

# DORIC PROPERTY INSPECTIONS

Doric Property Inspections Pty. Ltd. ABN: 62 087 966 514  
Building/Pest Reports & Building Consultants  
PO Box 77, Oatley NSW 2223  
Tel: (02) 9579 1244 Fax: (02) 9579 1255

## Confidential Inspection Report 20 Ridge Street Engadine NSW

June 13, 2019



Prepared for: W Carol

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June 13, 2019

Mr W Carol

RE: 20 Ridge Street  
Engadine  
NSW



Dear Mr Carol:

A visual inspection of the above referenced property was conducted and 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.

**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 (the building and timber pest agreements are available on the Doric Property Inspections website). 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.

This building is in poor condition due to poor construction practices (the poor construction practices are most likely due to insufficient supervision and or poor tradespersons), with moisture damage internally, overflowing shower recess, damaged cladding, incomplete carpentry works and severely corroded steelwork, amongst others.

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

#### 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 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 that have been reasonably well maintained.

##### *Overall Condition:*

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is 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.

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.

Sincerely,

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

Sean O'Connell

## PROPERTY REPORT DETAILS

### DETAILS OF THE INSPECTION

<i>Commissioned By:</i>	We are acting on your instruction dated: 12 <sup>th</sup> June 2019
<i>Building Furnished</i>	No
<i>Building Tenancy</i>	Unoccupied
<i>Client:</i>	Mr W Carol
<i>Date Of Inspection:</i>	13/06/2019 9:00 AM time
<i>Property Address:</i>	20 Ridge Street Engadine 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:* Two level Duplex

### DETAILS OF THE INSPECTION AGREEMENT:

<i>Agreement Details:</i>	Date of Agreement: 12th June 2019
<i>Special Conditions:</i>	There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:
<i>Agreement Changes:</i>	There are NO changes to the Inspection Agreement:

### WEATHER & ORIENTATION:

<i>Weather Condition:</i>	Cloudy/ Dry
<i>Orientation</i>	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

<i>External Wall Construction:</i>	A combination of full brick and timber frame.
<i>Roof Construction:</i>	The roof is of skillion style construction.
<i>Roof Is Covered With:</i>	Metal sheeting.
<i>Footings:</i>	The building is constructed on the following footing type/s: Concrete slab.
<i>Accommodation:</i>	Bedrooms: Four. Bathrooms: Two. With separate granny flat.
<i>Estimate Building Age:</i>	The building is new or of recent construction. If the building was completed after 1st July 2002, the Home Warranty Insurance is six (6) years for structural problems and two (2) years for non structural items. These periods are from the date of completion.

The following information should 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.
- Home Building Warranty Insurance with specific reference to building contractor and this project.
- 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.

**Strata:**

The building may be part of an Owners Corporation (Strata Title). The purchaser should ensure that an Owners Corporation inspection is carried out. Only common property areas in the immediate vicinity of the subject property have been inspected. Please note that cost of repairs to common areas can be passed on as levies to owners. Recommend a strata report be commissioned.

**Important Advice: -**

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.

## 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 acceptable condition.



### FENCES & GATES

*Type & Condition:*

The fences are leaning and repairs will be required.

