



VISUAL BUILDING INSPECTION REPORT

Complies with Australian Standard AS 4349.1-2007 Inspection of Buildings Part 1: Pre-Purchase Inspections - Residential Buildings - Appendix "C"

Inspection Date: 2012

Exclusively for : A Client

For the property located at:

Brisbane



If you have any queries or require any clarification with this report, please feel free to contact the Inspector Compass Building Inspections Licence Number : 1091104

ABN: 89118132531 Compass Building & Pest Inspections Pty Ltd Phone 1300 30 48 40

Conclusion & Summary

The purpose of this inspection is to provide advice regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. **You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

VISUAL BUILDING INSPECTION REPORT

Property Description:

Building type:

Single storey dwelling, with detached entertainment area.

External walls constructed from:

Brick veneer with timber frame work. Timber and hardie plank cladding to sections. Timber frame with weatherboard cladding.

Roof is covered with:

Metal Trimdeck Type. Concrete tiles. Colourbond corrugated sheet metal.

Footings & Flooring:

The building is constructed on a combination of concrete, timber and steel stumps/ piers, A section(s) of building is constructed on a concrete slab.

Extension or Alterations:

The Building appears to have had an extension/addition (Rear roofed patio). The purchaser should contact the local council to ensure that the extension/addition has been approved and inspected as required.

Overall Condition:

A comparison of this and other dwellings of similar age, would rate this building as average, some maintenance work is required as with most buildings of this age. Please read report in full.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

Summary of High Risk areas where access should be gained:

Interior:

Further investigation is required to assess the moisture readings obtained on the day of inspection, to determine cause of readings, and if any damages have occurred as a result of this moisture, this will involve invasive procedures. Read this report in its entirety.

ROOF SYSTEM EXTERNAL

External Roof:

Roof Covering Condition Detail:

The overall condition of the roof coverings is good. The metal roofing is rusting to sections and requires rust treatment to limit further deterioration. Some replacement or repairs to sheets should be budgeted for. Recommend to contact a roofing contractor for further advise.

Gutters & Downpipes:

Condition:

Gutters and downpipes appear to be in serviceable condition. Evidence of leaks to downpipes and gutters at corners and joins, maintenance required. Leaves and debris are present blocking up gutters. These should be cleared. Removal of debris will extend life of guttering and prevent water penetration to roof cavities.

Eaves, Fascias & Barge Boards:

Eaves Condition:

The overall condition of the eaves lining is fair. There are some minor defects noted, maintenance to these items/elements is recommended to prevent further deterioration. The paint work to the eaves is deteriorating and maintenance is required.

Fascias & Bargeboards Condition:

The overall condition of the fascias/bargeboards is poor. Severe wet rot decay is present to timber fascias and barge boards. Some replacement is required.

INTERIOR CONDITION REPORT

Walls:

Internal Walls Condition:

The condition of the walls is generally good. Minor marks to plaster and paint work. High moisture readings were found, further investigation is recommended to Main Bedroom.

Windows:

Windows Condition:

The condition of the windows is generally fair. The condition of the window hardware is generally fair. Some repairs or maintenance will be required.

Operation of double hung windows will require some repair or maintenance.

Floors:

Floors Condition:

The condition of the floors is generally good. Some drummy tiles were noted to sections (mainly entry). Tiles can be affected by moisture, unsuitable substrate surfaces, differential movement of materials and/or tiler error or faulty adhesives. Advise regarding drummy tiles requires further investigation by a licensed and suitably experienced tiler.

The internal floor level to Detached entertainment area is less than 75mm above the adjacent external finished level. This may result in stormwater entering the building.

KITCHEN

Kitchen:

Tiles:

The condition of the tiles is generally fair. There are some minor defects noted, maintenance to these items/elements is recommended to prevent further deterioration. All sealants to kitchen walls/splashbacks need maintenance due to deterioration/gaps appearing to prevent moisture penetration.

Sink & Taps:

Tap leak from tap bodies was found, Repairs required.

