information

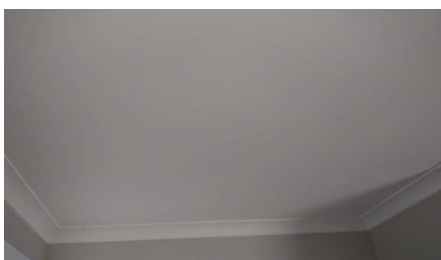
**In serviceable condition at time of inspection**

**Handrail/Newel Post: serviceable at the time of inspection**

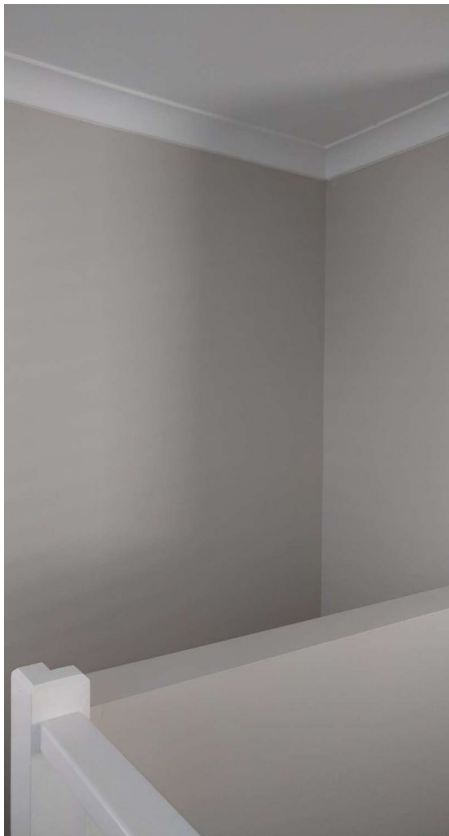
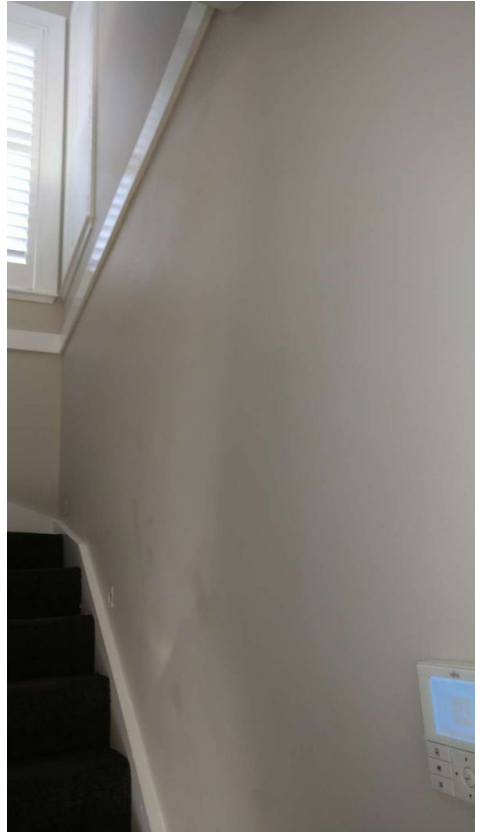
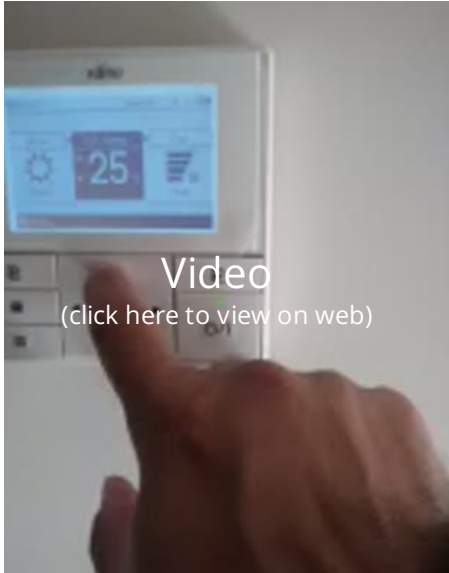
**Windows: In serviceable condition at time of inspection**



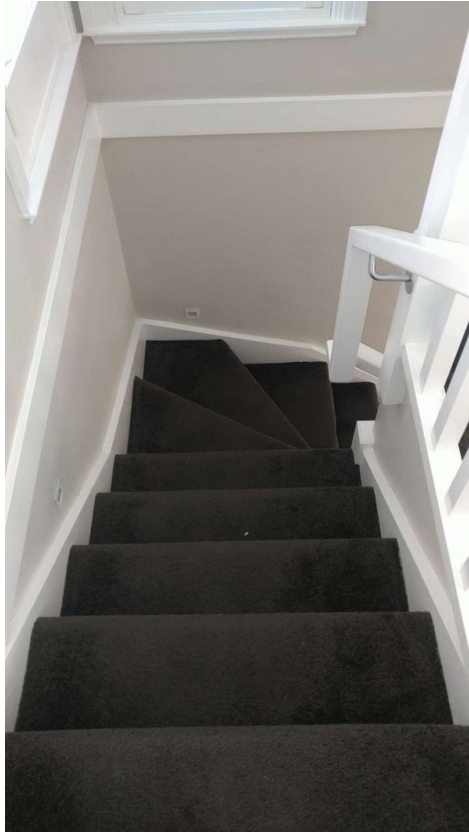
**Ceiling : Ceiling images**



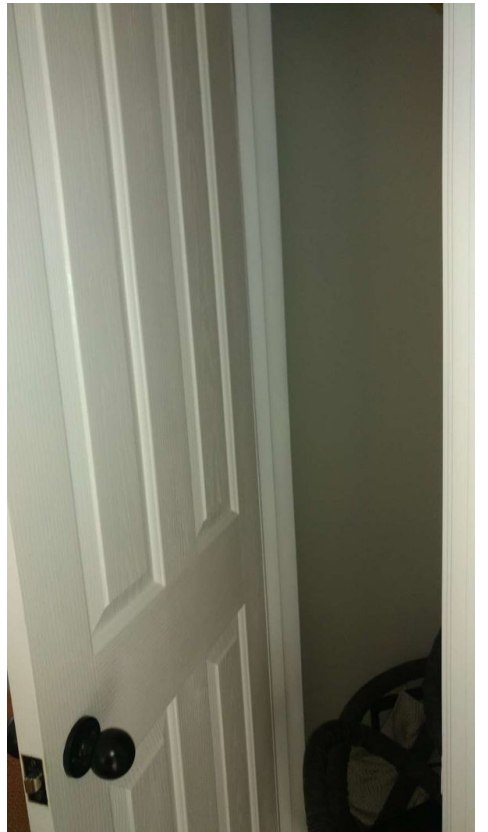
**Walls:** In serviceable condition at time of inspection



