

# Property Protect

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**PROPERTY PROTECT**  
Building Inspection Services

ABN: 64 279 310 889

## Residential Pre-purchase Inspection Report

Date of inspection: Wednesday, 25 February 2009 12:00 AM

Prepared within the limitations and conditions specified in  
Australian Standard AS 4349.1 - 2007 Pre-purchase Inspections - Residential buildings

Property address	1 Inspection Road SEMAPHORE SA 5019
Report prepared for	Robert Example 1234 Example Road UNDERDALE SA 5032
Client's contact details	Mobile 1234 567 890 Home (08) 3333 3333 Work (08) 3333 3333 Fax (08) 3333 3333 <a href="mailto:peter.cornish@succinctideas.com.au">peter.cornish@succinctideas.com.au</a>
Real estate agent's details	Name Company
Type of inspection report	Standard Inspection, Defect Only
Persons present	Client, Agent, Agent's Representative
Weather Conditions	Windy, Rain
Inspector	Damian Swart

# Disclaimer

This report was prepared by us with reasonable care. However, it is a professional opinion on the condition of the property at the time of inspection. It is not a guarantee, warranty or an insurance policy against problems.

You acknowledge that this disclaimer forms an integral part of the report. This report is not an all encompassing document dealing with the building from every aspect. It seeks to identify obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant can relate to the age and type of the building inspected. This is not a structural report. For advice of a structural nature contact a structural engineer. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection.

This report is not a certificate of compliance of the property under any act, regulation, ordinance, local law or by-law. It is not a warranty against problems developing with the building in the future. This report does not include the detection and identification of unauthorised or illegal building, plumbing or electrical work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent not listing each one.

We did not necessarily note or comment on minor faults or defect. Minor faults or defects are defined in AS4349.1 - 2007 as those which, in view of the age, type or condition of the property, do not require substantial repairs or urgent attention and rectification. Minor defects are common to most properties and may include minor blemishes, corrosion, minor cracking, weathering, operational defects in doors, windows and associated hardware, general deterioration, unevenness, and minor physical damage to materials and finishes.

This is a visual inspection only, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector does not see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform invasive procedures. Visible timbers were not destructively probed or hit. The inspection does not cover areas where access was denied or unavailable to the inspector or defects that may have been concealed or where the identification of a defect may be subject to the prevailing weather conditions or to patterns of use or occupancy of the property. It does not cover the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; seepage; swimming pools/spas; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are regulated by statute. Where within the competency of the inspector and upon request, specific matters may be covered under the terms of a Special-purpose Property Report.

**PESTS:** Unless stated otherwise, we do not hold a pest control licence. Any visually observed signs of pest activity were reported. However, you should be aware that the detection of termites (and other pests) usually requires access to areas beyond the definition of reasonably accessible as per AS4349.1 - 2007, as well as the use of specialised equipment, drilling of timber, removal of floor coverings and cladding and so on, and also may take time in excess of that allowed for a Standard Report. If you require a termite or other pest inspection (and the protection of a guarantee) you should contact a licensed pest controller and arrange for inspection and/or treatment.

We shall not be liable in respect of any claim or costs and expenses arising from or in respect of the following:

- We have not inspected woodwork on other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.
- Any opinion, estimate, report, quotation, recommendation or warranty whether oral or written provided by or on behalf of this company, for the cost of repairs, rectification, construction and or replacement of property and or premises as a result of damage to that property or premises due to pest infestation.

**ASBESTOS:** No inspection or testing for asbestos was done 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 it may be noted in the report. Buildings built prior to 1986 commonly have materials that contain asbestos and buildings built up until the early 90s may contain some asbestos. Where in any doubt, the material should be assumed to contain asbestos unless testing determines otherwise and you should consider obtaining advice from an asbestos expert. Sanding, drilling, cutting, removing sheeting or disturbing products containing Asbestos that results in releasing airborne asbestos fibers is a health risk. Any comments made stating that Asbestos was noted is subject to confirmation via a laboratory test at your expense.

**MOULD:** No inspection for mould was done and no report on the presence or absence of mould is provided. If in the course of the inspection, mould happened to be noticed it may be noted in the report. If you are concerned as to the possible health risk resulting from any mould you should seek advice from a relevant expert.