BATHROOMS

Bathroom:

Details:

No exhaust fan is present. Timbers in bathroom areas such as window frames, skirtings and architraves will need to remain sealed/painted to prevent moisture penetration and deterioration. Maintain all sealants and grouting to prevent moisture penetration and damage.

LAUNDRY

Laundry:

Tub & Taps:

The tub and taps appear serviceable. The cabinet is rusting and will require treatment or replacement.

EXTERIOR

External Walls:

Weepholes:

Garden beds and widespread foliage is built up against the external walls mainly to front of building and there is inadequate clearance between weep holes and ground levels. A minimum of 75mm clearance is required. Garden beds and foliage should be removed to prevent damp problems and concealed pest attack.

Doors and Windows:

Condition:

Window flashings are not present to top of windows and need to be fitted to ensure water does not penetrate through this area. Some general repairs and maintenance required to screens and frames.

Water staining or Wood decay:

Description:

Moderate wood decay damage was noted to timber structure at front of building. Repairs and maintenance are recommended.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Patio:

Defects or Maintenance Items:

Mould was noted to the ceilings. The cause of this should be investigated and rectified.

Pergola:

Defects or Maintenance Items:

The timbers show signs of age and weathering. Moderate wood decay is present to the structure. Some repairs or maintenance will be required. Oregon timbers noted, recommend to replace these timbers with timber suitable for external use. A Building contractor should further investigate the cause and the extent of rectification works required and the most appropriate method of rectification and the probable cost of rectification.

Awning:

Defects or Maintenance Items:

Moderate wood decay is present to the structure. Clear roof sheeting is not water proof and is leaking into areas below. Suggest to remove roofing and replace by constructing a roof above guttering over hanging main roof sections.

SUBFLOOR

Timber Pest Attack - Evidence Noted:

Description:

Moderate damage consistent with timber pest attack to visible accessible timbers. Refer Timber Pest Report. Repairs will be required. We strongly recommend further investigation to the building.

SITE

Retaining Walls:

Type & Condition:

The timber landscaping/ retaining walls are in poor condition and should be repaired or replaced. Moderate termite and severe wood decay damages were noted to the retaining timbers, some repairs and replacement is required. Refer timber pest report.

Drainage - Surface Water:

Description:

The drainage at the right hand side of the property out from pergola area appears inadequate. Drains should be installed at the right side to divert seepage and surface runoff water away from the house. The drains should be connected to the existing stormwater drainage system.

Yard & Gardens

Condition:

Mature trees located in close proximity to the building. Having trees close to the building can lead to problems such as leaves blocking gutters and downpipes, tree branches falling onto house, and are conducive to undermining/movement of the building foundations. Recommend engaging a suitably qualified and experienced arborist (tree specialist) or tree lopping contractor to advise on the best course of action and associated costs.

Notable Cracking To The Building Elements

Cracking in a building element may constitute a defect in a variety of ways. In many cases a particular cracking occurrence may result in more than one type of defect. For example on the day of inspection, a particular crack might at the same time be a structural defect, a serviceability defect and an appearance defect. The expected consequence of cracking is unknown until further information is obtained. Further information should be obtained by further investigation by a Structural Engineer into the cause of cracking. The following provides description of type of defect and where cracking of a building element(s) was noted.

INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:

The condition of the ceilings is generally fair. There are some minor defects noted, maintenance to these items/elements is recommended to prevent further deterioration.

Minor settlement cracks were noted and these are typical of this type of material. This is considered to be an appearance defect. Periodic maintenance may be required. Patching and painting will improve overall appearance. Cover around top of chimney to fire place is loose.

BATHROOMS

Bathroom:

Tiles:

The condition of the tiles is generally good. All sealants to bathroom walls need maintenance due to deterioration/gaps appearing to prevent moisture penetration. Some cracked tiles were noted to walls in areas.