**Floor: Floor**



**Under Stair Storage Room: Under Stairs Identification**



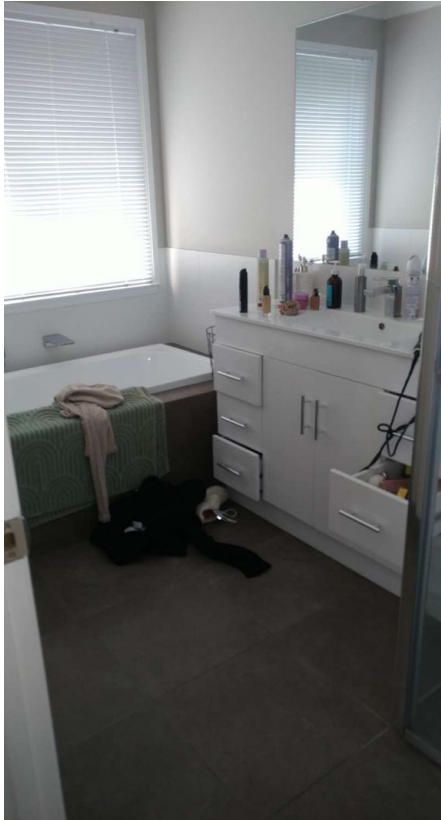
## 14: BATHROOM

		INS	N/I	N/P	DEF
14.1	Door(s) Condition	X			
14.2	Window(s)	X			
14.3	Walls Condition	X			
14.4	Ceiling(s) Condition	X			
14.5	Floor Condition	X			
14.6	Exhaust Fan Condition	X			
14.7	Shower Base Condition	X			
14.8	Shower surround	X			
14.9	Shower Door/Curtain Condition	X			
14.10	Shower Rose/Mast Condition	X			
14.11	Bathtub/Spa Condition	X			
14.12	Bath Surround	X			
14.13	Mirror Condition	X			
14.14	Splashback	X			
14.15	Tap(s) Condition	X			
14.16	Sink/s Condition	X			
14.17	Vanity/Cabinets Condition	X			
14.18	Waste Water Trap/s Condition	X			
14.19	Toilet Condition			X	

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

### Information

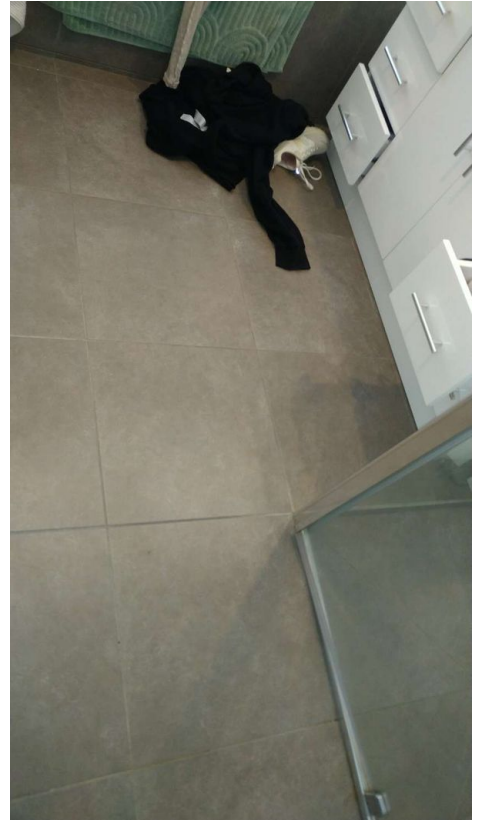
**Bathroom image**



**Door(s) Condition: In serviceable condition when inspected**

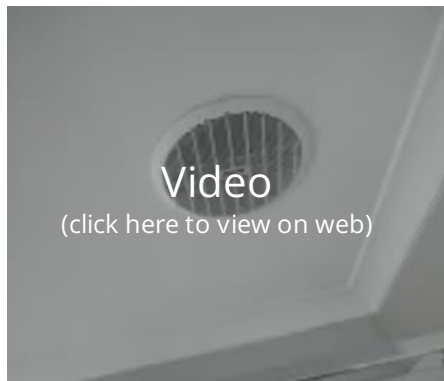


**Floor Condition: In serviceable condition at time of inspection**



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

Was functioning as intended at time of inspection



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

Condition consistent with age and use.



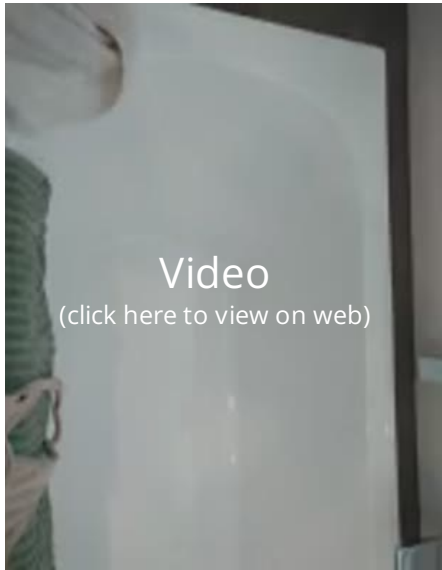
**Shower Rose/Mast Condition: In serviceable condition at time of inspection**





**Bathtub/Spa Condition: In serviceable condition at time of inspection**

Although not filled with water and tested.



