



GUARANTEED ♦ QUICK ♦ COMPREHENSIVE



Building Report

5 Smith Street, Moruya, NSW

ACT

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BUILDING REPORT

Date: 26th May 2009

Date of Inspection: 26th May 2009

Customer:

John Smith

Site Address:

8 Smith Smith

Smith Town ACT 2600

Details of the Pre-Inspection Agreement

Agreement No: 12345

Date of Agreement: 26th May 2009

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 accordance with Appendix C AS4349.1-2007.

The scope of the inspection:

The inspection & report will be of the building elements as outlined in Appendix C of AS4349.1-2007; if a special purpose inspection has been agreed to as part of this inspection it will be in addition to Appendix C. For strata titled properties the inspection will be in accordance with Appendix B of AS4349.1-2007.

The inspection and report provided is on an exceptions basis as set out in AS4349.1-2007 section 4, clause 4.1. Non-defective items and areas or items and areas performing to the correct standard will not necessarily be reported on.

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.

The inspection & report in accordance with AS4349.1-2007 is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law. It does not include the identification of unauthorised building work or of work not compliant with building regulations. The standard assumes that the existing use of the building will continue.

An estimate of the cost of rectification of defects is outside the scope of the standard and therefore does not form part of this report.

The inspection included the building and the property within 30 metres of the building subject to inspection.

Acceptance criteria:

The building has been 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.

Are there special requirements or conditions requested by the client or client's representative regarding the inspection and report?

No

The following list details the specific requirements or conditions agreed to:

Nil

Were there any changes to the inspection agreement?

No

Date the change was accepted: *N/A*

The changes to the inspection agreement were: *N/A*

Property & Inspection Details

Aspect of Front Elevation: *South Facing*

No of Storeys: *Split Level*

Cladding: *Brick Veneer, Hardiplank & Rendered Brick Veneer*

Roof: *Colorbond*

Floors: *Concrete Slab on Ground*

Garage: *Double Attached*

Carport: *Nil*

Decks: *Nil*

Pergolas: *Covered Metal*

Other Structures: *Nil*

Prevailing Weather Conditions: *Dry*

Time of the Inspection: *10.30am*

Property Furnished: *Yes*

The areas inspected:

The Interior; Roof Void; Exterior; Grounds Fences Garage

The Other Areas Inspected were: Pergola;

Areas not accessible or inspected and the reason why:

Nil

Further inspection of these areas is strongly recommended once access has been obtained.

Note: No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to the visual inspection.

Areas in which the visual inspection was obstructed and the reason why:

The Roof Void to all areas because of the installed ducting; installed insulation; heating unit; installed sarking;

The Garage to the west wall because of stored goods;

The Fences and retaining walls because of the soil;;

Further inspection of these areas is strongly recommended once access has been obtained.

Areas where access should be gained or fully gained

The Roof Void; Garage; Fences/retaining walls;

Other limitations to the Inspection apart from “Access Issues” as noted above, and how does this affect the Inspection:

Nil

No limitations at time of inspection

Details of possible concealment of defects:

No visual sign of apparent concealment observed.

Sample Only

Definitions/Terminology:

The Definitions (Good), (Fair) and (Poor) relate to the inspectors opinion of the overall condition of the building /building element in comparison to the average condition of similar buildings/building elements of approximately the same age.

Good:

Items are of a quality standard; however may have undergone some wear and tear and generally no repairs are required.

Fair:

Items have undergone normal wear and tear. These items may require repairs or maintenance in the future.

Poor:

Items are of a sub-standard finish or inadequate structural condition. These items require immediate repair.

Accessible Area:

An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Inaccessible Area:

An area on the site where sufficient, safe and reasonable access is **not** available to allow inspection within the scope of the inspection.

Major/Significant Defect:

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.

Minor Defect:

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to material and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance.

Safety Hazard:

Any observed item that may constitute a present or imminent serious safety hazard.

Further Investigation Required:

A defect or potential defect identified requiring further investigation by an appropriately qualified expert.

Site:

Allotment of land on which a building stands or is to be erected.

