



effectivebuilding
& consultancy

Building Defects Inspection Report



[ADDRESS DELETED]

Table of Contents

General Details.....	4
Client Details	4
Subject Property and General Items.....	4
Summary	5
Contact.....	5
Notable Items – Repair Schedule.....	6
Standard Terms.....	6
Acceptable	6
Fair	6
Poor.....	6
Safety	6
The Scope.....	7
Repair Schedule	7
External Building Condition Report.....	8
External Roof:.....	8
Gutters & Downpipes:	8
Eaves Fascia & Barge:.....	8
Internal Roof Cavity:	8
External Walls:	8
External Doors:.....	10
External Windows:	10
External Paintwork:.....	10
Rear Balcony:	11
Rear Entry:	11
Front Entry:	11
Dampcourse and Weep Holes:	11
Site Services	11
Water Lines and Pressure:	11
Hot Water Service:	11
Electrical and Gas Installation:	11
Smoke Detectors:.....	12
The Main Floor Slab:	12
Driveway:	12

Paths and Paving:	12
Stairs and Steps:.....	12
Fences and Gates:	13
Garden/Retaining Walls:.....	13
Sewer and Drains:	13
Swimming Pool:	13
Outbuildings and Sheds3	13
Household Pests.....	13
Interior Inspection	14
Ceilings:	14
Walls:.....	14
Windows:	15
Doors:.....	15
Floors:	15
Stairs:	16
Paintwork Generally:	16
Built In Furniture:	16
Laundry:	17
Kitchen:	18
Bathrooms and Toilets:.....	19
Construction Abbreviations	20



General Details

Client Details

Client Name: **[SAMPLE]**
Client Phone: **[SAMPLE]**
Client email: **[SAMPLE]**

Subject Property and General Items

Subject Property Address: **[SAMPLE]**
Date and time of Inspection: **[SAMPLE]**
Weather Conditions: **The weather was fine at the time of the inspection. There had not been rain in the preceding week.**
Description of Property: **The property is a 1 bedroom unit with an external balcony in a complex of multi units. The dwelling is brand new.**

Accommodation

The occupied property has: 1 Bedroom, Study, Bathroom, Combined Kitchen and Living Area, Laundry.

Inspector for Effective Building & Consultancy

Mr Thanh Cao –Over 7 years in the building industry, Qualifications include Diploma in Building Studies and Construction, Diploma in Quantity Surveying, Property Assessment Surveyor for Department of Housing. Timber Pest Inspector.

Office: 8677 9904

Report Provided by Effective Building and Consultancy

Postal Address PO Box 820 Parramatta NSW 2124	Phone: 02 8677 9904 Fax: 02 8088 4396
Builders Licence No: 211722C	Email service@effectiveconsultancy.com.au
A division of Effective Building & Construction P\L www.effectiveconsultancy.com.au	ABN: 76 115 177 289 ACN: 115 177 289

Summary

We assessed the building condition and we believe it is in an acceptable condition for its age. The building has no major visible defects as to this date.

Minor deficiencies which may prelude predicaments have been reported in the repair schedule. The purchaser needs to contact the local Council to ensure the Building has been approved and inspected as required.

Summary information is supplied to allow a quick and superficial overview of the inspection results. Summary information is NOT the Report and cannot be relied upon on its own.

Summaries must be read in conjunction with the full Report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and the Summary, the information in the Report shall override that in the Summary.

Contact

Please feel free to contact the inspector Mr Thanh who carried out this inspection

Mobile: 0449 977 138

Often it is very difficult to fully explain situations, problems, access difficulties, building faults or 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;

t: 02 8677 9904 | **f:** 02 8088 4396 | **m:** 0449 977 138

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 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 workers' 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

The purpose of this report is to identify major defects or faults in the building for an intending purchaser. In this, a licensed builder can, from a visual inspection, reasonably identify those defects or faults. Only ongoing maintenance items, upgrading, cosmetic works and minor defects or faults that have not been included but maybe mentioned. These items will depend on your requirements and budget.

Repair Schedule

- N/A.

Areas above have been assessed and are required to be repaired, advised to obtain a builders 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 stated, please do not hesitate to contact our office for further assistance.

External Building Condition Report

External Roof:

Overall Condition: N/A.

Limited assessment as the main roof height is in excess of allowable access.

Gutters & Downpipes:

Overall Condition: N/A.

Limited assessment as the main roof height is in excess of allowable access.

Eaves Fascia & Barge:

Overall Condition: N/A.