**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



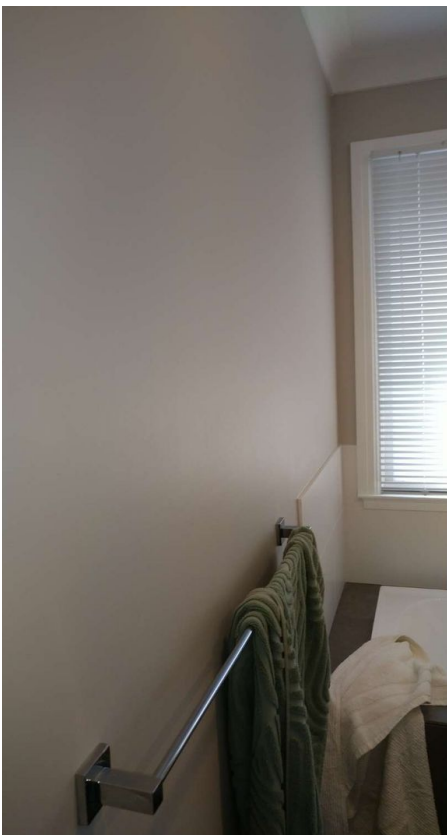
**Sink/s Condition: In serviceable condition at time of inspection**



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



**Walls Condition: In serviceable condition at the time of inspection**

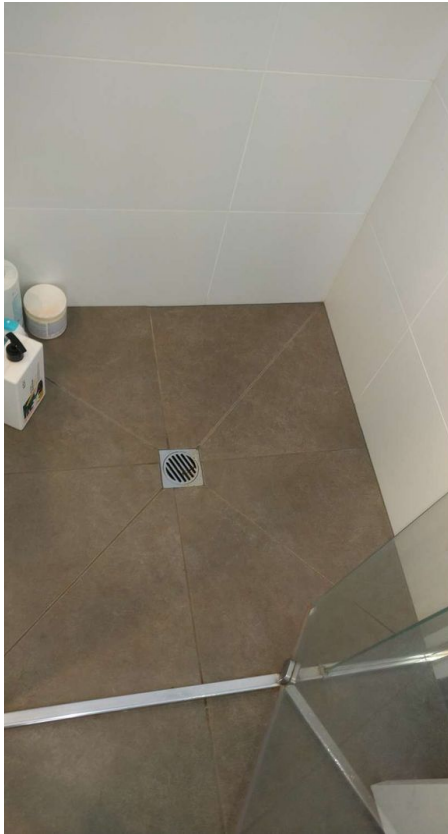


**Ceiling(s) Condition: In serviceable condition at time of inspection**



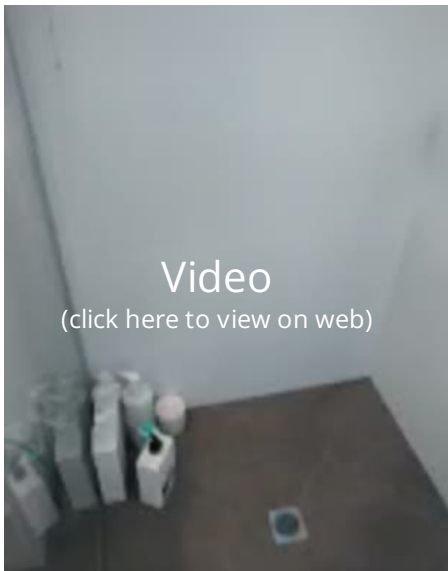
**Shower Base Condition: In serviceable condition at time of inspection**

Regular caulking and grout maintenance are 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**

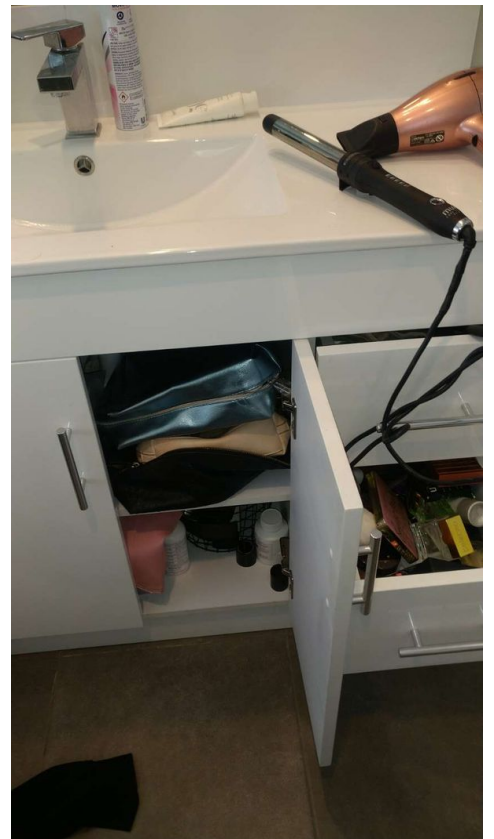
Regular caulking and grout maintenance is always recommended to ensure correct water dispersement in these areas



**Limitations**

Vanity/Cabinets Condition

**LIMITED ACCESS TO AREAS DUE TO OWNERS STORED ITEMS**



Waste Water Trap/s Condition

**LIMITED INSPECTION DUE TO PERSONAL ITEMS**



## 15: ENSUITE + BED1

		INS	N/I	N/P	DEF
15.1	Door(s) Condition	X			
15.2	Window/s	X			
15.3	Walls Condition	X			
15.4	Ceilings 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 Rose/Mast Condition	X			
15.10	Shower Door/Curtain Condition	X			
15.11	Tap/s Condition	X			
15.12	Splashback			X	
15.13	Mirror Condition	X			
15.14	Sink/s Condition	X			
15.15	Vanity/Cabinets Condition	X			
15.16	Waste Water Trap/s Condition	X			
15.17	Toilet Condition	X			
15.18	Linen Cupboard	X			

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

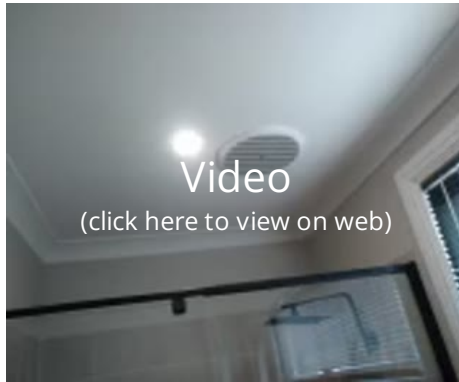
## Information

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**En-suite Includes bed**



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



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

Appeared to function as intended at time of inspection.