Explanation of codes used within the report

Relevant Specialist	Description
Relevant Specialist	The relevant expert who may be able to provide assistance in relation to repair or replacement of a particular item or area.
Location Code	Description
N - North	An item mentioned in the report is located at the Northern end of a particular elevation or room.
S - South	An item mentioned in the report is located at the Southern end of a particular elevation or room.
E - East	An item mentioned in the report is located at the Eastern end of a particular elevation or room.
W - West	An item mentioned in the report is located at the Western end of a particular elevation or room.
C - Central	An item mentioned in the report is located in the central area of a particular elevation or room.
WH - Whole	An item mentioned in the report relates to the entire elevation or room.

BUILDING REPORT 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.

The Definitions (High), (Typical) and (Low) noted in the summary below relate to the inspectors opinion of the Overall Condition of the Building:

Low:

The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical:

The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

High:

The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

When compared with properties of a similar age this property is generally in:

Good Condition

The incidence of Major Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

Low

The significant major defects for this property are:

Nil

The incidence of Minor Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

Low

The incidence of Safety Hazards in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

Low

The significant safety hazards for this property are:

Exposed reinforcement in return air duct in hallway

The incidence of items requiring further investigation by an appropriately qualified expert in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

Low

The significant items requiring further investigation for this property are:

Nil

IMPORTANT NOTE: Please ensure this summary is read in conjunction with the whole report.

Please feel free to contact the inspector who carried out this inspection. 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 within 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.

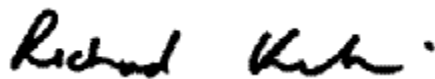
The Inspection and Report was carried out by: *Richard Konarski 4643*

Address: Unit 6, First Floor,
31-37 Townsend Street
Phillip ACT 2606

Dated: *26th May 2009*

SIGNED FOR AND ON BEHALF OF: Property Works

Signature:



Report Detail

External:

Level: 1

Sub Floor West

Comments:

LEAKING WATER PIPE

There is a leak to a join in a water pipe. This leak requires inspection by a Licensed Plumber who can provide advice on the correct method of repair.

Defect Type - E

Repair Priority - High

Location - W

Relevant Specialist - Licensed Plumber

Overall Condition: Good



Carport South

Eaves/Gable

Comments:

MISSING TRIM

Trim is required for the affected area.

Defect Type - F

Repair Priority - Low

Location - WH

Relevant Specialist - Qualified Carpenter/Handyman

Overall Condition: Good

DEFECT TYPE CODE

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REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** - Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** - Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Shed South

Comments:

FRAME NOT SECURED AND WOODROT AFFECTED AT BASE

The frame requires some repairs and resecuring.

Defect Type - D

Repair Priority - Medium

Location - WH

Relevant Specialist - Licensed Builder

Overall Condition: Fair

Affected Frame



Shed West

Downpipe

Comments:

STORM WATER CONNECTION

The downpipe is not connected to the storm water pipe and requires connection to ensure the water tracks away from the building correctly.

Defect Type - F

Repair Priority - Medium

Location - N

Relevant Specialist - Licensed Plumber

Overall Condition: Fair

DEFECT TYPE CODE

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Shed East

Downpipe

Comments:

RUSTED THROUGH

The affected sections of the downpipe require replacement.

Defect Type - A

Repair Priority - High

Location - N

Relevant Specialist - Licensed Plumber

STORM WATER CONNECTION

The downpipe is not connected to the storm water pipe and requires connection to ensure the water tracks away from the building correctly.

Defect Type - F

Repair Priority - Medium

Location - N

Relevant Specialist - Licensed Plumber

Overall Condition: Poor

Sample Only

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Roof (Generally)

Roof (Metal)

Comments:

HOLES TO ROOFING

The affected areas require sealing or replacement of sheeting to help prevent water entry into the roof void.

Defect Type - E

Repair Priority - High

Location - S

Relevant Specialist - Licensed Builder/Licensed Roof Plumber

MISSING SCREWS AND LOOSE SHEETING TO THE SOUTHERN PERGOLA AREA

The roofing requires resealing in the affected areas to help prevent the possibility of leaks or detachment of the sheeting.

Defect Type - B

Repair Priority - High

Location - S

Relevant Specialist - Licensed Builder/Licensed Roof Plumber

RUSTED SHEETING

The affected sheeting is likely to require replacement over time to prevent leaks into the roof void in the future.