**COSTING ADVICE:** Australian Standard AS 4349.1 - 2007 excludes provision of costing advice. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. Independent quotes should be obtained if costs of defects is of significance in negotiations on the purchase of a property as well as prior to any work being done. No liability is accepted for costing advice.

**DISPUTE/CLAIM PROCEDURE:** To make a claim in relation to the inspection, either party shall give written notice of the matter to the other party within 90 days of the inspection. If the claim/dispute is not resolved within 21 days from the service of the written notice, either party may refer it to a mediator nominated by us and costs shall be shared. Should the dispute not be resolved by mediation then either party may refer it to the Institute of Arbitrators and Mediators of Australia to appoint an arbitrator to resolve the claim. The arbitrator shall determine costs that each party is to pay.

**THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense whatsoever, suffered or incurred by anyone relying on this report other than the Client named on the face page of this report and only then if the invoice for the inspection has been paid in full.

### General Exclusions

- Instrument testing carried out on suspect areas may indicate the presence of dampness in wall materials but will not determine the source or cause of dampness. The extent and cost of work to rectify dampness depends in part on those factors.
- A report relating to a strata title unit does not deal with common areas unless otherwise stated.
- This report does not cover an analysis of the condition of the plumbing system other than a visual analysis of the condition of the pipes and drainage for each water outlet.
- Comments are made only on the features of the power board. An analysis and testing of the electrical system is beyond the scope of this report.

We will do our best to make as thorough an inspection of the building as is reasonably practicable and give you appropriate advice regarding any problems we discover, what needs to be done to rectify them and the cost. However, because of the nature of the exercise we cannot under any circumstances be liable for failure to detect or report on any problems in the building or for any loss that you may suffer in consequence and you agree to indemnify us from liability to any party arising out of our inspection and report.

Our report specifically excludes carrying out a survey on the property in question to detect the presence of white ants or pests. We do not hold a pest control licence. If you require a termite or pest inspection you should contact a licensed pest controller. You should be aware that the detection of termites/pests requires use of specialised equipment, drilling of timber and the removal of floor coverings and cladding which we do not carry out.

# Inspection Agreement

## Pre-purchase Standard Inspection

### Individual Title Property

#### Requirement for Inspection agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

#### Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

#### Access limitations

- Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.
- The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. 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. Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.
- Unless otherwise required, no marking or damage to the property was done to obtain access, nor was any removal of furniture, fittings (fixed or otherwise), floor coverings, claddings, linings, soil or plants. Likewise, no destructive testing or sampling was done.

#### DIMENSIONS FOR REASONABLE ACCESS

<u>Area</u>	<u>Access hole</u>	<u>Crawl space</u>	<u>Height</u>
Roof Interior	400mm x 500mm	600mm x 600mm	Accessible from a 3.6m ladder
Roof exterior	-	-	Accessible from a 3.6m ladder placed on the ground

#### NOTES:

- 1 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.
- 2 Sub-floor areas sprayed with chemicals are not be inspected unless it is safe to do so.

#### Conditions

An inspection report may be conditional on:

- Prevailing weather conditions or recent occupancy and use of services that might affect observations.
- Information provided by the client or the agents of the client.
- Deliberate concealment of defects.
- Any other relevant factor limiting the inspection.
- The detection of certain defects can be subject to the prevailing weather conditions at the time of the inspection (eg: storm water disposal or leaks). Similarly, rain at the time of the inspection can mask a defect or restrict access to particular areas. The condition of the property could also change over time due to unusual weather patterns, the specific soil characteristics at the site, the location of the property or the use of the property. For example, prolonged periods of wet or dry weather can lead to movement in building components. Similarly, whether or not services have been used in the period prior to inspection can affect the detection of leaks or other defects in them.

## Scope of inspection

### What is not reported on - general exclusions detailed in the standard AS 4349.1 - 2007

- Parts of a building that are under construction.
- The inspection is not intended to include rigorous assessment of all building elements in a property.
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures.
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower.
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future.
- Unauthorized building work or of work not compliant with building regulations.
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.
- Estimation of the cost of rectification of specific defects.

### What is not reported on - specifics excluded by the standard AS 4349.1 - 2007

Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

### What is reported on

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems.
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrade.
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges.
- The roof space: roof covering; roof framing; sarking; party walls; insulation.
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors.
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (general & swimming pool); surface water (drainage effectiveness).

