

# DORIC PROPERTY INSPECTIONS

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## Confidential Inspection Report 22 Bates Avenue Cronulla NSW

January 23<sup>rd</sup> 2019



Prepared for: Mr R Varney



**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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January 23, 2019

Mr R Varney

RE: 22 Bates Avenue  
Cronulla  
NSW



Dear Mr Varney:

A visual inspection of the above referenced property was conducted and an earnest effort was made on your behalf to discover all visible defects; the following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

The major defects/ repairs required to this building are as follows; tiling defects, incomplete services, carpentry repairs/ completion, missing handrails and possible replacement of the driveway.

**It is recommended that the report be discussed with the consultant after reading; to clarify any areas or defect within the report.**

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Thank you for selecting Doric Property Inspections to do your inspection. If you have any questions regarding the inspection report or the building please do not hesitate to call me.

A handwritten signature in cursive script that reads "Sean O'Connell".

Sincerely, Sean O'Connell

For and on behalf of Doric Property Inspections.

## PROPERTY REPORT DETAILS

### DETAILS OF THE INSPECTION

<i>Commissioned By:</i>	We are acting on your instruction dated: 22nd January 2019
<i>Building Furnished</i>	Yes
<i>Building Tenancy</i>	Unoccupied
<i>Client:</i>	Mr R Varney
<i>Date Of Inspection:</i>	23rd January 2019 time 9am
<i>Property Address:</i>	22 Bates Avenue Cronulla NSW
<i>Note:</i>	<i>If this report is associated with a contract for sale then you should not be relied upon the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.</i>
<i>Inspector:</i>	Sean O'Connell Doric Property Inspections 041-826-8552
<i>Persons At Inspection:</i>	Real Estate Agent.

### DESCRIPTION OF STRUCTURE(S) INSPECTED:

*Building Type:* Duplex

### DETAILS OF THE INSPECTION AGREEMENT:

*Agreement Details:* Date of Agreement: 23rd January 2019

*Special Conditions:* There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:

*Agreement Changes:* There are NO changes to the Inspection Agreement:

### WEATHER & ORIENTATION:

*Weather Condition:* Cloudy/ Dry

*Orientation* For the purpose of identification South East is assumed to be approximately at the main street frontage of the property.

## PROPERTY DESCRIPTION

### BUILDING REPORT

*Report Type:* Visual Pre Purchase Inspection.

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report generally does not include an estimate of the cost for rectification of the Defects. If costs are provided they are an estimate only and have been supplied in addition to that of our standard reporting. The overall condition of the building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

### INSPECTED PROPERTY DESCRIPTION

*External Wall Construction:* Brick veneer.

*Roof Construction:* The roof is of pitched style construction.

*Roof Is Covered With:* Concrete tiles.

*Footings:* The building is constructed on the following footing type/s: Concrete slab.

*Accommodation:* Bedrooms: Five. Bathrooms: Four.

*Estimate Building Age:* The building is newly constructed. The purchaser should check with the local council to ensure that the builder is licensed and has obtained all statutory insurances and that the council has approved and inspected construction of the structure.

Recommend the following information be requested from the building contractor:

- Constructional Final Certificate/Occupation Certificate.

- Engineering certification for detention tanks, structural steel work and non-standard timber beams.
- Council stamped and approved plans, development approval and specifications.
- Manufacturers certification for roof trusses is applicable.
- Survey certificate verifying correct setout of the work including height of building.
- Final certificates of compliance for fire protection systems, gas, electrical and plumbing services.
- Waterproofing guarantees for all wet area waterproofing.
- All warranties/instructions for all fittings, fixtures and appliances.
- Certification of termite protection used in the house and surrounds.

## EXTERNAL AREAS

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we **STRONGLY** recommend access be gained to enable a full inspection of the area.

### DRIVEWAY

*Type & Condition:*

The concrete driveway stands in poor condition with spalling over the stormwater opening. It would be advisable to have this inspected by a structural engineer.



### FENCES & GATES

*Type & Condition:*

The fencing is generally in acceptable condition.

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

### DECK

*Position/Location:*

Front elevation.



*Defects Or Maintenance Items:*

There are no handrails to the decking which should be installed to prevent serious accident/injury or possibly death.

### PATIO

*Position/Location:*

Rear elevation.

*Construction & Condition:*

This area of the house is incomplete; with missing joinery and incomplete pipework. Framework and door hardware is incomplete to the rear door.



## ROOF SYSTEM EXTERNAL

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

### EXTERNAL ROOF

*Roof Style:*

The roof is of pitched construction, due to the height of this building the roof coverings were unable to be inspected. .