Defect Type - D

Repair Priority - High

Location - WH

Relevant Specialist - Licensed Builder/Licensed Roof Plumber

Overall Condition: Fair

DEFECT TYPE CODE

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Carport (Generally)

Driveways

Comments:

MINOR CRACKING TO CONCRETE

This is not a major concern and is quite commonly found; however some repairs may be required in the future.

Defect Type - A

Repair Priority - Low

Location - WH

Relevant Specialist - Licensed Builder/ Qualified Concreter

Overall Condition: Good

Sub Floor (Generally)

Fibro Cement Sheeting

Comments:

ASBESTOS BASED MATERIAL

There are scraps of fibre cement sheeting located in the sub floor area and given the age of the house this material may contain some asbestos content. Asbestos based materials are considered to be hazardous and should be handled and disposed of by a suitably qualified person if any repairs or renovations are to be carried out.

Defect Type - A

Repair Priority - SH, FI

Location - N, S, E, W, C, WH

Relevant Specialist - Licensed Builder - Asbestos Qualified Occupational Hygienist

Overall Condition: Good

Scrap Sheeting



Sub Floor

Comments:

INADEQUATE SUPPORT TO FLOOR FRAME BENEATH A BEARER

DEFECT TYPE CODE

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Additional support is required for the frame in this area. A Licensed Builder should be engaged to assess this area and provide advice on the correct method of repair.

Defect Type - A
Repair Priority - Medium
Location - W
Relevant Specialist - Licensed Builder

SALTING TO SOIL

This salting can be an indication of water seepage occurring in this area on occasions. The area should be monitored in the future for any signs of dampness and if noted a Licensed Builder or Plumber should be engaged to provide advice on repairs to prevent this dampness in the future.

Defect Type - C
Repair Priority - Medium
Location - N
Relevant Specialist - Licensed Builder/ Licensed Plumber

WOODROT TO TIMBERS DUE TO WATER ENTRY AT DECK AREA

The affected timbers require repair or replacement. Further inspection of this area by a Licensed Builder is required to ascertain the full extent of the damage.

Defect Type - D
Repair Priority - High, FI
Location - E
Relevant Specialist - Licensed Builder

Overall Condition: Good

Bearer Requiring Support



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Elevation North

Downpipe

Comments:

MISSING BRACKETS

Brackets are required to ensure the downpipe is held in place correctly.

Defect Type - F

Repair Priority - Low

Location - W

Relevant Specialist - Handyman

Overall Condition: Fair

Gutters

Comments:

RUSTED THROUGH

Replacement of the affected sections of guttering is required.

Defect Type - D

Repair Priority - High

Location - E

Relevant Specialist - Licensed Plumber

Overall Condition: Fair

Rusted Gutter



DEFECT TYPE CODE

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Elevation South

Downpipe

Comments:

MISSING BRACKETS

Brackets are required to ensure the downpipe is held in place correctly.

Defect Type - F

Repair Priority - Low

Location - W

Relevant Specialist - Handyman

Overall Condition: Fair

Pergola

Comments:

INSECURE POST STIRRUPS

The post stirrups are not secured correctly to prevent movement of the structure. The stirrups will require additional securing.

Defect Type - F

Repair Priority - High

Location - WH

Relevant Specialist - Licensed Builder

Overall Condition: Good

Missing Bolts



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Render

Comments:

DRUMMY RENDER

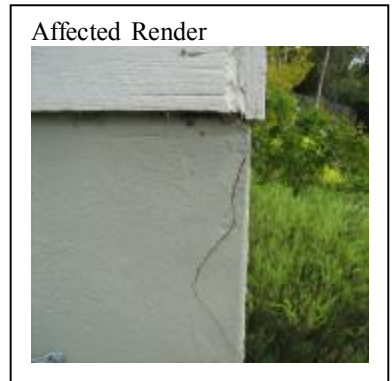
Repairs are required to the affected areas.

Defect Type - D

Repair Priority - Medium

Location - E

Relevant Specialist - Licensed Builder/Qualified Renderer



HAIRLINE CRACKING VISIBLE

The existing cracking is not significant and does not usually pose a structural concern.