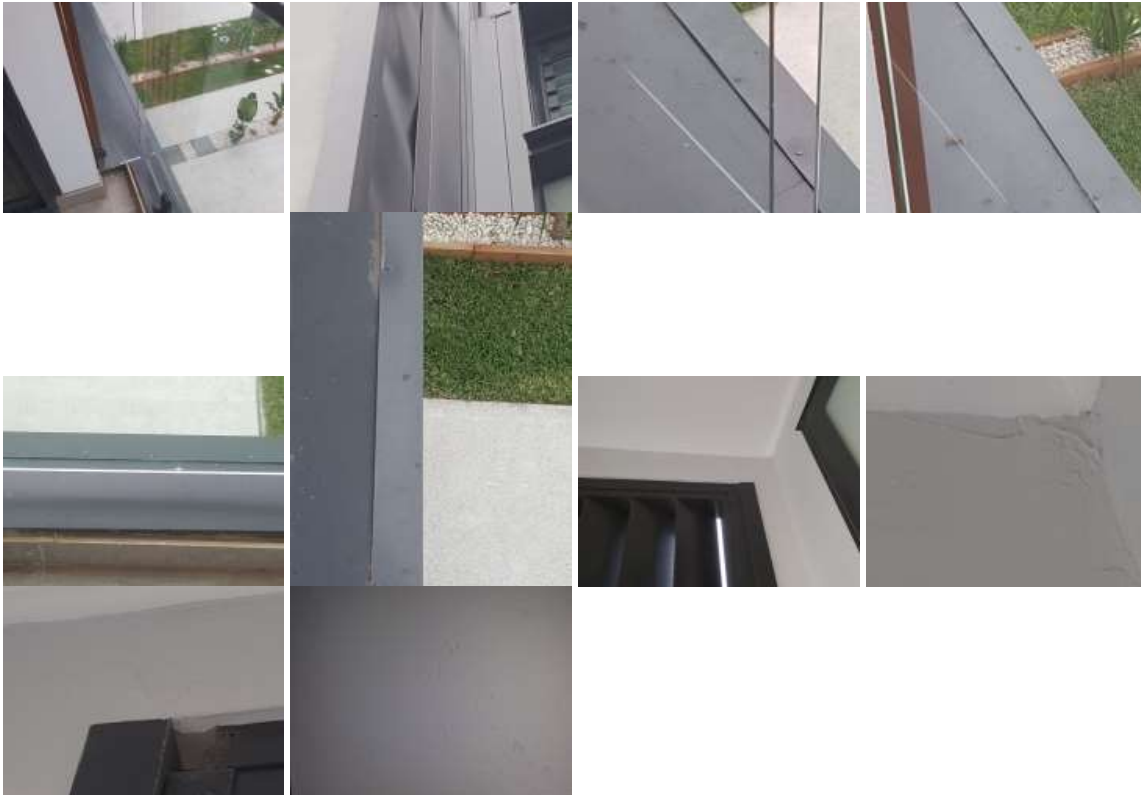


The general adequacy of site drainage is not included in the Visual Building Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, 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.

### EXTERNAL WALLS

*Wall Condition:*

The metal and fibrous cement wall cladding is damaged and inadequately secured requiring the damaged sections removing and replacing/ securing.



**Weepholes And Vents:**

There are not enough weep holes to the base of the brick walls; which should be rectified to allow adequate ventilation and reduce the risk of timber pest attack and moisture damage.



**DAMPCOURSE**

*Type & Condition:*

A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, dampness, rising or otherwise, may become a future problem. Recommend an invasive inspection to determine the status of the dampcourse material.

**WINDOWS:**

*Condition:*

The condition of the windows is generally acceptable.

**DOORS:**

*Condition:*

It would be advisable to have safety strips applied to all full height glass throughout to prevent accident or possible serious injury.

**METALWORK**

*Metalwork Condition:*

Severe rust is present to the external metal framework which will require the damaged sections removing and replacing.



**DECK**

*Construction & Condition:*

The framework appears to be in contact with the ground which will lead to decay and the risk of termite damage going undetected.

**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 skillion construction.

*Roof Flashing - Type Condition:*

And Flashing is damaged and poorly seated and will require rectification to prevent moisture/ water damage internally.



**EAVES, FASCIAS & BARGE BOARDS:**

*Eaves Type & Condition:*

The eaves are incomplete requiring rectification.



**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/ STAIRWELL:**

*Room Location*



*Door/ Frame Maintenance*

The door was tested and was in working order however it is ill fitting. The doors were tested and were in working order however the hardware is incomplete, missing the dust



box to the frame which is typical throughout the house. In addition to the missing hardware, it would be advisable to have door stops installed to prevent further damage to the walls and paintwork.



*Hard Floor Finishes*

The floor tiles are in reasonable condition with the exception of a cracked tile at the entry.



*Wall & Ceiling Finishes*

The walls and ceiling are in good condition with no major defects visible.

*Elec*

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

**GARAGE:**

*Room Location*

Left hand side of entry



*Restrictions*

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not fully gained.

*Door/S*

Inspection within this area was restricted by stored goods.

*Hard Floor Finishes*

The doors were tested and were in working order on inspection.

*Ceiling Finishes*

The concrete flooring is in reasonable condition with no major defects visible.

*Elec*

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

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

**GRANNY FLAT:**

*Room Location*

Rear of building



*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.

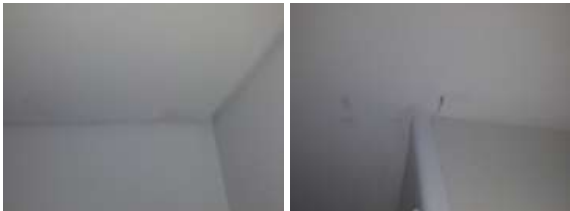
*Walls*

The walls are in fair condition with no major defects visible (there is damaged paint and marks visible, which will be typical to walls and ceilings where the condition is noted as fair).