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

Condition consistent with age and use

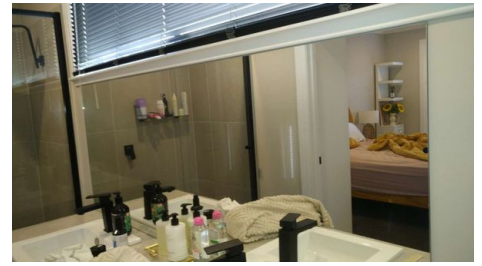


**Tap/s Condition:** In serviceable condition at the time of inspection

Appeared to function as intended



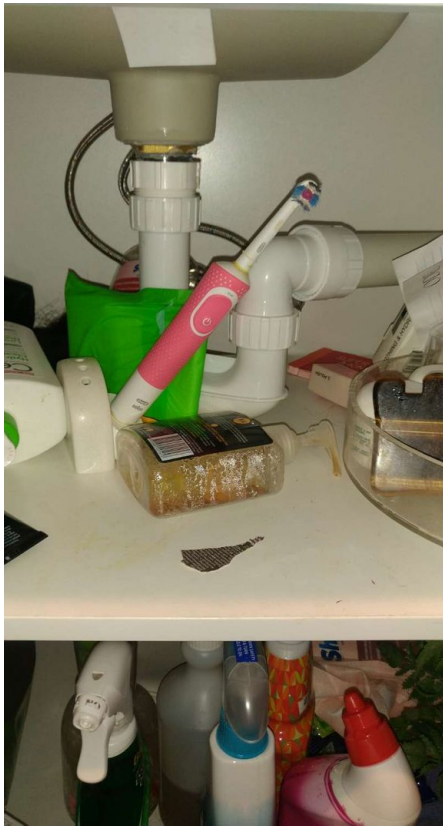
**Mirror Condition:** Serviceable condition at the time of inspection





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

Appeared to be functioning as intended at time of inspection



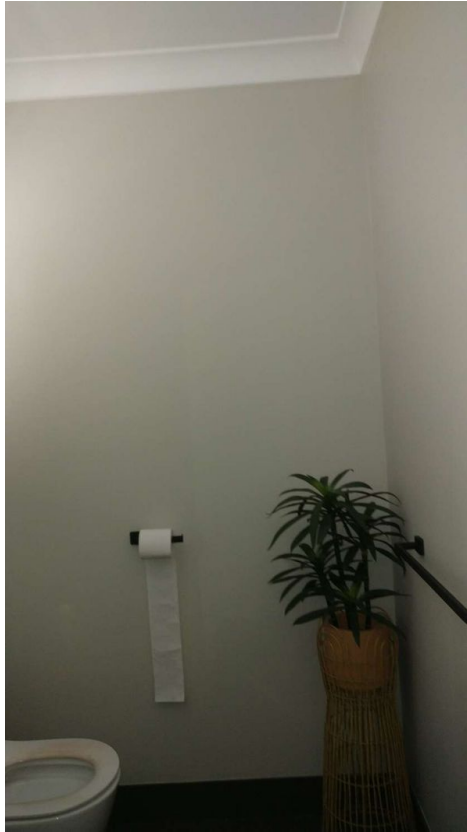
**Toilet Condition: In serviceable condition at the time of inspection**

Appeared to function as intended at the time of inspection



**En-suite image(s)**

Room identification



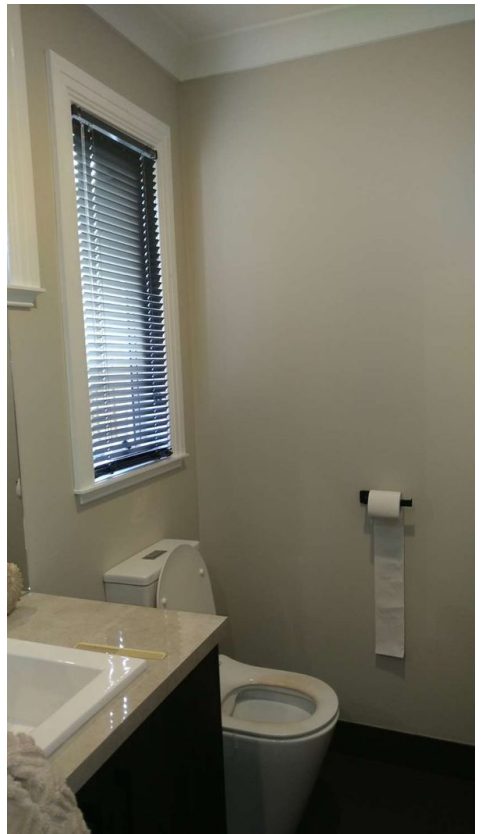
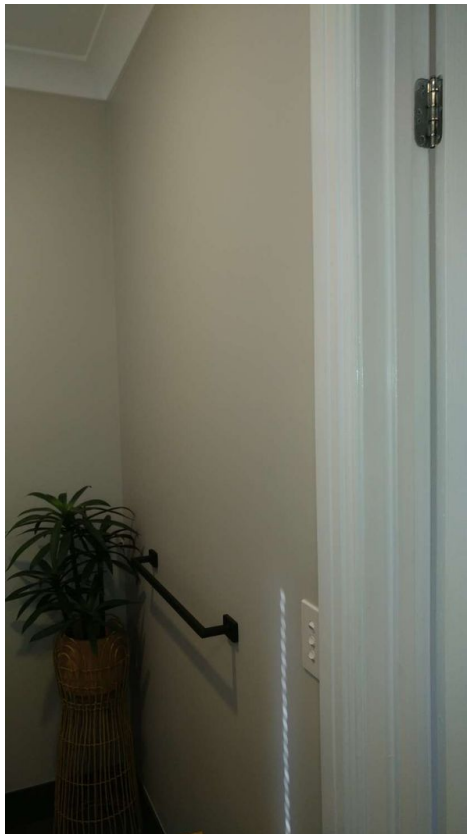
**Door(s) Condition: In serviceable condition at the time of inspection**



