



Pre-Purchase Building Inspection Report

Form: SPIR 1.3 – 11th April 2008

This Pre-Purchase Standard Property Inspection Report (hereinafter called “the Report”) is issued subject to the Terms and Conditions of Inspection and Report set out in Clause A.1 of this document.



**22 Carrington St,
Seven Hills, NSW 2147**



General Details

Client Details

Client Name: SAMPLE REPORT
Client Phone: SAMPLE REPORT
Client Email: SAMPLE REPORT

Subject Property and General Items

Subject Property Address: 22 Carrington St, Seven Hills, NSW, 2147

Inspection Date and Time: 08-Jun-12 2:00:00 PM

Weather Conditions: The weather was fine at the time of the inspection.

Description of Property The property is a clad house with a tiled roof. It is built on a bearer and joist system.

Accommodation

The occupied property has: 6 Bedrooms, 2 Bathroom, Kitchen, Living Area, Family room, Study room, Laundry, and a lock up garage.

Inspector for Effective Building & Consultancy

Elie Farah - Mr. Elie Farah has been in the building industry since 1995. His qualifications include - Building Forman Clerk of Works, Building Certificate, Diploma in Structural Engineering, Statement of Attainment in Building Consultancy, Statement of Attainment in Pest Management, Statement of Attainment in Pest Inspection, Home Guard Certificate of Accreditation, Altriset termiticide Training Certificate, Statement of Attainment for Tool tagging, Statement of Attainment in Senior First Aid & Workplace Safety Certificate IV. He currently holds the following licenses- Building- No. 211722C, Building Consultant, Qualified Building Supervisor, Drivers Licence and OHS Green Card.

Mobile No.: 0404 850 007 **Email:** elie@effectivebuilding.com.au

Report Provided by Effective Building and Consultancy

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A division of Effective Building & Construction P/L
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ACN: 115 177 289

Contact

Please feel free to contact the inspector Elie Farah who carried out this inspection. His mobile no. is 0404 850 007 and his email is elie@effectivebuilding.com.au.

Often it is very difficult to fully explain situations, problems, access difficulties, building faults and their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained in this report then you should immediately contact the inspector and have the matter explained to you.

If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

To discuss invoicing or other matters, please call our office on the details listed below:

t: 02 8677 9904

f: 02 8088 4396

m: 0404 850 007

email: service@effectiveconsultancy.com.au

Notable Items – Repair Schedule

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 no way to consider complete or comprehensive.

Please note, where prices have been given, these are opinions only and are not quotes. Independent quotations for any notable items will need to be obtained prior to purchase.

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.

Standard Terms

Effective Building Consultancy inspectors use three (3) standard terms when describing the standard of a building, or part of a building.

These terms are:

Acceptable

The feature subject to comment is, in the inspector's opinion, of sufficiently good standard for use without the need for any remedial or repair work. There may be minor blemishes in the finish or inadequacies in operation, and surfaces may benefit from cleaning.

Fair

The feature subject to comment is usable but has deteriorated and would benefit from remedial or repair work. For instance; painting may be required, render may require patching, and door and window fittings may require adjustment or repair.

Poor

The feature subject to comment requires substantial remedial or repair work, or replacement. Faults are major and possibly structural. Repairs are considered necessary rather than discretionary.

All of the above terms are used having regard for the age, quality of workmanship, style and type of construction of the building being inspected. Features and finishes considered acceptable in a 150 year old worker's cottage are not necessarily going to be so in a modern apartment building.

Safety

The item need urgent attention and is a Safety Issue.

The Scope

PLEASE READ THE TERMS AND CONDITIONS IN CLAUSE A.1 OF THIS DOCUMENT

SERVICE

As requested and agreed with the Client, the service is a "Pre-Purchase Standard Property Inspection Report". This Report must be read subject to the Terms and Conditions attached.

PURPOSE OF INSPECTION

The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION

This Report only covers or deals with any evidence of: Defects and any safety issues found in the internal and external areas of the property. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

ACCEPTANCE CRITERIA

The building was 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.

Repair Schedule

N/A

Areas above have been assessed and are required to be repaired, advised to obtain a builder's quote on all assessable areas mentioned.