EXTERIOR

External Walls:

Condition:

The condition of the walls is generally good. Cladding at rear of detached entertainment area is in contact with the ground. This can lead to undetected termite entry and wood decay. Recommend to clear all soils away from this area. Refer to Timber Pest Inspection Report. Separation and movement noted to areas of external walls near windows, this is a serviceability defect and indicates that settlement/movement to structure has occurred. This is possibly due to climatic conditions suffered by foundation soils, downpipe leaks, mature trees close to building or poor surface drainage. Reading this report in full provides information of conducive conditions to structural damage found on day of inspection. The area(s) where separation was noted is listed below.

SITE

Paths/Paved Areas:

Type & Condition:

The concrete paths/paved areas are in good condition. The concrete paths/paved areas have some visible cracking that should be monitored for further movement. Repair as necessary.

Type of cracking defect:

Appearance cracking noted to various areas of the paths.

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY: A Client.
YOUR REF/FILE NUMBER: 0000b.
DATE OF INSPECTION: 2012.
PROPERTY ADDRESS: Brisbane.
WEATHER CONDITIONS AT THE TIME OF THE INSPECTION Fine.
INSPECTED BY: Compass Building Inspections.

THE PURPOSE OF THE INSPECTION

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007, for Residential Buildings, or Building Elements in accord with Appendix B AS4349.1-2007, for Strata and Company title Property Buildings. This is confirmed on the front page of this Property Inspection Report.

TERMS AND CONDITIONS

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

THIS IS A VISUAL INSPECTION ONLY IN ACCORDANCE WITH AS4349.1-2007

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking membrane, floor or wall coverings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

THE SCOPE OF THE INSPECTION & REPORT

The inspection comprised 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 the inspection. An estimate of cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m specifically named within the report.

This report is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance or by law, or, as a warranty or an insurance policy against problems developing with the building in the future.

The following information is very important and forms an integral part of this report.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighborhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Swimming pools and spas. Detection and identification of illegal and unauthorized building works, electrical and plumbing work. Durability of exposed finishes.

Photographic evidence taken on the day of inspection is given as an example of the defect[s] found to the property for reporting purposes only. These photos within the report are to assist, and may not show all the defect[s] and/or the areas noted on the day of inspection.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the Report to notify any problems in any 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 any area(s) or section(s) so specified by the Report.

DISCLAIMER OF LIABILITY TO THIRD PARTIES: This report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

REPORT DEFINITION

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and according to its age and level of maintenance noted to building elements. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected, eg. significant loss of strength and/or serviceability has occurred. If this is required, a Special Purpose Property Report is recommended. It is unrealistic to expect comment on minor defects or imperfections in a Building Elements Report

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. It is Strongly recommended to upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool/ spas are present it should be the subject of a Special Purpose Property Report as pool/ spa inspections are not part of a building elements inspection in accordance with AS4349.1-2007. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Recommend a pool expert to carry out this inspection. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible.

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

Rooms below ground level or underneath part or all of a building: If there are any rooms under the house or below ground

level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems, water entry and ventilation inadequacies to these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquires with the Council to ascertain if approval was given.

Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

4.0 DEFINITIONS

For the purpose of this inspection, the following definitions apply.

4.1 Good - The item or area inspected appears to be in sound condition without any significant visible defects.

4.2 Fair - The item or area inspected exhibits some minor defects, minor damage, deterioration in form of rusting, water damage, aging, wear & tear, warping, twisting and operation etc, and may require some repairs or maintenance to prevent further deterioration.

4.3 Poor - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.

4.4 Above Average - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.

4.5 Average - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with dwellings of similar age or construction.

4.6 Below Average - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.

4.7 Cracking of Building Elements

4.7.1 Appearance Defect - The opinion of the inspector (at the date and time of the inspection) is that the cracking of the Building Element is regarded as a Blemish, minor cracking and there is potential for these cracks to increase. The expected consequence of this cracking is unknown until further information is obtained.