### The scope of the inspection includes variations to the exclusions in AS 4349.1 - 2007 as detailed below.

Nil

Agreement Accepted via Verbal

Damian Swart  
Thursday, 19 February 2009

Robert Example  
Thursday, 19 February 2009

# Building Construction & General Access Limitations

## Construction - Original House

Year Built	1995 (Approximate) Estimated from style of building
Number of Stories	2
Type of Building	Semi-detached house
Footings	Concrete slab on ground
Flooring	Concrete, Particle board
Wall Framing	Timber frame
External Walling	Semi-articulated masonry
Internal Walling	Plasterboard
Windows	Mainly aluminium framed
Roof Framing	Mix of conventional and truss timber framing
Roof Cladding	Concrete roof tiles

## General Access Limitations

### External

- Height limitations

### Internal

- Access denied to room
- Stored boxes etc
- Stored furniture

### Roof Void

- Air conditioning ductwork

### Under Floor

- No underfloor access

# Explanation of codes used in the inspection report

## Defect types

Type	Defect	Identifier
A	Damage	The fabric of the element has ruptured or is otherwise broken.
B	Distortion Warping Twisting	An element or elements has been distorted or moved from the intended location.
C	Water penetration, Damp related	Moisture is present in unintended or unexpected locations.
D	Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
E	Operational	An element or component does not operate as intended.
F	Installation (including omissions)	The element or component is subject to improper or ineffective installation inappropriate use, or missing components.

## Defect Significance

Significance Code	Significance Description	Significance Explanation
MA	Major	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.
MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localized part of the building. While minor defects may be recorded, AS 4349.1 - 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home could have many more minor defects than other homes of similar age & type of construction.
SH	Safety Hazard	A defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	A defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

## Damage categories for cracking in masonry

Description of typical damage and required repair	Width limit	Damage category
Hairline cracks.	≤ 0.1 mm	0
Fine cracks that do not need repair.	≤ 1.0 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	≤ 5.0 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather tightness often impaired.	> 5.0 mm, ≤ 15.0 mm (or a number of cracks 3.0 mm or more in one group).	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	> 15.0 mm, ≤ 25 mm but also depends on number of cracks.	4

## Defects recorded during inspection

### Interior - Bathroom

Ceilings & cornices	Cracking	Minor Defect	Type: B
Walls	Wallpaper peeling	Minor Defect	Type: D
Walls	Cracking - category 0	Minor Defect	Type: B
Shower tiles	Evidence of leakage	Major Defect	Type: D, C
Shower tiles <i>Seal off</i>	Sealant gapped	Major Defect	Type: C, B, D
<i>Vanity cupboard: Sink crazed</i>			
Floors	Dampness and damp damage	Further Investigation	Type: D
Floors	Cracked tiling	Further Investigation	Type: C, F, D, B
Wash basin	Chips	Minor Defect	Type: A
Wash basin taps	No water flow from cold	Further Investigation	Type: E, D
Wash basin taps	Slow flow rate - cold	Major Defect	Type: D, E
Wash basin taps	Slow flow rate - hot	Major Defect	Type: E, D
Wash basin taps	Rust tainted water from cold tap	Major Defect	Type: E, D
Light switches	Switch plate cracked/split	Minor Defect	Type: D
Bath	Edge sealant gapped	Major Defect	Type: B
<i>Seal - Caused by movement</i>			

### Interior - Bedroom 1

#### **East**

*Floors: Carpet worn*

Doors and frames	Door not closing	Major Defect	Type: B
Doors and frames	Door frame out of square	Major Defect	Type: B
Ceilings & cornices	Cracking	Minor Defect	Type: B
Light switches	Switch plate cracked/split	Minor Defect	Type: D
Walls	Cracking - category 0	Minor Defect	Type: B

## Interior - Bedroom 2

### West

Doors and frames <i>Door will not catch</i>	Door frame out of square	Minor Defect	Type: B
Doors and frames <i>Floors: Carpet stains</i>	Damaged doors	Minor Defect	Type: A
Floors <i>Falls West</i>	Out of level	Further Investigation	Type: B

## Interior - Bedroom 3

### South West

Walls <i>Wall patch to the North not painted</i> <i>Light switch faulty</i>	Cracking - category 0	Minor Defect	Type: B
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## Interior - Dine