Defect Type - A

Repair Priority - Low

Location - E

Relevant Specialist - Structural Engineer

Overall Condition: Good

Elevation East

Meter Box/Switchboard

Comments:

NO RCD'S INSTALLED

There are no residual current devices installed, this is compulsory on all new buildings and for safety purposes is strongly recommended. A Licensed Electrician should be consulted for further advice on upgrading of the electrical circuit.

Defect Type - F

Repair Priority - FI

Location - C

Relevant Specialist - Licensed Electrician

Overall Condition: Fair

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Deck (Timber)

Comments:

SPRING TO DECK

Some additional support is required.

Defect Type - F

Repair Priority - Medium

Location - N, C

Relevant Specialist - Licensed Builder

LOOSE DECKING BOARDS

The loose decking boards require resecuring.

Defect Type - F

Repair Priority - Medium

Location - N, C

Relevant Specialist - Licensed Builder

Overall Condition: Fair

Brickwork

Comments:

5-10MM CRACKING VISIBLE

The existing cracking is significant and may pose a structural concern. Movement or settlement of hidden items such as footings and foundation material may be linked to this cracking. For your peace of mind it is strongly recommended the opinion of a Structural Engineer be sought in regards to the significance of this cracking.

Defect Type - A

Repair Priority - High, FI

Location - C

Relevant Specialist - Structural Engineer

Overall Condition: Poor

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Elevation West

Generally

Comments:

NO SIGNIFICANT DEFECTS NOTED

This area was generally found to be in good condition in comparison to a building of a similar age.

Defect Type - N/A

Repair Priority - N/A

Location - Entire Elevation

Relevant Specialist - None Required

Overall Condition: Good

Sample Only

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Internal:

Level: 1

Entry

Generally

Comments:

NO SIGNIFICANT DEFECTS NOTED

This area was generally found to be in good condition when compared with a building of a similar age.

Defect Type - N/A

Repair Priority - N/A

Location - Entire Room

Relevant Specialist - Not Required

Overall Condition: Good

Hall

Door

Comments:

NOT LATCHING

Adjust the latch to allow for correct closure of the door.

Defect Type - E

Repair Priority - Low

Location - W

Relevant Specialist - Qualified Carpenter/Handyman

Overall Condition: Good

DEFECT TYPE CODE

A - Damage - The building material or item has deteriorated or is broken; **B** - Distortion, Warping, Twisting - The Item is deformed or has shifted from the required position.; **C** - Water penetration, Damp related - Moisture is located in an unplanned or undesirable area; **D** - Material deterioration (rusting, rotting, decay) - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay; **E** - Operational - The item or part does not function as expected; **F** - Installations (including omissions) - An item has been poorly installed, is not suited for this particular purpose or is lacking parts; **BCA** - Building Code of Australia - An item that has not been constructed in accordance with the Building Code of Australia.

REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** - Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** - Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Smoke Alarm

Comments:

SMOKE ALARM INSTALLED

An alarm is installed and appeared to be operating correctly at the time of the inspection.

Defect Type - N/A

Repair Priority - N/A

Location - C

Relevant Specialist - Licensed Electrician

Overall Condition: Good

Dining

Window (Timber)

Comments:

PAINTED SHUT

The window sash requires repair or adjustment to allow for correct operation.

Defect Type - E

Repair Priority - High

Location - S

Relevant Specialist - Qualified Glazier/Qualified Carpenter

Overall Condition: Fair

DEFECT TYPE CODE

A - Damage - The building material or item has deteriorated or is broken; **B** - Distortion, Warping, Twisting - The Item is deformed or has shifted from the required position.; **C** - Water penetration, Damp related - Moisture is located in an unplanned or undesirable area; **D** - Material deterioration (rusting, rotting, decay) - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay; **E** - Operational - The item or part does not function as expected; **F** - Installations (including omissions) - An item has been poorly installed, is not suited for this particular purpose or is lacking parts; **BCA** - Building Code of Australia - An item that has not been constructed in accordance with the Building Code of Australia.

REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** - Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** - Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Main Bedroom

Door

Comments:

NOT LATCHING

Adjust the latch to allow for correct closure of the door.