Internal Roof Cavity:

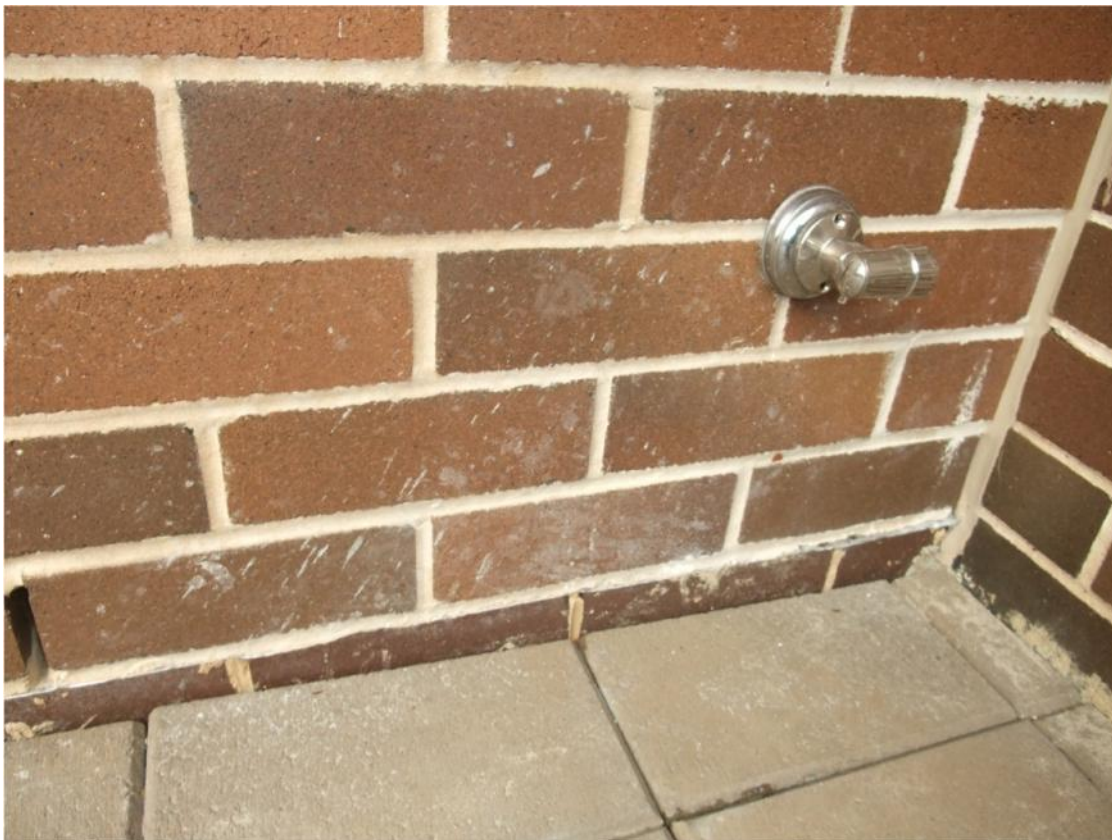
Overall Condition: N/A.

External Walls:

Overall Condition: Acceptable.

Brickwork requires cleaning.

Re-pointing mortars joints.





External Doors:

Overall Condition: Acceptable.

Sliding door track
requires cleaning.



External Windows:

Overall Condition:
Acceptable.

External Paintwork:

Overall Condition: Acceptable.

A section to balcony ceiling is incomplete paint work, requires re-painting.



Rear Balcony:

Overall Condition: Acceptable.

Rear Entry:

Overall Condition: Acceptable.

Front Entry:

Overall Condition: N/A.

Dampcourse and Weep Holes:

Overall Condition: Acceptable.

Dampcourse was sited at random locations around the perimeter and suitable weep holes were observed.

Site Services

Water Lines and Pressure:

Overall Condition: Acceptable.

This is a limited non expert assessment.

Hot Water Service:

Overall Condition: N/A.

Electrical and Gas Installation:

Overall Condition: Acceptable.

This is a limited non expert assessment.



Smoke Detectors:

Overall Condition: Acceptable.



The 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).

Driveway:

Overall Condition: N/A.

Paths and Paving:

Overall Condition: Acceptable.

Stairs and Steps:

Overall Condition: Acceptable.

Fences and Gates:

Overall Condition: Acceptable.



Garden/Retaining Walls:

Overall Condition: N/A.

Sewer and Drains:

Overall Condition: Acceptable.

All toilets were flushed and all taps were run and the associated drains cleared as expected.

Swimming Pool:

Overall Condition: N/A.

Outbuildings and Sheds:

Overall Condition: Acceptable.

Household Pests

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).

Interior Inspection

Ceilings:

Overall Condition: Acceptable.

Walls:

Overall Condition: Fair.
Fine cracks on wall lining under the window in the Bedroom.
Minor scratch marks are located near the bottom of the wall in the Study room.



Windows:

Overall Condition: Acceptable.

Doors:

Overall Condition: Acceptable.

Floors:

Overall Condition: Acceptable.

Floor tiles to needs to be cleaned.