### Adj Kitchen

Walls	Cracking - category 0	Minor Defect	Type: B
Ceilings & cornices	Cracking	Minor Defect	Type: B

## Interior - Kitchen

Walls <i>Other defects</i> <i>-No range above stove</i> <i>-Water hammer to the sink taps</i> <i>-Cracks benchtop wall junction</i> <i>-Water stains on the waste pipe under sink - Old leaks - Monitor</i>	Cracking - category 0	Minor Defect	Type: B
Ceilings & cornices	Cracking	Minor Defect	Type: B

## Interior - Laundry

Walls	Cracking - category 0	Minor Defect	Type: B
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*Other defects*

*-Paint patches to the walls - damage covered up and patched??*

*-No designated electrical safety switch to the power board - Install*

*-No surge arrestor to the power board*

*Trough cabinet/cupboard: Scratched and stained sink*

Ceilings & cornices	Cracking	Minor Defect	Type: B
Floors	Damage	Minor Defect	Type: A

### **Interior - Lounge**

Walls	Cracking - category 0	Minor Defect	Type: B
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*Note defects in under stair*

*-Wall plaster board does not run to the full height of the wall*

*-Overcut mitre to the timber post supporting stairs and wedges used to compensate - may be the reason for squeaks*

Ceilings & cornices	Cracking	Minor Defect	Type: B
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### **Interior - Stairs**

*Landing: Carpet bunched up*

*Treads and risers: Squeaks to the treads Other defects-Poor wall patches-Mitres opened up to the handrail*

### **Exterior - Front Elevation**

#### **East**

Perimeter paths	Uneven pavers	Minor Defect	Type: B
Perimeter paths	Paving likely to pond water	Minor Defect	Type: B
Perimeter paths	Path too high - less than 75mm of footing edge exposure	Minor Defect	Type: F
Under floor ventilation	Insufficient under floor ventilation	Major Defect	Type: F
Sills	Cracked sill masonry	Minor Defect	Type: B
Walling	Cracking - category 1	Minor Defect	Type: B

*Other defects to the East*

*-Gutters and downpipes rust*

*-Moss on the driveway pavers from water ponding*

*-Mortar in weep holes*

*-Fascia ridge mitre opened up due to timber warping - Needs painting*

*-Corrosion to the South East rainwater head*

*Note defects to the balcony*

*-Seal gaps in floor tiles*

*-Handrail timbers gapped off the wall - Make safe*

*-Light switch for balcony faulty*

Walling	Damp course breached	Minor Defect	Type: F
Walling	Inadequate footing edge exposure	Minor Defect	Type: F
Walling	Damp - lateral penetration <i>Footing edge fretting near to the front door</i>	Minor Defect	Type: F
<i>Install plastic all around the house between the paving and the base of the footing</i>			
Walling	Roughly finished crack repairs	Minor Defect	Type: D, E
Windows	Gapping between edge of window & reveal	Minor Defect	Type: B
<i>Patio/veranda: Wood rot to the balcony beams</i>			
Patio/veranda	Cracked tiling	Minor Defect	Type: B
Doors	Frames damaged	Minor Defect	Type: B
Lintels	Concrete cancer lintel	Minor Defect	Type: D

## **Exterior - Rear Elevation**

### **West**

Sills	Gap between sill & window frame <i>Note that the sliding door brick sill has gaps in the mortar</i>	Minor Defect	Type: F
<i>They also have eroded mortar joints probably due to the fact that the brick sills are in contact with the paving . Bricks are not designed to be exposed to ground moisture and salts</i>			
Windows	Frames damaged	Minor Defect	Type: A
Windows	No awnings/shading for glazing exposed to direct sun	Minor Defect	Type: F
Windows	Gapping between edge of window & reveal	Minor Defect	Type: B

Perimeter paths	Paving likely to pond water	Minor Defect	Type: B, F
Perimeter paths	Path too high - less than 75mm of footing edge exposure	Minor Defect	Type: F
Perimeter paths	Heave/subsidence in path	Minor Defect	Type: D, C, B
Perimeter paths	No drainage away from edge of path	Minor Defect	Type: F
Perimeter paths	Uneven pavers	Minor Defect	Type: F, B
Walling	Damp course breached	Minor Defect	Type: F
Walling	Inadequate footing edge exposure	Minor Defect	Type: F
Walling	Cracking - category 0	Minor Defect	Type: B
<i>Other defects to the West</i>			
<i>-Heavy rust to the gutters</i>			
<i>-Pergola split - paint</i>			
<i>-Lips on pavers</i>			
Walling	Damp - lateral penetration	Minor Defect	Type: F
Lintels	Concrete cancer lintel	Minor Defect	Type: D