### GUTTERS AND DOWNPIPES:

*Gutter & Downpipes Condition:*

The down piping is loose and requires securing to the building.



## ROOMS/AREAS

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

### ENTRY

*Room Location*

Front of building



*Door/S*

The door is scraping on the tiles and requires shortening to prevent damage to the tiles.

*Hard Floor Finishes*

The floor tiles are in good condition with no major defects visible.

*Wall Finishes*

The walls have settlement visible with popping screw heads which will require repairs/ periodic maintenance carrying out.



*Ceiling Finishes*

The ceiling is in good condition with no major defects visible.

*Electrical Services*

The light was tested and was in working order on inspection.

### FAMILY/ KITCHEN/ DINING AREA:

*Room Location*

Lower level rear of house



Door/S

The external doors were tested and were in working order on inspection. It would be advisable to have safety strips applied to all full height glass throughout to prevent accident or possible serious injury.



Hard Floor Finishes

The floor tiles are in good condition with no major defects visible.

Wall Finishes

The walls are in reasonable condition with no major defects visible.

Ceiling Finishes

The ceiling is undulated requiring repairs carrying out.



Electrical Services

The lights and power were tested and were in working order at the time of inspection.

Hot & Cold Water

The hot and cold water was tested and both were running clear and were free of water hammer.

Joinery

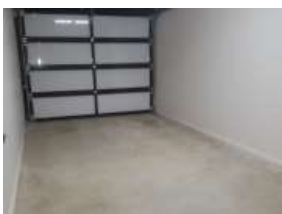
The doors and drawer fronts are out of alignment and will require adjustment by a carpenter/ joiner. The hardware is also incomplete with missing knobs for the doors.



## GARAGE:

Room Location

Left hand side of bedroom one



Door/S

The doors were tested and were in working order however are ill fitting.

Hard Floor Finishes

The concrete flooring has shrinkage cracking visible which is common for this type of building.



Wall And Ceiling Finishes

The walls and ceiling have cracked and unsightly finishes visible which will require repairs carrying out.



**PANTRY:**

Room Location

Front left hand side of kitchen



Door/S

The door was tested and was in working order on inspection.

Hard Floor Finishes

The floor tiles are in reasonable condition with no major defects visible.

Wall Finishes

The walls have unsightly finishes visible, which will require repairs carrying out.

Ceiling Finishes

The ceiling is in reasonable condition with no major defects visible.

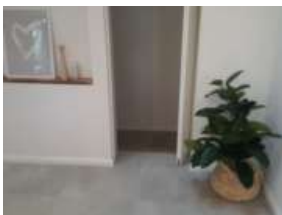
Electrical Services

The light and power were tested and were in working order at the time of inspection.

**STORE ROOM:**

Room Location

Front of kitchen right hand side



Door/S

The door was tested and was in working order however it is ill fitting and the hardware is incomplete.



Hard Floor Finishes

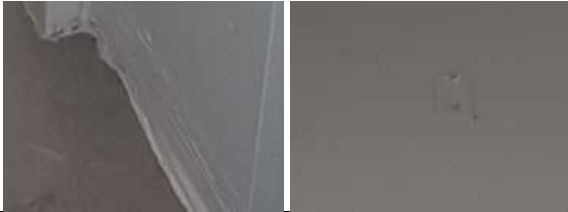
The floor tiles are chipped requiring replacement.





Wall Finishes

The walls have unsightly finishes visible, which will require repairs carrying out.



Ceiling Finishes

The ceiling is in reasonable condition with no major defects visible.

**WALK IN ROBE:**

Room Location

Front right hand side of bedroom one



Hard Floor Finishes

The floor tiles are in good condition with no major defects visible.

Wall Finishes

The walls are in reasonable condition with no major defects visible.

Ceiling Finishes

The ceiling is in good condition with no major defects visible.

Electrical Services

The light was tested and was in working order on inspection.

Joinery

The robe was tested and was in working order and reasonable condition on inspection.

**WALK IN ROBE TWO:**

Room Location

Rear of bedroom four



Door/S

The door was tested and was in working order however the hardware is incomplete.



Soft Floor Finishes

The carpet is in good condition with no defects visible.

Wall Finishes

The walls are in reasonable condition with no major defects visible.

Ceiling Finishes

The ceiling is in good condition with no major defects visible.

Electrical Services

The light was tested and was in working order on inspection.

*Joinery*

The robe was tested and was in working order however is out of level requiring removal and replacement.