Defect Type - E

Repair Priority - Low

Location - S

Relevant Specialist - Qualified Carpenter/Handyman

Overall Condition: Good

Bathroom One

Generally

Comments:

NO SIGNIFICANT DEFECTS NOTED

This area was generally found to be in good condition when compared with a building of a similar age.

Defect Type - N/A

Repair Priority - N/A

Location - Entire Room

Relevant Specialist - Not Required

Overall Condition: Good

DEFECT TYPE CODE

A – Damage - The building material or item has deteriorated or is broken; **B** - Distortion, Warping, Twisting - The Item is deformed or has shifted from the required position.; **C** – Water penetration, Damp related - Moisture is located in an unplanned or undesirable area; **D** – Material deterioration (rusting, rotting, decay) - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay; **E** – Operational - The item or part does not function as expected; **F** – Installations (including omissions) - An item has been poorly installed, is not suited for this particular purpose or is lacking parts; **BCA** – Building Code of Australia - An item that has not been constructed in accordance with the Building Code of Australia.

REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** – Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** – Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Kitchen

Generally

Comments:

NO SIGNIFICANT DEFECTS NOTED

This area was generally found to be in good condition when compared with a building of a similar age.

Defect Type - N/A

Repair Priority - N/A

Location - Entire Room

Relevant Specialist - Not Required

Overall Condition: Good

Sample Only

DEFECT TYPE CODE

A - Damage - The building material or item has deteriorated or is broken; **B** - Distortion, Warping, Twisting - The Item is deformed or has shifted from the required position.; **C** - Water penetration, Damp related - Moisture is located in an unplanned or undesirable area; **D** - Material deterioration (rusting, rotting, decay) - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay; **E** - Operational - The item or part does not function as expected; **F** - Installations (including omissions) - An item has been poorly installed, is not suited for this particular purpose or is lacking parts; **BCA** - Building Code of Australia - An item that has not been constructed in accordance with the Building Code of Australia.

REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** - Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** - Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Ceiling Space

Roof Void

Comments:

INSULATION BATTS INSTALLED

Insulation batts are installed to the majority of the ceiling area.

Defect Type - N/A

Repair Priority - N/A

Location - WH

Relevant Specialist - N/A

ROOF LEAKS

There is evidence of leakage with moisture and staining visible. A Licensed Builder should be engaged to further investigate the cause of the moisture and provide advice on the correct method of repair.

Defect Type - C

Repair Priority - High, FI

Location - WH

Relevant Specialist - Licensed Builder

Notes:

A bucket has been placed in this area to collect water.

Overall Condition: Good

Water Staining



DEFECT TYPE CODE

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REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** – Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** – Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Lining (Fibro)

Comments:

ASBESTOS BASED FIBRO LINING

There is damage to this lining and given the age of the house this lining may contain some asbestos content. Asbestos based materials are considered to be hazardous and should be handled and disposed of in a special manner by a suitably qualified person if any repairs or renovations are to be carried out.

Defect Type - A

Repair Priority - SH, FI

Location - W

Relevant Specialist - Licensed Builder - Asbestos Qualified
/Occupational Hygienist

Overall Condition: Fair

Eaves Area

Comments:

THE EAVES ARE NOT ENCLOSED TO THE WESTERN END WHERE THE HOUSE HAS BEEN EXTENDED

This provides an access point for vermin and should be enclosed to prevent this access.

Defect Type - F

Repair Priority - High

Location - W

Relevant Specialist - Licensed Builder

Overall Condition: Fair



DEFECT TYPE CODE

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REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** - Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** - Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Shed

Stored Goods

Comments:

STORED GOODS

This area was unable to be inspected fully due to stored goods.

Defect Type - N/A

Repair Priority - N/A

Location - N, S, E, W, C, WH

Relevant Specialist - N/A

Overall Condition: Unable to fully assess

Wall Plates

Comments:

WALL PLATES

The timbers are woodrot affected to some areas. The affected timbers are likely to require replacement at some stage in the future.