Most properties will have defects, depending on the age and how well they have been maintained, however the property may still represent good value if the costs to rectify defects are reflected in the purchase price. The final decision concerning value is always left to the purchaser.

Should you require any further information regarding the above items, please do not hesitate to contact our office for further assistance.

External Building Condition Inspection

BALCONY

Overall Condition: ACCEPTABLE



DAMP COURSE AND WEEP HOLES

Overall Condition: ACCEPTABLE

EAVES FASCIA AND BARGE

Overall Condition: ACCEPTABLE

EXTERNAL DOORS

Overall Condition: ACCEPTABLE

EXTERNAL PAINTWORK

Overall Condition: ACCEPTABLE

EXTERNAL ROOF

Overall Condition: ACCEPTABLE

EXTERNAL WALLS

Overall Condition: ACCEPTABLE

EXTERNAL WINDOWS

Overall Condition: ACCEPTABLE

FRONT ENTRY/VERANDA

Overall Condition: ACCEPTABLE

It is recommended to have the shrubs removed from the front of the property to prevent termite entry.



GUTTERS AND DOWNPIPES

Overall Condition: ACCEPTABLE

Evident signs of deterioration were sighted to the downpipes and gutters.

Painting is recommended in order to help prolong the life expectancy of the downpipes and gutters.





INTERNAL ROOF CAVITY

Overall Condition: SAFETY

Evident Foil sighted within the roof space. It is recommended to be removed as this is a fire hazard.



REAR ENTRY

Overall Condition: ACCEPTABLE

REAR PERGOLA AND ENTERTAINMENT AREA

Overall Condition: ACCEPTABLE

Interior Inspection

BATHROOMS AND TOILETS

Overall Condition: ACCEPTABLE

The outside of the walls adjoining the shower recess were tested with a moisture meter, where accessible, as well as floors and found acceptable. (**Note** – If the shower has been unused for some time this is often not informative.)

Evident crack sighted to the ground floor bathroom shower. It is recommended to be fixed.

Evident efflorescence sighted to the tiles in the ground floor bathroom shower area. It is recommended tiles are re-sealed to prevent water leakage and high moisture metre readings.

Evident deterioration sighted to the first floor bathroom vanity cupboard. Maintenance is required to prolong life expectancy.

Important Note: Shower areas are visually checked for leakage but leaks do not generally show except when in actual long term use. We cannot determine whether bathrooms have been in regular use prior to our inspection.

It is important to maintain adequate water proofing in bathroom areas. Minor imperfections can allow water to penetrate walls and floors and cause damage.







BUILT-IN FURNITURE

Overall Condition: ACCEPTABLE

CEILINGS

Overall Condition: ACCEPTABLE

DOORS

Overall Condition: ACCEPTABLE

FLOORS

Overall Condition: ACCEPTABLE

KITCHEN

Overall Condition: ACCEPTABLE



LAUNDRY

Overall Condition: ACCEPTABLE



PAINTWORK

Overall Condition: ACCEPTABLE

STAIRS

Overall Condition: ACCEPTABLE



WALLS

Overall Condition: ACCEPTABLE

WINDOWS

Overall Condition: ACCEPTABLE

Site services Inspection

DRIVEWAY

Overall Condition: ACCEPTABLE

ELECTRICAL AND GAS INSTALLATION

Overall Condition: ACCEPTABLE

This is a limited non expert assessment.



FENCES AND GATES

Overall Condition: ACCEPTABLE

GARAGE/CARPORT

Overall Condition: ACCEPTABLE

Evident rust is sighted to the garage roofing sheets. It is recommended to be painted to prolong its life expectancy.

All downpipes should be connected adequately; currently the garage downpipe is not correctly connected.



GARDEN/RETAINING WALLS
Overall Condition: ACCEPTABLE

HOT WATER SERVICE

Overall Condition: ACCEPTABLE

The over flow pipe should be connected to the water system or at least 1m away from the property.



HOUSEHOLD PESTS

Overall Condition: ACCEPTABLE

You can contact our pest control team on 8677 9904 for further assistance.
(Please note this information is provided to assist the client and is not a building fault).

MAIN FLOOR SLAB

Overall Condition: ACCEPTABLE

The perimeter is not visible and the surface is obscured from view by floor coverings and finishes. A limited assessment was made by observing associated items (for example; Supported brickwork for cracks).