### **Exterior - North Elevation**

Under floor ventilation	Obstructed under floor vents	Minor Defect	Type: F
Perimeter paths	Path too high - less than 75mm of footing edge exposure	Minor Defect	Type: F
Perimeter paths	Paving likely to pond water	Minor Defect	Type: B
Perimeter paths	Uneven pavers	Minor Defect	Type: B
Lintels	Concrete cancer lintel	Minor Defect	Type: D
Walling	Roughly finished crack repairs	Minor Defect	Type: D
Walling	Inadequate footing edge exposure	Minor Defect	Type: F
Walling	Cracking - category 0	Minor Defect	Type: B
Windows	Gapping between edge of window & reveal	Minor Defect	Type: B

### **Exterior - South Elevation**

Perimeter paths	Path too high - less than 75mm of footing edge exposure	Minor Defect	Type: F
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Perimeter paths	Paving likely to pond water	Minor Defect	Type: F
Perimeter paths	Paths not sloping away from footing edge	Minor Defect	Type: F
Walling	Inadequate footing edge exposure	Minor Defect	Type: F
Walling	Cracking - category 0	Minor Defect	Type: B

## Roof - Roof Exterior

Roof tiles	Capping mortar loose/missing <i>Roof tiles are also cracked to the bottom edges of the roof tiles generally</i>	Minor Defect	Type: C, D
Roof tiles	Cappings loose	Minor Defect	Type: D
Roof tiles	Roof tiles cracked - not weather tight	Minor Defect	Type: D
Roof tiles	Some roof tiles need re-seating	Minor Defect	Type: E
Roof tiles	Sealant weathered from roof tiles	Minor Defect	Type: D, C
Vents and flues	Flue cowl corroded	Minor Defect	Type: D
Down pipes	Down pipe missing	Minor Defect	Type: F
Down pipes	Corrosion	Major Defect	Type: C, D
Guttering	Guttering missing at veranda	Minor Defect	Type: F
Guttering	Leakage in gutters evidenced by water marks on fascias	Minor Defect	Type: D, C
Guttering <i>No gutter guard</i>	Gutter guard in poor condition	Minor Defect	Type: F
Guttering	Corrosion in gutters	Major Defect	Type: C, D
Valleys	Corrosion in valleys	Minor Defect	Type: D, C
Flashings	Incompatible flashing materials used on coated steel roof sheeting	Minor Defect	Type: F
Flashings	Flashing gapped at edge of roof sheeting <i>The roof flashing at the junction of the garage roof and the North wall of the house is proud of the brick wall and these gaps need to be sealed off</i>	Major Defect	Type: C, F, D
Fascias	Fascia painting warranted	Major Defect	Type: D, C
Fascias	Rot at fascias ends	Minor Defect	Type: C, D
Eaves	Eaves lining shows mould from leakages/gutters backing up <i>See the water stains to the ceiling under the balcony</i>	Minor Defect	Type: C, D

Chimney	Masonry chimney mortar weathered - needs repainting	Minor Defect	Type: C, D
Chimney	Flashing suspect	Further Investigation	Type: D
Skylights	Cracked skylight dome/glazing	Minor Defect	Type: B

## Roof - Roof Void

Roof insulation	Insulation to part of roof space <i>Not well laid . Noted to the whole area however</i>	Minor Defect	Type: F
Roof framing	Roof trusses show twist & excessive deflection	Minor Defect	Type: F
Roof framing	Collar ties missing	Minor Defect	Type: F
Roof framing	Timber pest damage to framing	Major Defect	Type: D, E
Roof wiring	Substandard wiring	Further Investigation	Type:

## Sub-Floor - Sub-Floor Space (Not Assessed)

## Site - Site Management

Trees	Tree moisture demands to manage	Major Defect	Type: E
Trees	Root barrier to consider to manage tree roots seeking moisture	Further Investigation	Type: F
Trees	Trees near sewer pipes may have roots in or threatening the sewer	Further Investigation	Type: E
Trees	Tree removal & associated risks of subsequent soil heave to consider	Further Investigation	Type: E
Trees	Gutter & roof cleaning necessary to clear tree debris	Minor Defect	Type: E
Trees	Tree roots have damaged driveways	Minor Defect	Type: B
Trees	Overhanging tree branches may do damage	Minor Defect	Type: E
Trees	Tree roots have heaved paths	Minor Defect	Type: B
Trees	Close trees on reactive site may contribute to structural movement in the building	Further Investigation	Type: E
Surface water	Run off from adjacent property liable to flow or seep towards the building <i>As the property to the West is higher it is possible that stormwater may flow down to the house in question . I noted that there is no means of picking up and disposing of this if it occurs as there are no sumps or grates to the rear near this step down</i>	Further Investigation	Type: F

Surface water	No grade away from perimeter path edges or provision for drainage	Minor Defect	Type: F
Roof water disposal	Storm water system blocked	Major Defect	Type: E, F
Roof water disposal	Roof water discharges direct to ground by or close to the footings	Minor Defect	Type: F
Roof water disposal	Storm water system not adequate	Major Defect	Type: F
Gardens & grounds	Excessive drying of soils near the building a potential factor for contributing to movement	Minor Defect	Type: E
<i>Although there is not any major movement in the house it is important to water gardens to stop the soil around the house shrinking . Water gardens</i>			
Gardens & grounds	Gardens against house a dampness issue	Minor Defect	Type: F
Gardens & grounds	Gardens against house a security issue	Minor Defect	Type: F
Gardens & grounds	Gardens against house increase termite risk	Minor Defect	Type: F

### Site - Tanks

Rain water tank	Tank not plumbed to the house	Minor Defect	Type: F
Rain water tank	Leakage in tank	Minor Defect	Type: D

### Site - Vehicle facilities

Drive	Cracked drive concrete	Minor Defect	Type: B
Drive	Uneven drive pavers	Minor Defect	Type: F, E, B
Drive	Heave in drive	Major Defect	Type: B
Drive	Wheel tracking	Minor Defect	Type: E, B, F
Carport	Corroded cladding	Minor Defect	Type: D, C
Carport	Corroded framing	Minor Defect	Type: D, C
Carport	Cracked flooring	Minor Defect	Type: B

*Other defects to the garage*

*-Hot water service built in 1999 and this is at the end of its design life*

*-Seal gaps up to 30 mm wide at the junction of the hot water unit and the wall*

*-West beam split - paint*

*-Fence nails rusting*

*-Damp Course is almost flush the paving.*

*-Power point to the North East loose on the wall*

**Site - Retaining walling**

Walls supporting other structures	Lateral movement	Major Defect	Type: B
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Walls supporting other structures	Subsidence	Minor Defect	Type: B
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Landscaping retaining walls more than 700mm high	No provision for drainage behind walling	Minor Defect	Type: F
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*Note other defects wall*

*-Sleepers to the retaining walls are untreated and this could attract white ants - remove*

Landscaping retaining walls more than 700mm high	Cracking	Minor Defect	Type: C, D
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**Site - Grounds**

Pathways	Subsidence	Minor Defect	Type: B
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Pathways	Trip hazard	Safety Hazard	Type: B
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Pathways	Integrity	Minor Defect	Type: D
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Property fencing	Fencing not in good alignment	Minor Defect	Type: B, D
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Property fencing	Soils against fence causing damage	Safety Hazard	Type: F
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Property fencing	Corroded fencing	Minor Defect	Type: D, C
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**Site - Pool**

Access control	Pool fencing not present to control access to the pool area from the street	Major Defect	Type: F
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Access control	No child latch on gate	Major Defect	Type: F
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Access control	Pool fencing not adequate to control access to the pool area from the house	Major Defect	Type: F
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# Summary

## FI - Further Investigation

### Interior > Bedroom 2 > Floors > Out of level

Falls West

### Site > Site Management > Surface water > Run off from adjacent property liable to flow or seep towards the building

As the property to the West is higher it is possible that stormwater may flow down to the house in question . I noted that there is no means of picking up and disposing of this if it occurs as there are no sumps or grates to the rear near this step down