4.7.2 Serviceability Defect - opinion of the inspector (at the time and date of the Inspection) is that the function of the Building Element is impaired, moderate cracking and there is potential for these cracks to increase. The expected consequence of this cracking is unknown until further information is obtained.

4.7.3 Structural Defect - The opinion of the inspector (at the time and date of the Inspection) is that the Structural Performance of the Building Element is impaired for example extensive cracks and movement. Repair work expected and there is potential for these cracks to increase. The expected consequence of this cracking is unknown until further information is obtained.

Note: A Structural Engineer is recommended to further investigate these defects and to determine the significance of the cracking.

4.8 Safe and Reasonable Access

The extent of accessible areas shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. Only areas to which reasonable access is available were inspected.

The inspector shall inspect an elevated area only where-

- a) it is at a height at which safe and reasonable access is available, or where safe and reasonable access is otherwise available; or
- b) an unobstructed line of sight is present from safe use of a 3.6m ladder and the building elements present are close enough to allow appraisal.

NOTE: 'Height restrictions to Elevated areas' includes the roof, roof space, crawl space, landing feature, and the like, generally elevated above the ground and not intended for normal use by occupants.

Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from 3.6m ladder placed against a wall.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

4.9 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 will be noted in the report. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal.

Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. If the building was built prior to this date you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos and the cost of sealing or removal.

4.10 Mould Clause

Mildew and non wood decay fungi is commonly known as Mould and is not considered to be a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Health Department or a qualified expert such as an Industry Hygienist.

4.11 Estimating Disclaimer

Any estimates provided in this 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 the work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

Property Description:

Building type:	Single storey dwelling, with detached entertainment area.
External walls constructed from:	Brick veneer with timber frame work. Timber and hardie plank cladding to sections. Timber frame with weatherboard cladding.
Roof Construction:	The roof is of pitched construction.
Roof is covered with:	Metal Trimdeck Type. Concrete tiles. Colourbond corrugated sheet metal.
Internal walls covered with:	Plasterboard. Asbestos cement sheeting.
Internal ceilings covered with:	Plasterboard. Masonite sheeting.
Windows are constructed from:	Timber and aluminium.
Footings & Flooring:	The building is constructed on a combination of concrete, timber and steel stumps/ piers, A section(s) of building is constructed on a concrete slab.
Extension or Alterations:	The Building appears to have had an extension/addition (Rear roofed patio). The purchaser should contact the local council to ensure that the extension/addition has been approved and inspected as required.
Estimate Building Age:	Between 20 and 30 years old.
Overall Condition:	A comparison of this and other dwellings of similar age, would rate this building as average, some maintenance work is required as with most buildings of this age. Please read report in full.



Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

Summary of Areas Inspected:

Details:	Roof. Roof void: Internal area: Carport: External area: Garage: Subfloor area: Outbuildings: Self contained granny flat: Site.
-----------------	--

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

Summary of Areas Not Inspected/Not Accessible or Inspection Impaired:

Exterior	Inspection to sections of exterior was restricted due to growth of foliage.
Roof void:	Part of the roof void. Please read the roof interior comments within this report.

Summary of High Risk areas where access should be gained:

Interior: Further investigation is required to assess the moisture readings obtained on the day of inspection, to determine cause of readings, and if any damages have occurred as a result of this moisture, this will involve invasive procedures. Read this report in its entirety.

General Inspection Details

Building Tenancy Occupied. Further inspection of areas containing furniture, furnishings and stored goods is strongly recommended once access has been gained. Please read report in full

Description of Restrictions: The building was furnished at the time of inspection. Inspection within the interior was restricted by stored goods.

ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

External Roof:

Roof Style: The roof is of pitched construction.

Roof Covering Condition Detail: The overall condition of the roof coverings is good. The metal roofing is rusting to sections and requires rust treatment to limit further deterioration. Some replacement or repairs to sheets should be budgeted for. Recommend to contact a roofing contractor for further advise.



Flashings:

Roof Flashing - Condition: Silicone sealants to flashing will require ongoing maintenance.