Ceiling Finishes

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



Elec

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

Hot & Cold Water

The cold water was tested and was running clear at the time of inspection.

Joinery

The robe was tested and was in working order and good condition at the time of inspection.

**KITCHEN/ FAMILY/ DINING AREA:**

Room Location

Rear of laundry



Door/ Frame Maintenance

The doors were tested and were in working order however are ill fitting, clashing with the deck. The hardware is also incomplete.



Hard Floor Finishes

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

Wall & Ceiling Finishes

The walls and ceiling are in good condition with no major defects visible.

Elec

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

Hot & Cold Water

The water to the sink was isolated and unable to be tested.

**LANDING:**

Room Location



Door/S

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

Floor Maintenance

The floating flooring is moisture damaged and requires replacing.



Wall Maintenance

The walls are in poor condition with high moisture readings. The walls to this area also have high moisture readings and moisture damage.



Ceiling Finishes

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

Elec

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

**WALK IN ROBE:**

Room Location

Rear of bedroom one



Soft Floor Finishes

The carpet is in good condition with no defects visible.

Walls

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

Ceiling Maintenance

The ceiling to this area is marked requiring repainting.



Elec

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

Joinery

The robe was tested and was in working order and appeared to be in reasonable condition at the time of inspection.

## BEDROOMS

**BEDROOM ONE:**

Room Location

Upper level front of house



Door/S

The doors were tested and were in working order on inspection.

*Floor Maintenance*

The carpet is marked and may require replacing.



*Walls*

The walls are in fair condition.



*Ceiling Finishes*

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

*Elec*

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

**BEDROOM TWO:**

*Room Location*



*Door/S*

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

*Soft Floor Finishes*

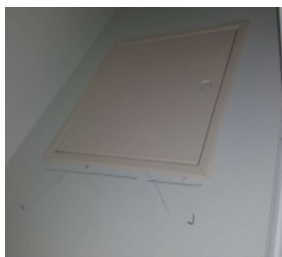
The carpet is in good condition with no defects visible.

*Walls*

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

*Ceiling Finishes*

The ceiling to this area is marked requiring repainting.



*Elec*

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

*Joinery*

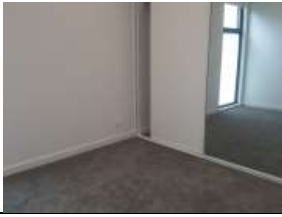
The robe was tested and was in working order and appeared to be in reasonable condition at the time of inspection.



**BEDROOM THREE:**

*Room Location*

Rear of bedroom two



Door/S

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



Soft Floor Finishes  
Walls

The carpet is in good condition with no defects visible.  
The walls are in fair condition.



Ceiling Finishes

The ceiling to this area is marked requiring repainting.



Elec

Joinery

The lights and power were tested and were in working order at the time of inspection.  
The robe was tested and was in working order and good condition at the time of inspection.

**BEDROOM FOUR:**

Room Location

Rear of bathroom three



Door/S

The door was tested and was in working order on inspection. The external door was locked and was unable to be tested.

Soft Floor Finishes

The carpet is in good condition with no defects visible.

Walls

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

Ceiling Finishes

The ceiling appears to have moisture damage visible and is marked requiring repainting.



*Elec*

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:

*Room Location*

Rear left hand side of Granny Flat



*Door/ Frame Maintenance*

The door was tested and was in working order at the time of inspection however requires repairs/ replacement.



*Hard Floor Finishes*

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

*Wall Tile Maintenance*

The grout is missing and the tiles are damaged.



*Ceiling Finishes*

The ceiling is in fair condition.

*Elec*

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 at the time of inspection.

Toilet Condition

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

Shower/Bath Condition

The shower screen appears to be re-claimed or installed by a handyman and should be replaced.



Vanity Unit/ Shaving Cabinet

There is early moisture damage visible to the vanity and care should be taken when cleaning the vanity/ bathroom.