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

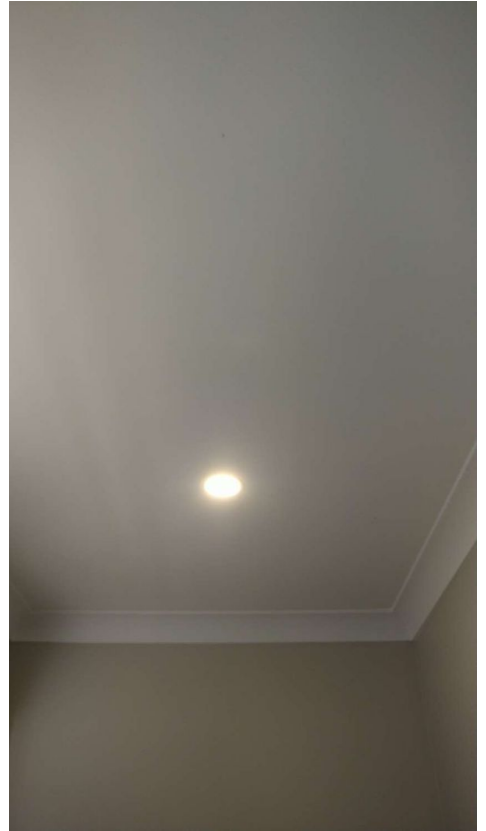
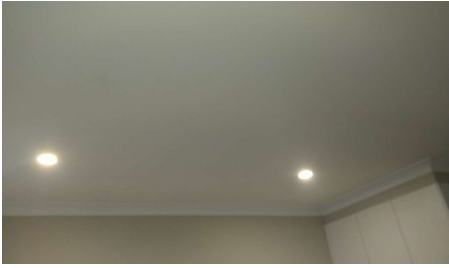


**Walls Condition: In serviceable condition at the time of inspection**

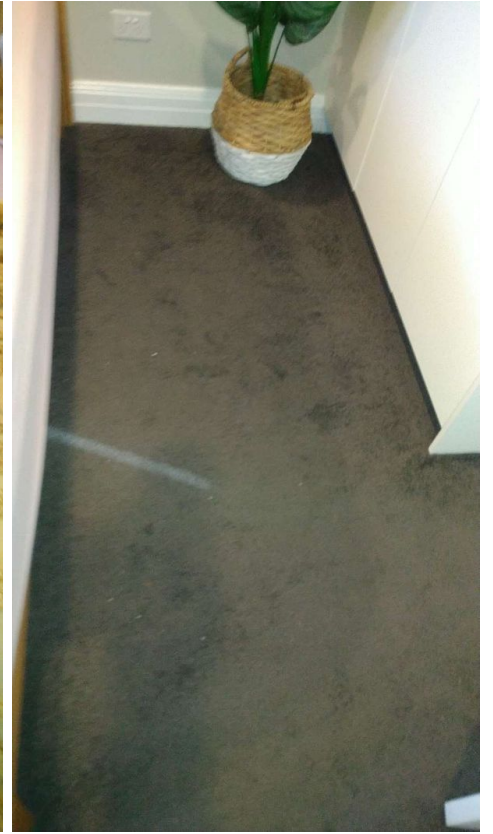
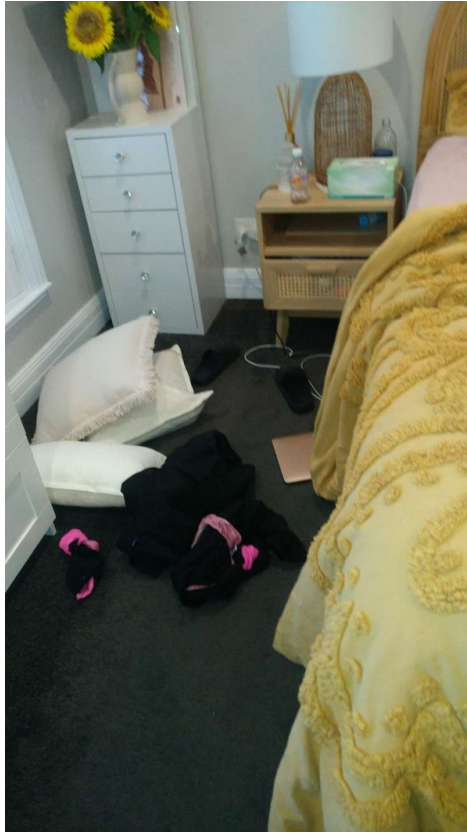
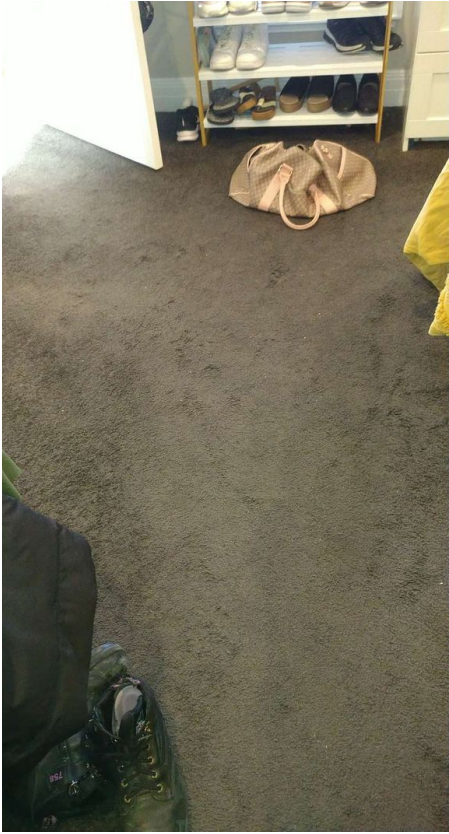




**Ceilings Condition: In serviceable condition at the time of inspection**



**Floor Condition: In serviceable condition at the time of inspection**



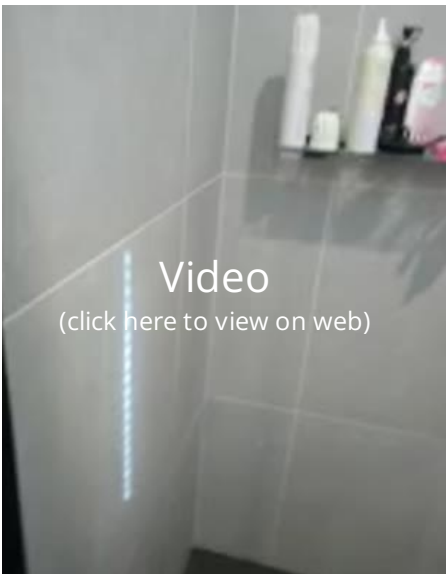
**Shower Base Condition: In serviceable condition at the time of inspection**