## MA - Major Defect

### Interior > Bathroom > Shower tiles > Sealant gapped

Seal off

### Interior > Bathroom > Bath > Edge sealant gapped

Seal - Caused by movement

### Roof > Roof Exterior > Flashings > Flashing gapped at edge of roof sheeting

The roof flashing at the junction of the garage roof and the North wall of the house is proud of the brick wall and these gaps need to be sealed off

## MI - Minor Defect

### Interior > Bedroom 2 > Doors and frames > Door frame out of square

Door will not catch

### Interior > Bedroom 3 > Walls > Cracking - category 0

Wall patch to the North not painted

Light switch faulty

### Interior > Kitchen > Walls > Cracking - category 0

Other defects

-No range above stove

-Water hammer to the sink taps

-Cracks benchtop wall junction

-Water stains on the waste pipe under sink - Old leaks - Monitor

### Interior > Laundry > Walls > Cracking - category 0

Other defects

-Paint patches to the walls - damage covered up and patched??

-No designated electrical safety switch to the power board - Install

-No surge arrestor to the power board

### Interior > Lounge > Walls > Cracking - category 0

Note defects in under stair

-Wall plaster board does not run to the full height of the wall

-Overcut mitre to the timber post supporting stairs and wedges used to compensate - may be the reason for squeaks

**Exterior > Front Elevation > Walling > Damp - lateral penetration**

Footing edge fretting near to the front door

Install plastic all around the house between the paving and the base of the footing

**Exterior > Front Elevation > Walling > Cracking - category 1**

Other defects to the East

-Gutters and downpipes rust

-Moss on the driveway pavers from water ponding

-Mortar in weep holes

-Fascia ridge mitre opened up due to timber warping - Needs painting

-Corrosion to the South East rainwater head

Note defects to the balcony

-Seal gaps in floor tiles

-Handrail timbers gapped off the wall - Make safe

-Light switch for balcony faulty

**Exterior > Rear Elevation > Walling > Cracking - category 0**

Other defects to the West

-Heavy rust to the gutters

-Pergola split - paint

-Lips on pavers

**Exterior > Rear Elevation > Sills > Gap between sill & window frame**

Note that the sliding door brick sill has gaps in the mortar

They also have eroded mortar joints probably due to the fact that the brick sills are in contact with the paving . Bricks are not designed to be exposed to ground moisture and salts

**Roof > Roof Exterior > Roof tiles > Capping mortar loose/missing**

Roof tiles are also cracked to the bottom edges of the roof tiles generally

**Roof > Roof Exterior > Guttering > Gutter guard in poor condition**

No gutter guard

**Roof > Roof Exterior > Eaves > Eaves lining shows mould from leakages/gutters backing up**

See the water stains to the ceiling under the balcony

**Roof > Roof Void > Roof insulation > Insulation to part of roof space**

Not well laid . Noted to the whole area however

**Site > Site Management > Gardens & grounds > Excessive drying of soils near the building a potential factor for contributing to movement**

Although there is not any major movement in the house it is important to water gardens to stop the soil around the house shrinking . Water gardens

**Site > Vehicle facilities > Carport > Cracked flooring**

Other defects to the garage

- Hot water service built in 1999 and this is at the end of its design life
- Seal gaps up to 30 mm wide at the junction of the hot water unit and the wall
- West beam split - paint
- Fence nails rusting
- Damp Course is almost flush the paving.
- Power point to the North East loose on the wall

**Site > Retaining walling > Landscaping retaining walls more than 700mm high > No provision for drainage behind walling**

Note other defects wall

- Sleepers to the retaining walls are untreated and this could attract white ants - remove

**Features not assessed**

- Sub-Floor > Sub-Floor Space

## Conclusions

The scope of this inspection and type of report is set out in the inspection agreement as detailed at the beginning of this report.

That agreement sets out the limitations that are contained as AS 4349.1 for residential pre-purchase inspections. Other specific limitations are also listed where applicable.

The purpose of the inspection is to provide a general overview of defects in the home.

The summary section above includes a list of major defects that should be taken into account in terms of addressing the specific matters or accepting that those defects exist.

There is also a list of safety hazards that should be addressed.

The house is in a below average condition from a structural perspective for a house of this age

The house is below average from a maintenance perspective for a house of this age.