

BUILDING INSPECTION REPORT

In accordance with AS. 4349.1

SAMPLE

REPORT NUMBER

1 LAKEVIEW STREET, PRETTY VALLEY

INSPECTION ADDRESS

JOHN SMITH

CLIENT'S NAME

02/03/2007 – 8:45 AM

DATE & TIME OF INSPECTION

BUILDING INSPECTOR – Lic 1073709

INSPECTING BUILDER & LICENCE No.

ENQUIRIES

PO Box 118, HELENSVALE Qld 4212

 136 236

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STANDARD PROPERTY INSPECTION REPORT

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

SERVICE REQUESTED As agreed with Client.

- Option 1** A STANDARD INSPECTION REPORT - Tests were carried out (see also Clause A.1).
 Option 2 A SPECIAL-PURPOSE INSPECTION REPORT - Client requirements to be specified (see also Clause A.1).

SPECIAL CONDITIONS OR INSTRUCTIONS:

Yes

No

RESULTS OF INSPECTION

IMPORTANT NOTE: The Client acknowledges that, unless stated otherwise, **the Client as a matter of urgency should implement any recommendation or advice given in this Report.** The Summary is not the Report. The following Report must be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

SUMMARY OF FINDINGS

- 1. ON THE DAY OF INSPECTION THE PROPERTY WAS FOUND TO BE IN AN AVERAGE CONDITION FOR A PROPERTY OF ITS AGE & TYPE. SIGNIFICANT DEFECTS WERE DETECTED TO THE PROPERTY, PLEASE READ THIS SUMMARY IN CONJUNCTION WITH THE BODY OF THE REPORT.**
- 2. STRUCTURAL DEFECTS WERE DETECTED ON THE DAY OF INSPECTION. SEE ITEM 3.1 -STRUCTURAL DAMAGE – IN THE DEFECTS ASSESSMENT FOR FURTHER DETAILS.**
- 3. CONDITIONS CONDUCTIVE TO STRUCTURAL DAMAGE WERE DETECTED ON THE DAY OF INSPECTION. SEE ITEM 3.2 -CONDITIONS CONDUCTIVE TO STRUCTURAL DAMAGE- IN THE DEFECTS ASSESSMENT FOR FURTHER DETAILS.**
- 4. DEFECTS TO THE SECONDARY & FINISHING ELEMENTS OF THE PROPERTY WERE DETECTED ON THE DAY OF INSPECTION. SEE ITEM 3.3 -SIGNIFICANT DEFECTS / SECONDARY & FINISHING ELEMENTS- IN THE DEFECTS ASSESSMENT FOR FURTHER DETAILS.**
- 5. BRICK WEEP HOLES SHOULD ALWAYS BE KEPT CLEAR OF EARTH, CONCRETE AND VEGETATION AS THIS PROVIDES AN ENTRY POINT FOR MOISTURE TO ENTER STRUCTURAL WALL FRAMES AND UNDETECTED TERMITE ENTRY, RECOMMEND 75MM CLEARANCE. REFER TO TIMBER PEST INSPECTION REPORT.**
- 6. RECOMMEND THE INSTALLATION OF A SURFACE DRAINAGE SYSTEM TO AID IN THE REMOVAL OF EXCESS SURFACE WATER AWAY FROM THE BUILDING FOOTINGS / FOUNDATIONS. RECOMMEND SEEKING FURTHER ADVICE FROM A LICENSED & PRACTICING PLUMBER. ALL SURFACE WATER SHOULD BE DIVERTED AWAY FROM HOUSE FOOTINGS / FOUNDATIONS. REFER TO ATTACHED CSIRO INFORMATION SHEET.**

7. **CRACKING WAS DETECTED TO SECTIONS OF CONCRETE PATHWAY'S & OR DRIVEWAY. THIS IS A COMMON ISSUE WITH A LARGE PERCENTAGE OF HOMES AND CAN BE CAUSED BY MANY DIFFERING FACTORS INCLUDING POOR GROUND PREPARATION, INADEQUATE STEEL REINFORCING ETC. REPAIRS ARE NOT CONSIDERED ESSENTIAL, MONITOR FOR FURTHER CHANGES.**