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



**Shower Surround: In serviceable condition at the time of inspection**

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



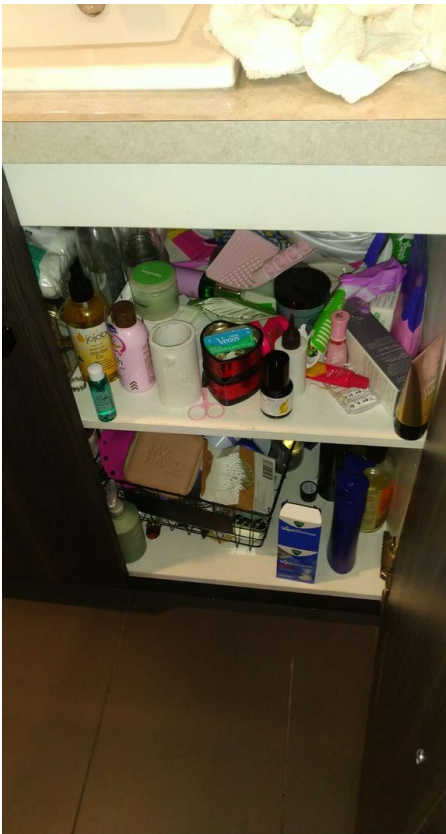


**Sink/s Condition: In serviceable condition at the time of inspection**



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

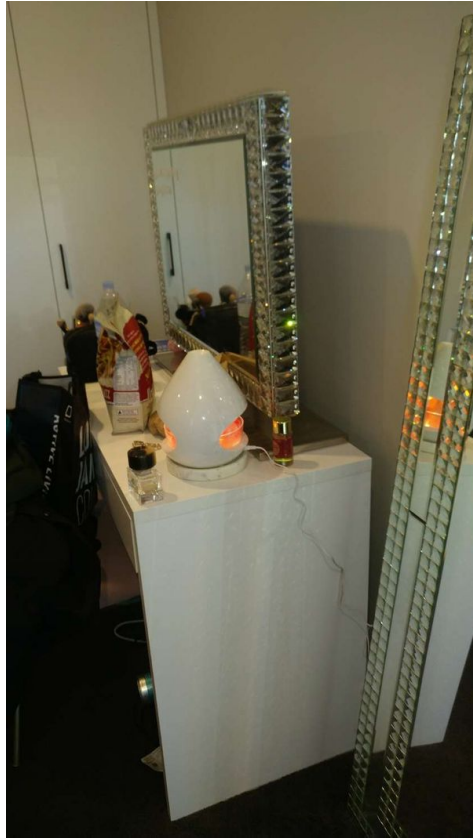
Consistent with the age of the original cabinetry



**Limitations**

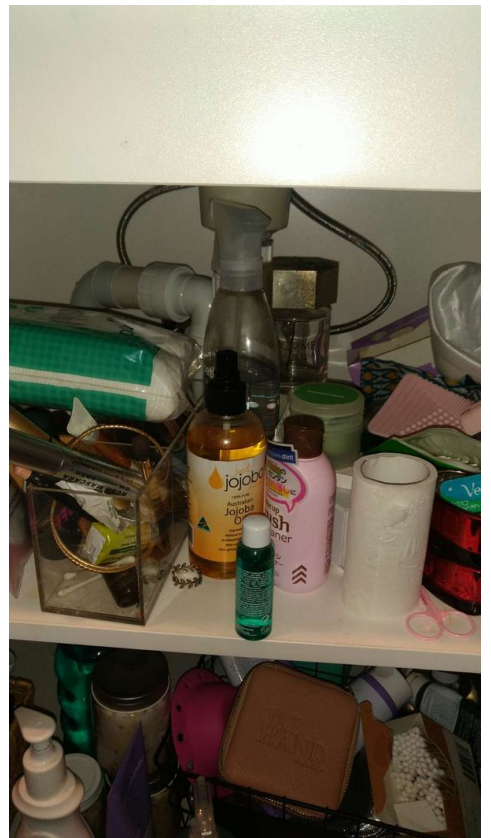
Walls Condition

**LIMITED INSPECTION DUE TO STORAGE ITEMS**



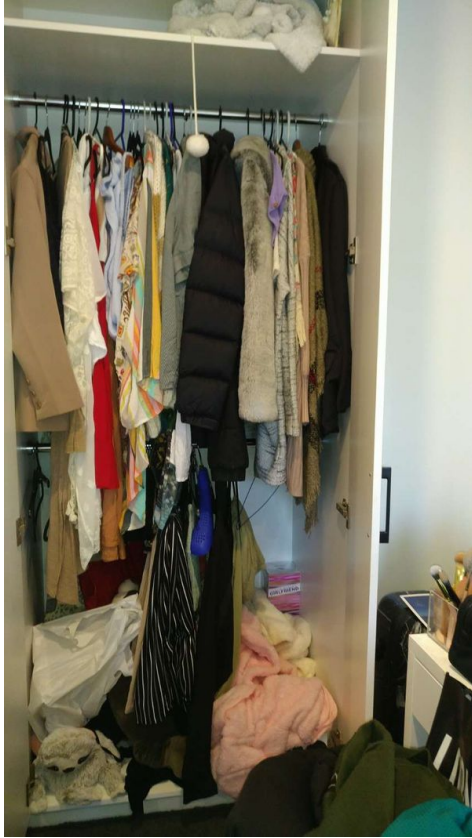
Waste Water Trap/s Condition

**LIMITED INSPECTION DUE TO STORED ITEMS**



Linen Cupboard

**LIMITED INSPECTION DUE TO STORAGE ITEMS OBSERVED**



# 16: BEDROOM THREE

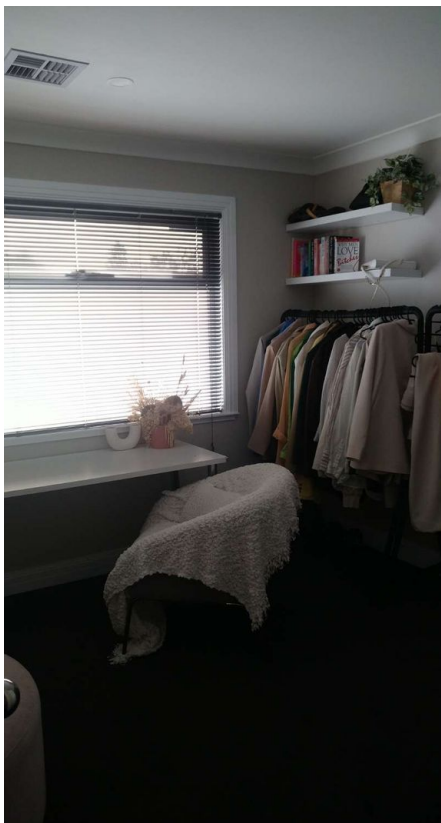
		INS	N/I	N/P	DEF
16.1	Bedroom 3 Image	X			
16.2	Door(s) Condition	X			
16.3	Window(s) Condition	X			
16.4	Wall Condition	X			
16.5	Ceiling(s) Condition	X			
16.6	Floor(s) Condition	X			
16.7	Robe/Cupboard	X			