OUTBUILDING AND SHEDS

Overall Condition: ACCEPTABLE

PATHS AND PAVING

Overall Condition: ACCEPTABLE

SEWERS AND DRAINS

Overall Condition: ACCEPTABLE

This is a limited non expert assessment.
All toilets were flushed and all taps were run and the associated drains cleared as expected.

SMOKE DETECTORS AND ALARMS

Overall Condition: ACCEPTABLE



STAIRS AND STEPS

Overall Condition: FAIR

Evident damage sighted on the stair wall.

WATER LINES AND PRESSURE

Overall Condition: ACCEPTABLE

This is a limited non expert assessment.

Sub-floor cavity Inspection

SUB-FLOOR CAVITY

Overall Condition: ACCEPTABLE

Additional Comments and Recommendations

Additional Comments

We are not authorised electrical inspectors. Electrical components and appliances were **NOT** part of this inspection. Testing/checking of any electrical items is outside the scope of this report. It is recommended that a licensed electrician be engaged for further advice on any matters dealing with electrical issues.

We are not authorised plumbing inspectors. Plumbing components and appliances were **NOT** part of this inspection. Testing/checking of any plumbing items is outside the scope of this report. It is recommended that a licensed plumbing be engaged for further advice on any matters dealing with plumbing issues.

Recommendations

FACT: “Did you know 1 out of 5 Australian homes is currently termite affected?” Don’t risk thousands of dollars in repairs.

It is highly recommended that a *Thermal Camera Inspection* be conducted to every home to ensure your home is free from termites.

Feel free to visit our site to read more on our Thermal Camera Inspections:
<http://www.effectiveconsultancy.com.au/building-pest-inspections/thermal-inspections>

Please Call Us Now on (02) 8677 9904 for an obligation free quote for a Thermal Camera Inspection.

Construction Abbreviations

Aluminium Core Dump Course	Aluminium core damp courses provide a very effective membrane. They consist of metal centres coated with bitumen.
Asbestos Cement (AC) Sheeting. Also known as 'fibro'	<p>In NSW the use of asbestos was discontinued in fibro sheets by 1982, in corrugated sheets by 1984.</p> <p>Asbestos fibres have been used for many years as reinforcement for roof and wall sheeting. Its main defects are brittleness with age, a tendency to explode in fires and low insulation values for heat and acoustics. The asbestos cement sheeting may become brittle with age and crack.</p> <p>Asbestos cement has been phased out in Australia because of the great danger of raw asbestos. Existing asbestos cement sheeting presents no known danger to health as the fibres are bound into the material. If cutting or removing asbestos cement sheeting care should be taken to minimise exposure to airborne asbestos fibres. When working with this sheeting you must comply with the Workcover Australia requirements. Removal of asbestos cement sheeting entails a rigorous safety procedure.</p>
Brick Growth	<p>Bricks undergo long-term permanent expansion over time. This expansion continues for the life of the brick, but the majority of the growth occurs early in its life. Most general purpose bricks have a coefficient of expansion in the range of 0.5-1.5mm/m (millimetres per metre) over fifteen years. Designers can use the values of the coefficient of expansion to accommodate for the growth of bricks by the size and spacing of the control joints.</p> <p>"Brick Properties and Bricklaying Practices" (Austral Bricks Pty Ltd)</p>
Brick Veneer	Brick Veneer consists of a timber or steel frame structure having an outer leaf of brickwork as the external cladding. A cavity is formed, usually 40mm wide between the frame and the brickwork, which is fastened to the studs with metal or plastic ties. This type of construction gives an external appearance of an all brick construction.
Concrete Slab Footing	A concrete slab footing is one that covers a whole area on which a building is constructed. The slab is concrete reinforced with steel sitting directly on the foundation material.
Concrete Tiles	Concrete tiles, unlike terracotta tiles, will not fret but will tend to loose their colour and will support fungal growths. Fungal growths may change the colour of the concrete tiles but do not cause any weakness or damage to the tiles.
Conventional Roof	A timber, cut and pitched roof is the traditional way of roof construction. All frameworks is erected on site piece by piece.
Corrugated Steel Roofing	By using corrugated steel sheeting as the roofing material, decking profiles can have quite a low pitch profile. Corrugated steel is highly water resistant when well maintained.
Damp Proof Course (DPC)	<p>DPC is a barrier of impervious material built into a wall or pier to prevent moisture from moving to any part of the building.</p> <p>The DPC is built into base wall brickwork. It bridges brick skins and/or the brick and pier. The DPC is laid into the brick wall approximately two courses (two bricks) below the lowest timber member, typically the bearer.</p> <p>DPC can be of varying materials from natural slate and lead to Polythene sheet. It can also be used as a chemical mixed in the mortar.</p>