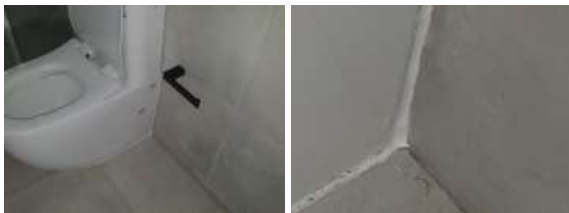
Fittings

The towel rail is loose requiring repairs/ maintenance.



Spare

The silicon work is unsightly requiring removing and replacing.



**BATHROOM THREE:**

Room Location

Rear of bedroom three



Door/S

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

*Floor & Wall Tiles*

The floor and wall tiles are in good condition with the exception of unsightly silicon work within the shower recess.



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*Ceiling Finishes*

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

*Elec*

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 at the time of inspection (the shower head requires cleaning of ceiling paintwork or replacing).



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*Toilet Condition*

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

*Shower/Bath Condition*

The bath was unable to be inspected due to adhesive and debris and needs to be cleaned and reinspected for potential damage/ scratches..



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*Vanity Unit/ Shaving Cabinet*

The drawers are ill fitting requiring adjustment to prevent damage occurring.



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*Fittings*

The towel rails are loose requiring repairs/ maintenance.



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**EN SUITE:**

*Room Location*

Rear left hand side of bedroom two





*Door/ Frame Maintenance*

The door was tested and was in working order however it is ill fitting. The carpentry work to the architraves is poor with unsightly steps to the mitres.



*Floor & Wall Tiles*

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

*Ceiling Finishes*

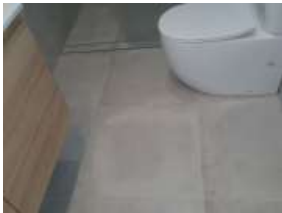
The ceiling is in good condition with no major defects visible.

*Elec*

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 at the time of inspection (with the exception of the vanity which was isolated). The water from the shower was overflowing the floor waste out into the open floor area. Also the shower head is out of plumb requiring removing and realigning (which will most likely require the removal of the ceiling).



*Toilet Condition*

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

**LAUNDRY:**

*Room Location*

Rear of powder room



*Door/S*

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

*Door/ Frame Maintenance*

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



<i>Hard Floor Finishes</i>	The floor tiles are in reasonable condition with no major defects visible.
<i>Wall Tile Maintenance</i>	The wall tiles are drummy possibly requiring maintenance/ replacement.
<i>Ceiling Finishes</i>	The ceiling is in good condition with no major defects visible.
<i>Elec</i>	The lights and power were tested and were in working order at the time of inspection.
<i>Hot &amp; Cold Water</i>	The water to thjs room was isolated and unable to be tested.

**POWDER ROOM:**

*Room Location* Rear of garage



*Door/S* The door was tested and was in working order on inspection.



<i>Door/ Frame Maintenance</i>	The external door was tested and was in working order at the time of inspection however is ill fitting and the hardware is incomplete.
<i>Hard Floor Finishes</i>	The floor tiles are in good condition with no major defects visible.
<i>Wall Tile Maintenance</i>	The wall tiles are drummy possibly requiring maintenance/ replacement.
<i>Ceiling Finishes</i>	The ceiling is in reasonable condition with no major defects visible.
<i>Elec</i>	The light and power were tested and were in working order at the time of inspection.
<i>Hot &amp; Cold Water</i>	The hot and cold water was tested and both were running clear at the time of inspection.
<i>Toilet Condition</i>	The toilet was tested and was in working order on inspection.

**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**

<i>Type &amp; Condition:</i>	The building is constructed on a concrete slab.
<i>Recent Weather Conditions:</i>	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.

## 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. Smoke detectors are fitted however were unable to be tested at the time of inspection and we strongly recommend an electrician or specialist fire safety consultant evaluate further. The wiring is suspect and we recommend all electrical/ data systems be inspected by an appropriately qualified tradesperson.



### WATER LINES & PRESSURE

*Details:*

The water was partially isolated and was unable to be fully tested.

### HOT WATER SERVICE

*Type/Condition:*

Hot water overflow pipe should be diverted away from the external walls or sub floor area of the house. Damp soil around the building may cause swelling and lead to heaving of structure and cracking to walls. Moisture also encourages termites into the area. We strongly recommend the overflow relief valve be connected to a drainage point (which also applies to the A/ C unit).



**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:* And Roofing Inspection. 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 that have been reasonably well maintained 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 that have been reasonably well maintained.

### *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 that have been reasonably well maintained 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 areas inspected in the context of its age, type and general expectations of similar properties is 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.

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.