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

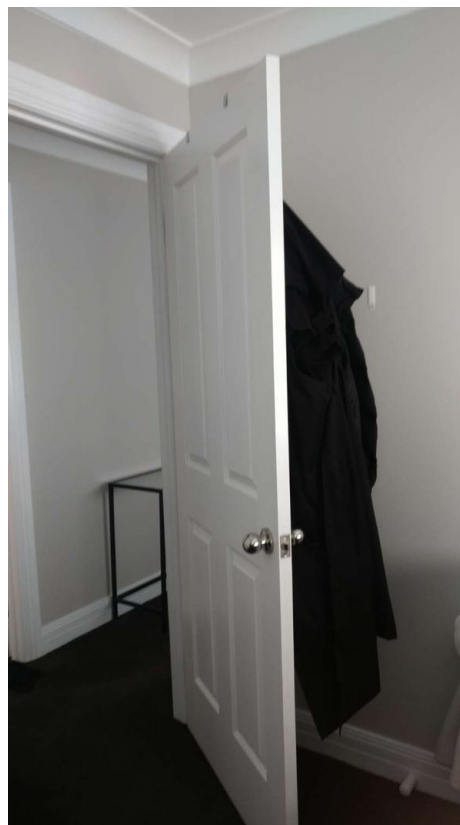
## Information

### Bedroom 3 Image: Bedroom 3

Room identification



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



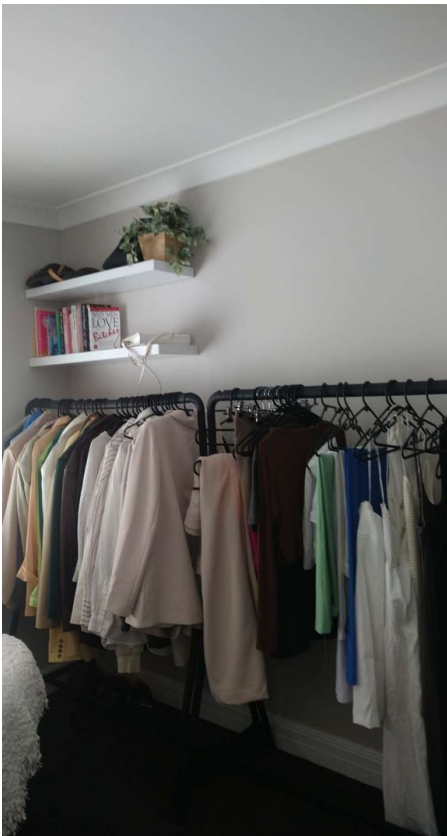
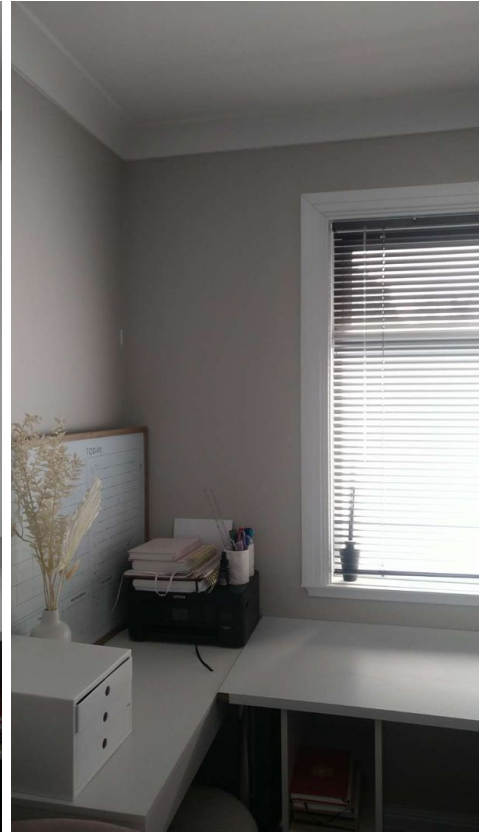
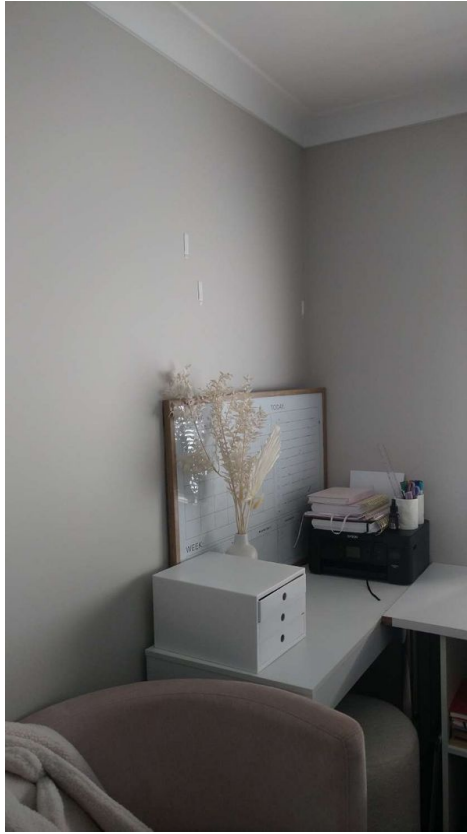
### Window(s) Condition: In serviceable condition at the time of inspection



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



**Wall Condition: In serviceable condition at the time of inspection**



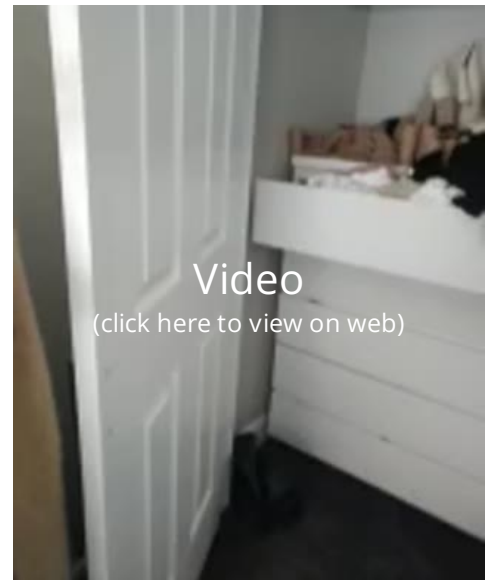
**Ceiling(s) Condition: In serviceable condition at the time of inspection**