Construction Abbreviations

Defects 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.
Defects Minor	Any Defect that is not major.
Fibre Cement Sheeting	Fibre cement products come about as a replacement for the widely used "Asbestos Cement Sheeting" product manufactured by "James Hardie".
Fretting	Erosion of mortar between bricks.
Gypsum Plasterboard	Gypsum plasters are widely used as the core of sheets that are heavily paper covered on both faces and have a very smooth surface. These sheets can be glued or nail fixed to timber or metal framing and can be used to build a fire resistance rating in partitions and walls.
Lichen	A growth often found on terracotta roof tiles. It is a symbiotic organism of algae and fungus. Experts believe it has minor damaging effect on the tiles but may cause problems by diverting water flow over the tiles.
Metal Decking	Metal decking should always be well maintained with a painted surface to avoid rust damage. Paint is not essential to prevent rust but the decking itself is only minimally rust resistant. Metal decking comes in a variety of profiles. The strength of the decking is reliant on the thickness and profile, therefore some of the decking can be walked on but some may buckle under such pressure.
Mortar Bed	The mortar, which holds the ridge capping in place, may crack due to movement in the roof, the usual expansion and contraction, or by branches falling on the roof. It is important that the ridge capping be secured with mortar to avoid possible leaks into the roof space. This is also the joint between bricks.
Mould	Mould is a form of fungal infection, and is initiated by the germination of airborne spores which are ever present in the atmosphere. Two things are necessary for successful germination and subsequent growth of mould and fungus, they are; organic material and moisture. The will not commence with less than 20% moisture content. Generally building timbers should be from 9% to 15% in use.
Pier and Strip Footing	Pier and strip footing construction consists can be of brick, stone piers and walls, or re-enforced concrete strip and mass concrete (no reinforcing) blob footings. The whole structure is supported on these footings, which transfer the load into the foundation.
Pitched Roof	A pitched roof has at least two sloping surfaces meeting at an apex point "ridge". The may be straight gable roofs, hip roofs, hip and valley roofs or a combination of all of these.
Skillion Roof	This is a roof with a single roof plane. It is also called a flat roof and a lean to roof depending on the location of its use or the steepness of its slope (pitch).
Steel Lintels and Arch Bars	A major problem with lintels is that they are exposed on the exterior of a house and, when made of steel, are prone to rust. If this is treated early - by cleaning, priming and painting - you will have few problems. If rust is advanced, the lintel will swell, causing the brickwork to crack and eventually causing considerable damage. Galvanised steel lintels will outlast the primed mild-steel variety. Galvanised steel lintels may last up to 100 years without requiring any maintenance against rust.