Gutters & Downpipes:

Condition: Gutters and downpipes appear to be in serviceable condition. Evidence of leaks to downpipes and gutters at corners and joins, maintenance required. Leaves and debris are present blocking up gutters. These should be cleared. Removal of debris will extend life of guttering and prevent water penetration to roof cavities.



Eaves, Fascias & Barge Boards:

Eaves Condition: The overall condition of the eaves lining is fair. There are some minor defects noted, maintenance to these items/elements is recommended to prevent further deterioration. The paint work to the eaves is deteriorating and maintenance is required.

Fascias & Bargeboards Condition: The overall condition of the fascias/bargeboards is poor. Severe wet rot decay is present to timber fascias and barge boards. Some replacement is required.



ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Access Restrictions:

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection.

Inspection Restrictions:

Cellulose Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.

Roof Framing:

Roof Supports - Type and Condition:

The truss and cut and pitched roof timbers appear to provide adequate support. Inadequate repairs to a collar tie. A licensed building contractor should be called to make a further evaluation for repairs as necessary.



Insulation & Sarking:

Insulation Status:

Insulation is present to roof cavity.

Sarking Status:

Sarking is present to roof cavity.

INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:

The condition of the ceilings is generally fair. There are some minor defects noted, maintenance to these items/elements is recommended to prevent further deterioration.

Minor settlement cracks were noted and these are typical of this type of material. This is considered to be an appearance defect. Periodic maintenance may be required. Patching and painting will improve overall appearance. Cover around top of chimney to fire place is loose.

Walls:

Internal Walls Condition:

The condition of the walls is generally good. Minor marks to plaster and paint work. High moisture readings were found, further investigation is recommended to Main Bedroom.

Location/area

Wall sections backing on to external walls covered by foliage and below windows.



Windows:

Windows Condition:

The condition of the windows is generally fair. The condition of the window hardware is generally fair. Some repairs or maintenance will be required. Operation of double hung windows will require some repair or maintenance.

Location/area

The worst of this was noted in the following area/s - Lounge room.

Doors:

Doors Condition:

The condition of the doors is generally good.

Floors:

Floors Condition:

The condition of the floors is generally good. Some drummy tiles were noted to sections (mainly entry). Tiles can be affected by moisture, unsuitable substrate surfaces, differential movement of materials and/or tiler error or faulty adhesives. Advise regarding drummy tiles requires further investigation by a licensed and suitably experienced tiler. The internal floor level to Detached entertainment area is less than 75mm above the adjacent external finished level. This may result in stormwater entering the building.



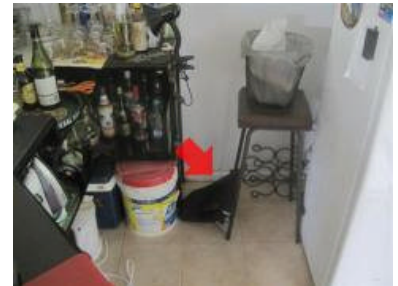
Location/area

The worst of this was noted in the following area/s - Dining room. Laundry.

Woodwork:

Woodwork

Wood decay damage to skirting board, repair/replacement required. Wood decay is present to the window frames. General wear and tear is noted.



Location/area

The worst of this was noted in the following area/s - Detached entertainment area. Bathroom.

KITCHEN

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Kitchen:

Kitchen Fixtures:

The condition of the fixtures is generally fair. There are some minor defects noted, maintenance to these items/elements is recommended to prevent further deterioration.

Tiles:

The condition of the tiles is generally fair. There are some minor defects noted, maintenance to these items/elements is recommended to prevent further deterioration. All sealants to kitchen walls/splashbacks need maintenance due to deterioration/gaps appearing to prevent moisture penetration.

Sink & Taps:

Tap leak from tap bodies was found, Repairs required.