Defect Type - D

Repair Priority - Low

Location - N

Relevant Specialist - Qualified Carpenter/Licensed Builder

Overall Condition: Fair

DEFECT TYPE CODE

A –Damage -The building material or item has deteriorated or is broken; **B** - Distortion, Warping, Twisting - The Item is deformed or has shifted from the required position.; **C** – Water penetration, Damp related - Moisture is located in an unplanned or undesirable area; **D** – Material deterioration (rusting, rotting, decay) -The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay; **E** – Operational - The item or part does not function as expected; **F** – Installations (including omissions) - An item has been poorly installed, is not suited for this particular purpose or is lacking parts; **BCA** – Building Code of Australia - An item that has not been constructed in accordance with the Building Code of Australia.

REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** – Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** – Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Lounge

Door

Comments:

HANDLES NOT FITTED TO INTERNAL DOUBLE DOORS

Install handles to allow for correct operation of the doors.

Defect Type - E

Repair Priority - Low

Location - W

Relevant Specialist - Qualified Carpenter/Handyman

Overall Condition: Good

Lining (Plasterboard)

Comments:

CRACKING TO PLASTER JOINS

This is only an aesthetic issue and repairs can be carried out during repainting at some stage in the future.

Defect Type - B

Repair Priority - Low

Location - N, E

Relevant Specialist - Licensed Builder/Qualified Plasterer

Overall Condition: Good

DEFECT TYPE CODE

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REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** - Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** - Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Family Room

Window (Timber)

Comments:

PAINTED SHUT

The window sash requires repair or adjustment to allow for correct operation.

Defect Type - E

Repair Priority - High

Location - W

Relevant Specialist - Qualified Glazier/Qualified Carpenter

Overall Condition: Fair

Smoke Alarm

Comments:

SMOKE ALARM INSTALLED

An alarm is installed and appeared to be operating correctly at the time of the inspection.

Defect Type - N/A

Repair Priority - N/A

Location - W

Relevant Specialist - Licensed Electrician

Overall Condition: Good

DEFECT TYPE CODE

A - Damage - The building material or item has deteriorated or is broken; **B** - Distortion, Warping, Twisting - The Item is deformed or has shifted from the required position.; **C** - Water penetration, Damp related - Moisture is located in an unplanned or undesirable area; **D** - Material deterioration (rusting, rotting, decay) - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay; **E** - Operational - The item or part does not function as expected; **F** - Installations (including omissions) - An item has been poorly installed, is not suited for this particular purpose or is lacking parts; **BCA** - Building Code of Australia - An item that has not been constructed in accordance with the Building Code of Australia.

REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** - Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** - Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Bedroom Two

Generally

Comments:

NO SIGNIFICANT DEFECTS NOTED

This area was generally found to be in good condition when compared with a building of a similar age.

Defect Type - N/A

Repair Priority - N/A

Location - Entire Room

Relevant Specialist - Not Required

Overall Condition: Good

Bedroom Three

Window (Timber)

Comments:

DIFFICULT TO OPERATE

Adjust window to allow for correct operation.

Defect Type - E

Repair Priority - Medium

Location - W

Relevant Specialist - Qualified Glazier/Handyman

Overall Condition: Fair

DEFECT TYPE CODE

A – Damage - The building material or item has deteriorated or is broken; **B** - Distortion, Warping, Twisting - The Item is deformed or has shifted from the required position.; **C** – Water penetration, Damp related - Moisture is located in an unplanned or undesirable area; **D** – Material deterioration (rusting, rotting, decay) - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay; **E** – Operational - The item or part does not function as expected; **F** – Installations (including omissions) - An item has been poorly installed, is not suited for this particular purpose or is lacking parts; **BCA** – Building Code of Australia - An item that has not been constructed in accordance with the Building Code of Australia.

REPAIR PRIORITY

High - A repair of an urgent nature requiring immediate attention to prevent deterioration of other elements and loss of utility; **Medium** - A repair of a non-urgent nature. Repair of this item will assist in preventing further deterioration and possible loss of utility in the future; **Low** - A repair that can be carried out at some stage in the future during routine maintenance; **SH** – Safety Hazard - An item that may constitute a present or imminent serious safety concern; **FI** – Further Investigation - An item requiring further investigation by an appropriate expert in a specified field.

Stored Goods

Comments:

STORED GOODS

This area was unable to be inspected fully due to stored goods.