Construction Abbreviations

<p>Terracotta Roof Tiles</p>	<p>Terracotta Meaning 'baked earth' in Italian, is a natural clay product that has been used throughout the ages for protection against the elements.</p> <p>The origin of clay roofing tile can be traced independently to two different parts of the world: China, during the Neolithic Age, beginning around 10,000 B.C.; and the Middle East, a short time later. From these regions, the use of clay tile spread throughout Asia and Europe.</p> <p>Terracotta tiles, although brittle, are very permanent in resisting most temperate to hot weather conditions, however they may not be immune to damage from salt spray in coastal areas. Because of the brittleness of these tiles, walking on them should be done with care or avoided completely if possible.</p>
<p>Timber Frame</p>	<p>A timber frame house is clad internally and externally. The timber frame does the entire structural load bearing work, supporting the roof, ceiling and wall cladding.</p>
<p>Truss Roof</p>	<p>A type of roof framing. They are very accurate, designed to stress requirements and are supported only on the outside frames of a house. Trusses give few problems, but in aggressive environments it is worth checking the nail plates for rust. If rust is found, treat it with anti-rust paint. If any of the cords (timber lengths) of a truss breaks or is damaged, the truss will not operate properly and the joint will have to be repaired.</p>
<p>Vinyl Cladding/Siding</p>	<p>Vinyl siding comes in two types: very thin sheets which perform best if attached to an existing backing such as sheet cladding or weatherboards, or thick PVC boards which are a cladding in their own right. Vinyls are colourfast and do not need repainting, but must be securely fixed. The thicker boards can simply be nailed up in the same way as ordinary weatherboards. They may include an insulating backing.</p>
<p>Wet Rot</p>	<p>Wet rot or decay is caused by excessive and continuous periods of dampness that results in decomposition of the fibres. One of the most common areas of the home to suffer from wet rot is the timber structure under the shower or bath recess. This will occur if the water proofing of the bathroom is penetrated. To remedy this, the damaged timbers may need to be replaced and the leaking area will need to be repaired. To prevent wet rot in all areas of the property, sub-floor timbers should be kept dry and external timbers should have paint maintained and the surrounding.</p>

A.1 Terms and Conditions

SERVICE

As requested by the Client, the inspection carried out by the *Building Consultant* (“the Consultant”) was a “Standard Property Inspection Report”.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

ACCEPTANCE CRITERIA The building was 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.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out whenever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth.

5. Australian Standard AS4349.1-2007 *Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings* recognises that a property inspection report is not a warranty against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records. Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

DEFINITIONS

Client means the person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

Building Consultant means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 *Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings*. The consultant must also meet any Government licensing requirement, where applicable.

Building & Site means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

Structure means the loadbearing part of the building, comprising the Primary Elements.

Primary Elements means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

Structural Damage means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) *Structural Cracking and Movement* – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) *Deformation* – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) *Dampness* – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) *Structural Timber Pest Damage* – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

Conditions Conducive to Structural Damage means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Secondary Elements means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as nonloadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Finishing Elements means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

Major Defect means a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect means a defect other than a Major Defect.

Serious Safety Hazard means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Tests means where appropriate the carrying out of tests using the following procedures and instruments:

(a) *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) *Physical Tests* means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

A.2 Accessibility

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior The consultant did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

NOTE. In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report, which is adequately specified.

Building Exterior, Roof Exterior and Site The consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish, etc. Such items may be concealing defects, which may only be revealed when the items are moved or removed.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 400 mm by 500 mm access manhole.

Subfloor Space Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. For further advice consult the person who carried out this report.

A.3 Important Note

Special attention should be given to the Scope, Limitations and Exclusions in this document.

Unless stated otherwise in this Report, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

Importantly, Australian Standard AS4349.1-2007 *Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings* recognises that a standard property report is not a warranty against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, where a shower recess has been water tested for a minimum of ten (10) minutes, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem, may require the monitoring of the building over a period of time.

Consideration should also be given to the inspection and assessment of:

- any individual Minor Defect;
- solving or providing costs for any rectification or repair work;
- the structural design or adequacy of any element of construction;
- the operation of fireplaces and chimneys;
- any services including building, engineering (electronic), fire and smoke detection or mechanical;
- lighting or energy efficiency;
- any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- a review of environmental or health or biological risks such as toxic mould; and
- in the case of strata and company title properties, the inspection of common property areas or strata/company records.

This additional information or advice may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

In addition, this inspection and report does not include the inspection and assessment of items or areas that do not fall within the consultant's expertise. Accordingly, consideration should be given to other specialist inspections and services such as: hydraulics; geotechnics; or building, engineering (electronic), fire and smoke detection or mechanical services.

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

Also, in all parts of mainland Australia, termites are a known problem to timber in service. Therefore, it is recommended that a timber pest inspection and report be carried out in accordance with the Report Systems Australia handbook *Timber Pest Detection Reports*.

Where possible, the records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

This inspection report was produced for the use of the client. The building consultant is not liable for any reliance placed on the report by any third party.

If you have any queries with this report or require further information, please do not hesitate to contact the consultant who carried out the inspection.