8. **EXTERNAL OF THE HOUSE REQUIRES AN OVERALL MAINTENANCE PROGRAM. STRONGLY RECOMMEND THE IMPLEMENTATION OF AN ONGOING MAINTENANCE PROGRAM FOR THE PROPERTY. REFER TO THE GENERAL MAINTENANCE TIP SHEET ATTACHED TO THIS REPORT.**

9. **THIS REPORT IS LIMITED TO THE AGREED SERVICE REQUESTED. FOR ALL OTHER ASPECTS PERTAINING TO THE PROPERTY YOU WILL REQUIRE CONSULTATION WITH RELEVANT EXPERTS PRIOR TO SETTLEMENT. THESE ASPECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, FIRE AND SEGREGATION, EGRESS, DISABLED ACCESS, PLUMBING, ELECTRICAL, STRUCTURAL DESIGN, LICENSING, TOWN PLANNING, OCCUPATIONAL HEALTH AND SAFETY, REGULATORY COMPLIANCE. NO INSPECTION TO SEPTIC, GREASE TRAPS, PUMP SYSTEMS, TANKS ETC. AS PER AUSTRALIAN STANDARDS.**

10. **RECOMMEND CLIENT OR CLIENTS SOLICITOR MAKE THE NECESSARY ENQUIRIES WITH THE LOCAL COUNCIL INTO THE LEGALITY OF ANY STRUCTURE OR ADDITIONS ON THE PROPERTY. THE BUILDING REPORT SHOULD BE READ IN CONJUNCTION WITH THE TIMBER PEST REPORT. ALL NOTES AND RECOMMENDATIONS BY BUILDING AND PEST REPORTS SHOULD BE ADDRESSED PRIOR TO THE CONTRACT BECOMING BINDING.**

In conclusion, following the inspection of the surface work in the Readily Accessible Areas of the property, the **overall condition of the building on the day of the inspection** in the context of the average condition of a similar building of approximately the same age was considered:

Above Average Condition Average Condition Below Average Condition

1.0 ACCESSIBILITY (See also Clause A.2)

Area/s***NOT** Inspected and/or Area/s* to which **REASONABLE ACCESS** for Inspection was **NOT AVAILABLE** and the reason/s why. These include Area/s* in which Visual Inspection was **Obstructed or Restricted**: (See also Clause A.2)

- Roof void because **VISUAL INSPECTION TO SOME TIMBERS IN THE ROOF VOID WERE OBSTRUCTED DUE TO THE DESIGN OF THE ROOF.**
- Wall exterior because **VEGETATION.**
- Interior because **FLOOR COVERINGS, FURNITURE AND STORED GOODS.**
- Garage because **VISUAL INSPECTION LIMITED DUE TO STORAGE.**
- Fences because **VEGETATION & FOLIAGE.**

2.0 GENERAL

2.1 Brief description of the building and other structures on the property:

- Type:** Domestic Commercial Apartment/Unit/Flat
 Townhouse Other
- Height:** Single Storey Two Storey Split Level Multistorey
 Highset Other
- Building:** Brick Veneer Cavity Brick Concrete Block Stone
 Weather-board Stucco Plastic Vinyl Aluminium Cladding
 Metal Sheeting Other **RENDERED FINISH.**
- Piers:** Brick Concrete Timber Stone
 Steel Other
- Floor:** Concrete Slab Timber with Concrete Areas Timber
 Chipboard Ply Timber with Hardboard Areas
- Roof:** Tile Metal Iron Aluminium
 FC Sheeting Other

- 2.2 Was the property furnished at the time of inspection? Yes No
- 2.3 Weather on day of inspection? Fine Raining
- 2.4 Were Smoke Detectors fitted on the day of inspection? Yes No
- 2.5 Was a safety switch installed? Yes No
Note: Only a licenced and practicing Electrical Contractor can verify the adequacy of the installation as a visual inspection can not assess this.
- 2.6 Was the inspection limited to assessing the interior and immediate exterior of a particular unit? Yes No