Defect Type - N/A

Repair Priority - N/A

Location - WH

Relevant Specialist - N/A

Overall Condition: Unable to fully assess

Laundry

Generally

Comments:

NO SIGNIFICANT DEFECTS NOTED

This area was generally found to be in good condition when compared with a building of a similar age.

Defect Type - N/A

Repair Priority - N/A

Location - Entire Room

Relevant Specialist - Not Required

Overall Condition: Good

DEFECT TYPE CODE

A - Damage - The building material or item has deteriorated or is broken; **B** - Distortion, Warping, Twisting - The Item is deformed or has shifted from the required position.; **C** - Water penetration, Damp related - Moisture is located in an unplanned or undesirable area; **D** - Material deterioration (rusting, rotting, decay) - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay; **E** - Operational - The item or part does not function as expected; **F** - Installations (including omissions) - An item has been poorly installed, is not suited for this particular purpose or is lacking parts; **BCA** - Building Code of Australia - An item that has not been constructed in accordance with the Building Code of Australia.

REPAIR PRIORITY

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Toilet

Door

Comments:

DOOR REQUIRES PAINTING

Paint as required.

Defect Type - F

Repair Priority - Low

Location - W

Relevant Specialist - Qualified Painter

Overall Condition: Good

Sample Only

DEFECT TYPE CODE

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REPAIR PRIORITY

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Important Advice:

Strata and Company Title Properties:

The inspection is limited to the interior and immediate exterior of the particular unit being inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report.

Trees:

Where trees are located close to a house, this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical inspection can determine the foundation material and advise on the best course of action with regards to the trees.

Septic and Water Tanks:

Septic and water tanks do not form part of this inspection and report as specified in AS4349.1-2007. These items are the subject of a Special-Purpose Inspection Report and we strongly recommend a licensed plumber be engaged to carry out these inspections.

Swimming Pools and Spas:

Swimming Pools & Spas do not form part of the inspection and report as specified in AS4349.1-2007. We strongly recommend a pool expert be consulted to examine any pools, spas, associated equipment, fencing and plumbing.

Surface Water Drainage:

The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Foundations:

As our inspection is visual only, we cannot inspect and report on the condition of the foundations. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. This manifests in the building fabric by cracking or causing windows and doors not to operate efficiently, hence to fully assess the sub strata on which the building structure rests a Geo-technical report is required. Alternatively the Local Council may be contacted regarding potential site instability. Local Councils can also advise on local flooding and the adequacy of stormwater reticulation.

Woodrot:

Woodrot is generally the result of timbers absorbing water over a period of time. This generally occurs with hardwoods and “Oregon” timber (Douglas Fir). In the past, these were the commonly used timbers for the construction of most parts of the building. These days, Treated Pine, which is resistant to woodrot is used for outdoor purposes.

Earth Leakage/ Residual Current Detectors:

Earth Leakage Circuit Breakers (ELCB’s) also known as Residual Current Detectors (RCD’s), are compulsory in all new homes and most industrial sites in Australia, their function is to detect a tiny imbalance or accidental current flow returning to the Earth conductor and to rapidly isolate the power in that circuit. The prime purpose of the protection is to prevent and protect against accidental electrocution, where connected equipment may be faulty, cords frayed or wiring insulation compromised. For safety purposes it is highly recommended that old systems be upgraded to the new standards.

Building Regulations:

Current Council and Building Codes may differ to the regulations in place at the time of construction of the inspected buildings. An item quoted as not meeting current regulations is not necessarily considered illegal and may be acceptable given it meets with the old regulations. However items such as low balustrades may pose a safety risk.

Lead Paint:

Older houses are known to contain lead paint. Future renovation work and paint scraping can be hazardous to children and to health. Precautions are recommended. Dust accumulated in roof voids in older industrial suburbs will most likely contain particles of lead. We strongly recommend a qualified expert such as an Industrial Hygienist be engaged to inspect and report on any areas suspected of containing lead paint.

Other Inspections and Reports Recommended:

As a purchaser you may like to consider obtaining the following Inspections and Reports prior to any decision to purchase the Property, so that you can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Inspection Report.