BATHROOMS

Important Notes: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the

shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

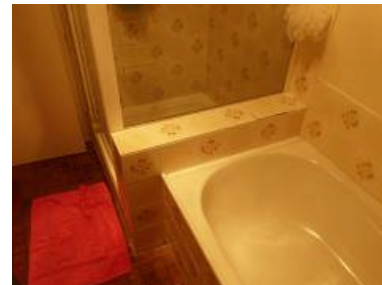
Bathroom:

Shower/Bath Condition:

Shower and Bath appears to be in a serviceable condition. Regrouting is required to the shower recess.

Tiles:

The condition of the tiles is generally good. All sealants to bathroom walls need maintenance due to deterioration/gaps appearing to prevent moisture penetration. Some cracked tiles were noted to walls in areas.



Basin & Taps:

The basin & taps appear serviceable.

Vanity Unit:

The condition of the vanity unit is generally fair.

Floor:

The condition of the floor is generally good.

Details:

No exhaust fan is present. Timbers in bathroom areas such as window frames, skirtings and architraves will need to remain sealed/painted to prevent moisture penetration and deterioration. Maintain all sealants and grouting to prevent moisture penetration and damage.

Ensuite Bathroom:

Shower/Bath Condition:

Shower appears to be in a serviceable condition.

Tiles:

The condition of the tiles is generally good.

Basin & Taps:

The basin & taps appear serviceable.

Vanity Unit:

The condition of the vanity unit is generally good.

Toilet Condition:

The toilet is a dual flush type and is in working order.

Floor:

The condition of the floor is generally good.

Details:

No exhaust fan is present. Maintain all sealants and grouting to prevent moisture penetration and damage.

LAUNDRY

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Laundry:

General condition of area:

This area is generally in good condition.

Tub & Taps:

The tub and taps appear serviceable. The cabinet is rusting and will require treatment or replacement.

Floor:

The condition of the floor is generally good. Drummy floor tiles are present.

TOILETS

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Toilet:

Room Location:

Adjacent to the bathroom.

General condition of area:
Toilet Condition:

This area is generally in good condition.
The toilet is a single flush type and is in working order. The toilet is in working order.

EXTERIOR

External Walls:

Condition:

The condition of the walls is generally good. Cladding at rear of detached entertainment area is in contact with the ground. This can lead to undetected termite entry and wood decay. Recommend to clear all soils away from this area. Refer to Timber Pest Inspection Report. Separation and movement noted to areas of external walls near windows, this is a serviceability defect and indicates that settlement/movement to structure has occurred. This is possibly due to climatic conditions suffered by foundation soils, downpipe leaks, mature trees close to building or poor surface drainage. Reading this report in full provides information of conducive conditions to structural damage found on day of inspection. The area(s) where separation was noted is listed below.



Weepholes:

Garden beds and widespread foliage is built up against the external walls mainly to front of building and there is inadequate clearance between weep holes and ground levels. A minimum of 75mm clearance is required. Garden beds and foliage should be removed to prevent damp problems and concealed pest attack.



Doors and Windows:

Condition:

Window flashings are not present to top of windows and need to be fitted to ensure water does not penetrate through this area. Some general repairs and maintenance required to screens and frames.



External Stairs:

Type & Condition:

The overall condition of the stairs is poor. The stairs are constructed primarily from timber.



Water staining or Wood decay:

Description:

Moderate wood decay damage was noted to timber structure at front of building. Repairs and maintenance are recommended.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Patio:

Position/Location:

Left hand side elevation.

Construction & Condition:

The general condition of this structure is good.

Defects or Maintenance Items:

Mould was noted to the ceilings. The cause of this should be investigated and rectified.



Pergola:

Position/Location:

Right hand side elevation.

Construction & Condition:

Constructed from timber. The general condition of this structure is fair.

Defects or Maintenance Items:

The timbers show signs of age and weathering. Moderate wood decay is present to the structure. Some repairs or maintenance will be required. Oregon timbers noted, recommend to replace these timbers with timber suitable for external use. A Building contractor should further investigate the cause and the extent of rectification works required and the most appropriate method of rectification and the probable cost of rectification.