**WALK IN ROBE THREE:**

*Room Location*

Rear left hand side of main bedroom



*Soft Floor Finishes*

The carpet is in good condition with no defects visible.

*Wall Finishes*

The walls are in reasonable condition with no major defects visible.

*Ceiling Finishes*

The ceiling is in good condition with no major defects visible.

*Electrical Services*

The lights were tested and were in working order at the time of inspection.

*Joinery*

The robe was tested and was in working order and reasonable condition on inspection.

## BEDROOMS

**BEDROOM ONE:**

*Room Location*

Left hand side of entry



*Door/S*

The door was tested and was in working order on inspection. It would be advisable to have doorstops fitted throughout to prevent damage to the walls and doors/ door hardware.

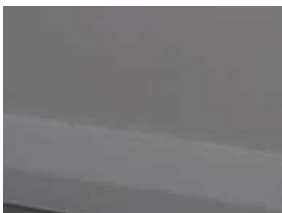


*Hard Floor Finishes*

The floor tiles are in good condition with no major defects visible.

*Wall Finishes*

The walls have unsightly finishes visible, which will require repairs carrying out.



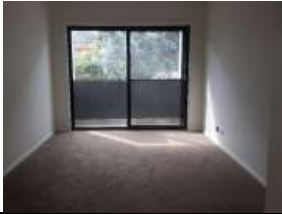
*Ceiling Finishes*  
*Electrical Services*

The ceiling is in good condition with no major defects visible.  
The light and power were tested and were in working order at the time of inspection.

**BEDROOM TWO:**

*Room Location*

Upper level front left hand side of house.



*Door/S*

The doors were tested and were in working order however are ill fitting and the hardware is incomplete.



*Soft Floor Finishes*  
*Wall Finishes*

The carpet is in good condition with no defects visible.  
The walls have unsightly finishes visible requiring repairs carrying out.



*Ceiling Finishes*  
*Electrical Services*  
*Joinery*

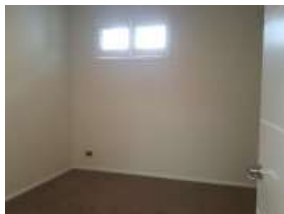
The ceiling is in good condition with no major defects visible.  
The light and power were tested and were in working order at the time of inspection.  
The robe was in working order, however was in poor condition at the time of inspection with painted and damaged doors.



**BEDROOM THREE:**

*Room Location*

Right hand side of bedroom two



*Door/S*

The door was tested and was in working order however it is ill fitting and the hardware is incomplete.



Wall And Ceiling Finishes  
Electrical Services  
Joinery

The walls and ceiling is in reasonable condition with no major defects visible.  
The light and power were tested and were in working order at the time of inspection.  
The robe was tested and was in working order and reasonable condition on inspection.

**BEDROOM FOUR:**

Room Location  
Door/S

Rear right hand side of bedroom three  
The door was tested and was in working order however it is ill fitting and the hardware is incomplete.



Soft Floor Finishes  
Wall Finishes  
Ceiling Finishes  
Electrical Services

The carpet is in good condition with no defects visible.  
The walls are in reasonable condition with no major defects visible.  
The ceiling is in good condition with no major defects visible.  
The ceiling fan, light and power were tested and were in working order at the time of inspection.

**MAIN BEDROOM:**

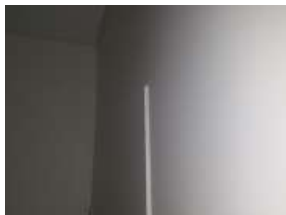
Room Location

Rear of walk in robe two



Door/S

The door was tested and was in working order however it is ill fitting and the hardware is incomplete.



Soft Floor Finishes  
Wall And Ceiling Finishes  
Electrical Services

The carpet is in good condition with no defects visible.  
The walls and ceiling are in good condition with no major defects visible.  
The lights and power were tested and were in working order at the time of inspection.