Timber Pest Inspection	Electrical Inspection	Plumbing Inspection
Asbestos Inspection	Mechanical Services	Drainage Inspection
Mould Inspection	Appliances Inspection	Air conditioning Inspection
Alarm/Intercom/Data Systems	Structural (Engineer)	Geotechnical Inspection
Durability of Exposed Surfaces	Hydraulics Inspection	Swimming Pool Inspection
Council Plan Inspection	Hazards Inspection	Fire/Chimney Inspection
Estimating Report	Garage Door Mechanical	Gas fitting Inspection

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information 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.

- 1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or major/significant defects apparent at the time of the inspection. Whether or not a defect is considered major/significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timber CANNOT be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; detection and identification of illegal wiring; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

- 4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.
- 5) **ASBESTOS DISCLAIMER: “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the report. Buildings constructed prior to 1985 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings constructed after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos expert.”
- 6) **MOULD (MILDEW AND NON WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. 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 in the course of the Inspection, Mould happened to be noticed it may be noted in the report. If Mould is noted as present within the property or if you notice Mould 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 Government Health Department or a qualified expert such as an Industrial Hygienist.
- 7) **CONDITIONS :-** This standard property report is conditional upon or conditional in relation to –
- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
 - information provided by the person, the employees or agents of the person requesting the report;
 - the specific areas of ‘expertise’ of the consultant specified in the report;
 - apparent concealment of possible defects; or
 - any other factor limiting the preparation of the report.

- 8) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement

Sample Only

Important Information Regarding Sellers in the Australian Capital Territory

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) Regulation 2004 the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and no reliance may be placed on any report that is more than 180 day old.

(b) Limited Liability to a Purchaser within the Australian Capital Territory only: Within the Australian Capital Territory (ACT) and in accordance with the ACT Civil Law (Sale of Residential Property) Act 2003 and Regulations, a copy of the Report will be attached to the Contract for Sale.

This Report may be attached to the Contract provided that:

- I.** This Report must include: -
 - (a) the Inspection Date; and
 - (b) the date the Report was prepared; and
 - (c) the policy number and expiry date of the professional indemnity insurance policy covering the Inspector who provided the Report.
- II.** The Vendor and the Purchaser are advised that within 7 days after the Inspection Date the following information will be given to the Territory (defined in the Act) for inclusion in a publicly available register: -
 - (a) the fact that this Report has been prepared; and
 - (b) the street address of the property inspected; and
 - (c) the Inspection Date stated in this Report; and
 - (d) the name and contact details of the company, partnership or sole trader that employs the Inspector who prepared the Report; and
 - (e) the name of the Inspector who carried out the inspection.
- III.** As required by Part 2, Section 7 and Clause 5 of the Regulations the circumstances in which reliance may be placed on the report in respect to the state of the property at the time of the inspection are;
 - (a) the inspection was carried out not more than three months prior to the date the property named on the front of the Report was first listed or offered for sale; and
 - (b) the date on which the settlement took place was not more than one hundred and eighty (180) days after the Inspection Date; and
 - (c) the Report is given by the Vendor to the prospective Purchaser prior to Exchange and prior to the expiration of any 'Cooling-off Period' allowed in the Act; and

- (d) the Purchaser completes, signs and dates the “Notice to the Purchaser” before settlement; and
- (e) the Purchaser transmits by fax, post or otherwise delivers the signed “Notice to the Purchaser” to the company, partnership or sole trader at the address shown on the front of the Report not less than four (4) days prior to the date of settlement.

NB. No reliance may be placed on the report for any contract entered into more than 180 days after the date of inspection.

NOTE: a) The provisions of the above ‘Limited Liability to a Purchaser within the Australian Capital Territory only’ clause together with the ‘Notice to the Purchaser’ shall, in all circumstances, form part of the Contract between the Purchaser and the company, partnership or sole trader that employs the Inspector who carried out the Inspection.

b) The Purchaser is advised that this Report reflects the condition of the property existing at the time of the inspection (Inspection Date) and may not reflect the current state.

DISCLAIMER OF LIABILITY: No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

Insurance Policy Details:

Insured: Property Works Pty Ltd

Insurer: Pacific International

Policy Number: AUS-07 5506

Expires: 7th September 2009