Awning:

Position/Location:

Between main building and detached entertainment area.

Defects or Maintenance Items:

Moderate wood decay is present to the structure. Clear roof sheeting is not water proof and is leaking into areas below. Suggest to remove roofing and replace by constructing a roof above guttering over hanging main roof sections.



SUBFLOOR

Timber Pest Attack - Evidence Noted:

Description:

Moderate damage consistent with timber pest attack to visible accessible timbers. Refer Timber Pest Report. Repairs will be required. We strongly recommend further investigation to the building.

Affected subfloor timbers

Bearers.



Below the following location or area: Bathroom.

FLOOR & FOUNDATIONS CONSTRUCTION

Floor & Foundations:

Type & Condition:

Some stumps have sunk and presently not supporting building, these stumps should be replaced. Recommend a suitable experienced restumping contractor to further investigate and give probable cost of replacement/rectification.



GARAGING

Carport:

Carport Location:

To the front of the main house. The structure is generally in good condition.

Gutters and Downpipes:

Appear to be in serviceable condition. Downpipe joints are leaking and should be repaired.

OUTBUILDINGS

Outbuilding A:

Type of out building:

Metal garden shed:

General Condition:

The structure is generally in fair condition. The internal floor level is less than 75mm above the adjacent external finished level. This may result in stormwater entering the structure.

Restrictions:

Inspection within some areas was restricted by stored items.

Position/Location:

Rear elevation.

SITE

Driveway:

Type & Condition:

The gravel driveway stands in fair condition.

Fences & Gates:

Fences Type & Condition:

The fences are mainly constructed from timber and metal. The fences are generally in fair condition. The property is only partly fenced.

Retaining Walls:

Type & Condition:

The timber landscaping/ retaining walls are in poor condition and should be repaired or replaced. Moderate termite and severe wood decay damages were noted to the retaining timbers, some repairs and replacement is

required. Refer timber pest report.

Paths/Paved Areas:

Type & Condition:

The concrete paths/paved areas are in good condition. The concrete paths/paved areas have some visible cracking that should be monitored for further movement. Repair as necessary.

Type of cracking defect:

Appearance cracking noted to various areas of the paths.

Drainage - Surface Water:

Description:

The drainage at the right hand side of the property out from pergola area appears inadequate. Drains should be installed at the right side to divert seepage and surface runoff water away from the house. The drains should be connected to the existing stormwater drainage system.



The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

Yard & Gardens

Condition:

Mature trees located in close proximity to the building. Having trees close to the building can lead to problems such as leaves blocking gutters and downpipes, tree branches falling onto house, and are conducive to undermining/movement of the building foundations. Recommend engaging a suitably qualified and experienced arborist (tree specialist) or tree lopping contractor to advise on the best course of action and associated costs.

General Information

Additional Comments

This report should be read in conjunction with the timber pest inspection report. All notes and recommendations by building and pest reports should be addressed prior to contract becoming binding. This report is limited to the agreed service requested. For all aspects pertaining to the property, you will require consultation with relevant experts prior to settlement. These aspects may include but are not limited to Fire and Segregation, Egress, Disabled access, Plumbing, Electrical, Structural, Licensing, Town Planning, Occupational Health and Safety, Regulatory compliance.

SERVICES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Services:

Details:

A Water meter is present. Air-conditioning is installed in the premises but has not been inspected. Smoke detectors are fitted. Smoke alarms/detectors were working on day of inspection. A safety switch was found to be installed. Note: only a licensed electrician can verify if safety switch is connected to appropriate circuits.

Water Lines & Pressure:

Details:

The visible water lines are in copper pipe. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. Water hammer was noted. This can be rectified by the fitting of an anti water

hammer device or the securing of loose water pipes. This should be further investigated by a licensed plumber.

Hot Water Service:

Hot water is provided by the following:

Solar collector and tank hot water system: Located on the roof: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

Age of Unit:

The unit was manufactured in 2007.

Important Note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.

.....End Of Report.....