## WET AREAS

**Important Notes:** Wet areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

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

**BATHROOM ONE:**

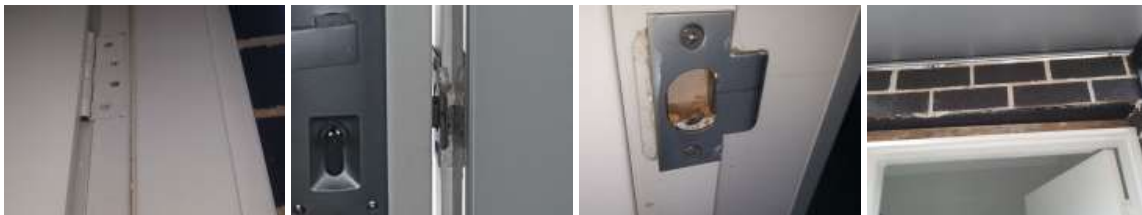
*Room Location*

Rear of entry



*Door/S*

The door was tested and was in working order on inspection. The external door was tested and was in working order however it is ill fitting. The external door was tested and was in working order however the hardware is incomplete (The frame is also incomplete to the top of the door, requiring a fascia/ architrave fitting).



*Floor And Wall Tiles*

The floor and wall tiles are in reasonable condition with no major defects visible.

*Ceiling Finishes*

The ceiling is in good condition with no major defects visible.

*Electrical Services*

The light and power were tested; the power was in working order at the time of inspection, however the light was not working at the time of inspection and the electrical wiring/ services should be inspected by a licensed electrician.

*Hot & Cold Water*

The hot and cold water was tested and both were running clear and were free of water hammer.

*Toilet Condition*

The toilet was tested and was in working order on inspection.

**BATHROOM TWO:**

*Room Location*

Front of en suite two



*Door/S*

The door was tested and was in working order however it is ill fitting and the hardware is incomplete.



Floor And Wall Tiles

The tiles are in poor condition with unsightly grout and loose tiling



Ceiling Finishes

The ceiling is in good condition with no major defects visible.

Electrical Services

The extractor fan, light and power were tested and were in working order at the time of inspection.

Hot & Cold Water

The hot and cold water was tested and both were running clear and were free of water hammer.

Toilet Condition

The toilet was tested and was in working order on inspection.

Shower/Bath Condition

The shower recess was tested and found to be leaking.



## EN SUITE ONE:

Room Location

Left hand side of walk in robe



Door/S

The door was tested and was in working order however the hardware is incomplete.



Floor And Wall Tiles

The floor and wall tiles are in good condition with no defects visible.

*Ceiling Finishes*

The ceiling is in reasonable condition with no major defects visible.

*Electrical Services*

The extractor fan, lights and power were tested and were in working order at the time of inspection.

*Hot & Cold Water*

The hot and cold water was tested and both were running clear and were free of water hammer (the shower head bracket is missing).



*Toilet Condition*

The toilet was tested and was in working order on inspection.

**EN SUITE TWO:**

*Room Location*

Left hand side of walk in robe three



*Door/S*

The door was tested and was in working order however it is ill fitting. The latch is incorrect and needs to be replaced (the hardware is for a sliding door).



*Floor And Wall Tiles*

There is a large amount of grout within the internal corners of the tiles which may be covering up cracked tile joints.



*Wall Tiles*

The wall tiles are cracked requiring maintenance/ replacement.



*Ceiling Finishes*

The ceiling is in good condition with no major defects visible.

*Electrical Services*

The extractor fan, lights and power were tested and were in working order at the time of inspection.

*Hot & Cold Water*

The hot and cold water was tested and both were running clear and were free of water hammer (the spouts to the vanity are out of alignment requiring repairs).



Toilet Condition

The toilet was tested and was in working order on inspection.

## LAUNDRY:

Room Location

Rear left hand side of garage



Door/S

The door was tested and was in working order on inspection.

Hard Floor Finishes

The floor tiles are in good condition with no major defects visible.

Wall Tiles

The wall tiles are in reasonable condition with no major defects visible.

Ceiling Finishes

The ceiling is in reasonable condition with no major defects visible.

Electrical Services

The light and power were tested and were in working order at the time of inspection.

Hot & Cold Water

The hot and cold water was tested and both were running clear and were free of water hammer.

Joinery

The joinery is incomplete and should be inspected by a competent carpenter/ joiner and reinstalled.



## SUB FLOOR AND FOOTINGS

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we STRONGLY recommend that access be gained to all inaccessible areas.

### FOOTINGS

Type & Condition:

The building is constructed on a concrete slab.

Recent Weather Conditions:

The weather of recent times has had periods of wet and dry conditions and this may cause soil on the property to be affected, inturn causing damage to the building. At the time of inspection there was no visual sign of any such damage to the building.



## ROOF SYSTEM INTERNAL

### INSPECTION LIMITATIONS

*Restrictions:*

Builders debris has been left within the roof void covering the ceiling and ceiling members; preventing a full inspection of this area. Full bales of insulation, sheet flooring, sheets of MDF and stored goods has been placed over some ceiling and ceiling timbers, which prevented the inspection of those covered areas and timbers.