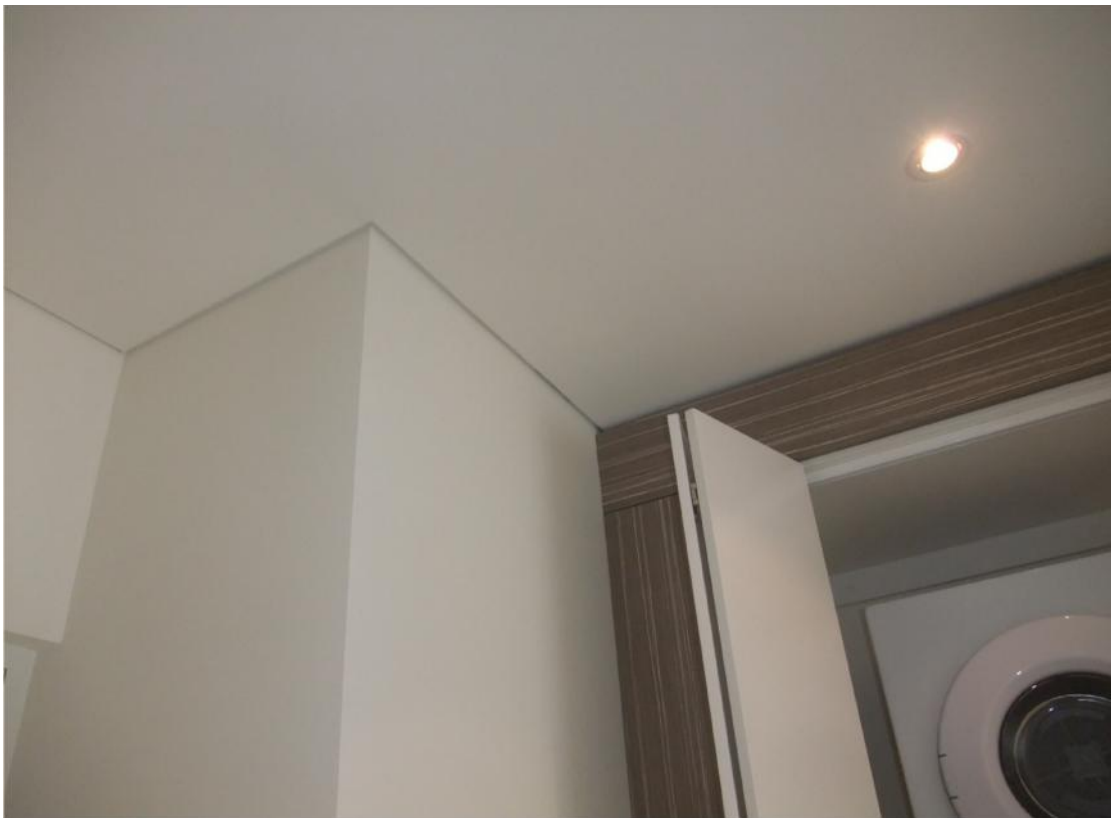


Stairs:

Overall Condition: N/A.

Paintwork Generally:

Overall Condition: Acceptable.
A small section to the ceiling near the Laundry needs re-painting.



Built In Furniture:

Overall Condition: Acceptable.

Laundry:

Overall Condition: Acceptable.

Taps were run and appear to work acceptably.

The tub drained acceptably.



Kitchen:

Overall Condition: Acceptable.

Cupboards Benches and Splashbacks:

Overall Condition: Acceptable.

Sinks and Taps

Overall Condition: Acceptable.

Taps were run and appear to work acceptably.

Note – appliances are not tested.



Bathrooms and Toilets:

Bathroom:

Overall Condition: Acceptable.

Hand basin drained acceptably.

Taps were run and appear to work acceptably.

The toilet was flushed and no noticeable faults occurred.

Shower taps were run and water drained acceptably.

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)



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.

We are not plumbers or electricians. We recommend a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Construction Abbreviations

PLEASE REFER TO THE CONSTRUCTION ABBREVIATIONS & BUILDING INSPECTION AGREEMENT OF THE REPORT

Construction Abbreviations Table

Aluminium Core Dampcourse	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.	In NSW the use of asbestos was discontinued in fibro sheets by 1982, in corrugated sheets by 1984 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. 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.
Brick Growth	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. <i>"Brick Properties and Bricklaying Practices" (Austral Bricks Pty Ltd)</i>
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.
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.
Conventional Roof	A timber, cut and pitched roof is the traditional way of roof construction. All frameworks is erected on site piece by piece.

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.</p> <p>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 at varying materials from natural slate and lead to Polythene sheet. It can also be used as a chemical mixed in the mortar.</p>
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.
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.
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	<p>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.</p> <p>This is also the joint between bricks.</p>
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. They 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". They 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 leanto 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.
Terracotta Roof Tiles	Terracotta Meaning 'baked earth' in Italian, is a natural clay product that has been used throughout the ages for protection against the elements. 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. 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.
Timber Frame	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.
Truss Roof	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.
Vinyl Cladding/Siding	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.
Wet Rot	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.