**Limitations**

Robe/Cupboard

**LIMITED ACCESS TO INTERNALS DUE TO OWNERS STORED ITEMS**



# 17: LIVING ROOM

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

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

## Information

### Living room image(s)



### Floor Condition: In serviceable condition at time of inspection

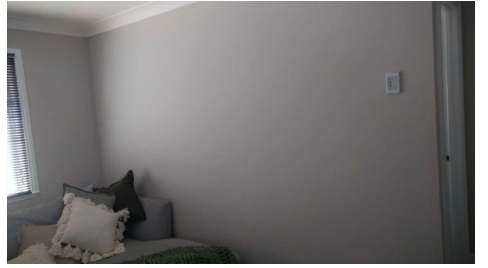


### Window(s) Condition: In serviceable condition at time of inspection





**Wall Condition: In serviceable condition at time of inspection**



**Ceiling Conditions: In serviceable condition at time of inspection****Ceiling Conditions: Air conditioning filter in area**

These filters should be cleaned regularly as part of an ongoing maintenance program to prolong efficiency.

In need of clean at time of Inspection

**Limitations**

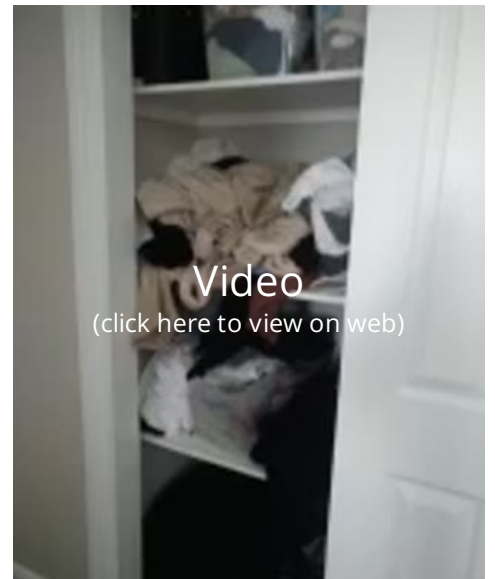
Wall Condition

**LIMITED INSPECTION DUE TO FURNISHINGS AND  
STORED ITEMS**



Linen Cupboard

**RESTRICTED ACCESS DUE TO STORED ITEMS**



# 18: ROOF VOID

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

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

## Information

### Methods Used to Inspect

Roof space was inspected from access opening due to limited clearance., The roofsace was inspected the access hatch only, Ductwork prevented access

### Roof Cladding Material

Tiles

### Framing Type

Pine Trusses

### Insulation Material

Fiberglass batts

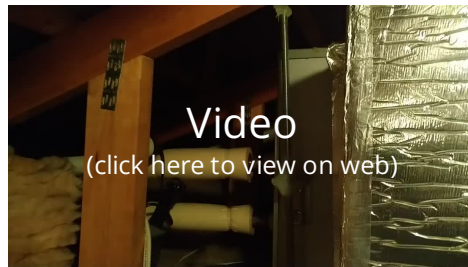
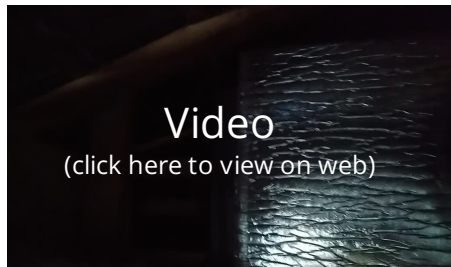
### Roof Ventilation

No vents observed

### Comments

TV antenna in roof observed., Mechanical plant and ductwork observed and restricted inspection

### Roof Void Images



### Was Roof Void Access Gained or Partially gained?

Only partially gained due to type of construction, Ductwork prevented entry

Note: where access was limited or not accessible there may be issues within the roof void that could not be identified and a more intrusive inspection should be considered. This may include roof cladding removal to gain full access by a licensed roofing professional.

**Framing : Framing condition**

Visibly accessible framing components appeared serviceable 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 and not reported.



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

Please note. Not all areas are visible to the inspector; the 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 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.

**Ventilation : No roof ventilators observed**

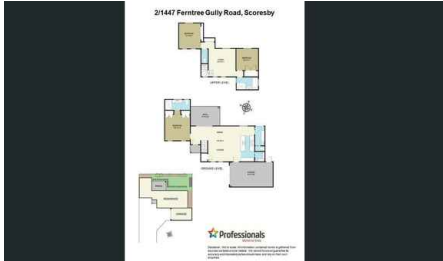
A roof ventilation system works by providing a continual flow of air through the attic/roof space, helping remove overheated air and moisture from the attic and roof system and reduce the impact of changing temperatures and moisture conditions both inside and outside the home.

# 19: FLOOR PLAN/ IMAGES

## Information

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### Floorplan/Documents : Floor Plan





## 20: 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

#### 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

Interior - Furnishings and Storage, 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 internal walls, and floors due to personal storage, Limited access due to insulation, Limited access to roof void due to mechanical ductwork, Bathroom, Vacant house inspection recommended

#### Areas Inspected:

Building and immediate surrounds only inspected

#### Areas To Gain Access:

Nil; Reasonable access was gained as needed.

#### Site Drainage:

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

#### Sub Floor Ventilation:

Not applicable with this type of construction.

#### Structural Summary:

Structural defects were noted at the time of inspection

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.

**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 approximate 2 years old and is consistent with its age.

House was tenanted and heavily furnished. Household things blocked view and thus limited scope of the inspection. Vacant house inspection recommended.

Following things need special consideration

- 1] Garage vehicle door not operated. Recommend to consult garage door specialist
- 2] Cracked tole to roof rear of the property. Recommend to fix it
- 3] Garage rear personal door is out of alignment and swollen. recommend to consult door specialist
- 4] Garage door not operating.
- 5] Recommend to do appliance check at the time of handover
- 6] Please move veg box away from wall.

Please read full report as summary is not full report

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### **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.**