Ductwork and insulation is present in the roof cavity; this restricted inspection to the roof and ceiling timbers and removal of insulation or ductwork is not within the scope of a standard visual building inspection report.



A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection inaccessible areas.

### ROOF FRAMING AND STRUCTURE

*Roof Supports - Type And Condition:* The cut and pitched roof timbers appear to provide adequate support what was visible.

### INSULATION & SARKING

*Insulation Status:*

The insulation is out of place and should be re distributed.

## UTILITIES

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

### SERVICES

*Details:*

The evaluation of air-conditioning is not part of a standard pre purchaser building inspection report and is the subject of a special purpose report. We recommend this be carried out by a specialist in air-conditioning installation, maintenance and control. The electrical board was in good condition at the time of inspection. Gas is connected to the premises, however, has not been evaluated and should be inspected by a qualified gas fitter. Rainwater tank overflow The wiring to power points and the air conditioning unit within the roof void is suspect and we recommend all electrical/ data systems be inspected by an appropriately qualified tradesperson.



**WATER LINES & PRESSURE**

*Details:*

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

**HOT WATER SERVICE**

*Type/Condition:*

Gas hot water system: Instantaneous:

*Age Of Unit:*

The hot water service appears to be new.



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

**CONCLUSION**

**The Scope of the Inspection was to cover:** The Building and the property within 30m of the building subject to inspection. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Note: Within the areas inspected some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted. Access should be made available to all areas of the property by the selling agent or vendor at the time of inspection otherwise a surcharge to re inspect inaccessible areas will be issued. **Further Inspection of these areas with access issues is Essential once access has been obtained and Prior to a Decision to Purchase.**

**OTHER INSPECTIONS AND REPORT REQUIREMENTS**

*Recommended Inspections And Reports:* Roofing Inspection. Structural (Engineer). Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection/ Smoke Detector Test/ Installation. Council Plan Inspection.

**It is Strongly Recommended that the above Inspections and Reports be obtained prior to any decision relating to this Property and/or before settlement. Obtaining these reports will better equip the reader to make an informed decision.**

**CONCLUSION AND SUMMARY**

*Major Defects In This Building:*

The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age is considered high.

High:- The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age

*Minor Defects In This Building:* The incidence of Minor Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age is considered typical. There will be areas or items requiring some repairs or maintenance.

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

*Overall Condition:* Therefore the overall condition of the area inspected in the context of its location, type and general expectations of similar works is considered to be below average. The Building works showed significant defects and very poor non-tradesman like work practices.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

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

**This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary 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 anything in this Summary, the information in the Report shall override that in this Summary.**

**TYPES OF DEFECTS:**

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

**Damage** - The building material or item has deteriorated or is not fit for its designed purpose.

**Distortion, Warping, Twisting** - The Item has moved out of shape or moved from its position.

**Water Penetration, Dampness** - Moisture has gained access to unplanned and/or unacceptable areas.

**Material Deterioration** - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

**Operational** - The item or part does not function as expected.

**Installation** - The installation of an item is unacceptable, has failed or is absent.

**RATINGS:**

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

**HIGH (Poor, Below Average)** - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**TYPICAL (Fair, Average)** - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

**LOW (Acceptable, Above Average)** - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building in the context of its age, type and general expectations of similar properties:

**ABOVE AVERAGE** - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.

**AVERAGE** - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance.

**BELOW AVERAGE** - The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**DEFINITIONS:**

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

**Appearance Defect** - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Building element** - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

**Major 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** - A defect other than a major defect.

**Safety Hazard** - Any observed item that may constitute a present or imminent serious safety hazard.

**Serviceability Defect** - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

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

**Structural Defect** - Where in the inspectors opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Note:** Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

**Note:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**Trees:** Where trees are too close to the 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 provide advice on the best course of action with regards to the trees.

**The septic tanks:** Should be inspected by a licensed plumber.

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

**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.

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

**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. REPORT CONTENTS:**

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 significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too 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. VISUAL INSPECTION ONLY:**

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 timbers CANNOT be destructively probed or hit without the written permission of the property owner.

#### **3. COMMENTS IN THIS REPORT:**

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 (*e.g. 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; 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, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

#### 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 **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built 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 removal 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 removal 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 **Additional Comments** section of 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 Industry Hygienist.

#### 7. MAGNESITE FLOORING DISCLAIMER:

No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

#### 8. ESTIMATING DISCLAIMER:

Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs

to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

**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).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:**

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.