Note. NO INSPECTION TO COMMON PROPERTY AS PER AUSTRALIAN STANDARDS. MATTERS IN RELATION TO COMMON PROPERTY REQUIRE FURTHER INVESTIGATION THROUGH BODY CORPORATE. STRONGLY RECOMMEND CLIENTS SOLICITOR MAKE THE NECESSARY ENQUIRIES RELATING TO THE TYPE OF BODY CORPORATE TITLE WHICH PERTAINS TO THIS PROPERTY AS THIS WILL HAVE A BEARING ON REPAIRS/ MAINTENANCE RESPONSIBILITIES, BEFORE CONTRACT BECOMING BINDING

3.0 DEFECT ASSESSMENT

3.1 Structural Damage (See also Clause A.3)

Was evidence of any significant impairment to the integrity of the whole or part of the building structure observed, or revealed and/or confirmed under test conditions?

- Structural Cracking and Movement: **YES - SEE COMMENTS BELOW AND CLAUSE A.3**

Details (*for example*) the location and any recommendations for further expert advice e.g. from a licenced specialist contractor:

- 1. CRACKING / MOVEMENT WAS DETECTED TO BRICKWORK / MASONRY WALLS TO THE REAR & RIGHT HAND SIDES. DUE TO THE SIZE OF THIS CRACKING / MOVEMENT, THE ISSUE REQUIRES A LICENSED AND SUITABLY EXPERIENCED STRUCTURAL ENGINEER TO FURTHER INVESTIGATE THIS MATTER. PLEASE READ THE ATTACHED INFORMATION FROM CSIRO THAT CLASSIFIES THESE CRACKS / MOVEMENT AS CATEGORY 3 & 4.**
- 2. THE ABOVE RECOMMENDATION(S) SHOULD BE IMPLEMENTED AS A MATTER OF IMPORTANCE**

3.2 Conditions Conducive to Structural Damage (See also Clause A.3)

Was evidence of building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage observed, or revealed and/or confirmed under test conditions?

- Defective Plumbing / Drainage: **YES - SEE COMMENTS BELOW AND CLAUSE A.3**
- Roof Plumbing and Flashings: **YES - SEE COMMENTS BELOW AND CLAUSE A.3**
- Tree Roots: **YES - SEE COMMENTS BELOW AND CLAUSE A.3**
- Other: **YES - SEE COMMENTS BELOW AND CLAUSE A.3**

Details (*for example*) the location and any recommendations for further expert advice e.g. from a licenced specialist contractor:

- 1. EVIDENCE OF DAMPNESS / PONDING WATER TO REAR & RIGHT HAND SIDES. ALL SURFACE WATER SHOULD BE DIVERTED AWAY FROM HOUSE FOOTINGS / FOUNDATIONS. REFER TO ATTACHED CSIRO INFORMATION SHEET.**
- 2. RECOMMEND A SUITABLY LICENSED AND PRACTICING PLUMBER TO FURTHER INVESTIGATE THE MOST APPROPRIATE METHOD OF RECTIFICATION AND PROBABLE COSTS OF RECTIFICATION WORKS.**
- 3. STRONGLY RECOMMEND REFIXING LOOSE / BROKEN TILE PIECES TO THE ROOF VALLEY GUTTER AREA. THIS SHOULD BE REPAIRED AS A MATTER OF URGENCY AS WATER PENETRATION INTO THE ROOF VOID CAN CAUSE DAMAGE TO THE ROOF FRAMEWORK AND INTERNAL CEILING LINING. RECOMMEND SEEKING FURTHER ADVICE FROM A LICENSED & PRACTICING ROOF TILER.**
- 4. MATURE TREES LOCATED IN CLOSE PROXIMITY TO THE BUILDING. HAVING TREES CLOSE TO THE BUILDING CAN LEAD TO PROBLEMS SUCH AS LEAVES BLOCKING GUTTERS AND DOWNPIPES, TREES FALLING ONTO THE HOUSE, AND TREE ROOTS UNDERMINING THE BUILDING FOOTINGS & PLUMBING SERVICES. RECOMMEND ENGAGING A SUITABLE QUALIFIED AND EXPERIENCED ARBORIST (TREE SPECIALIST) TO ADVISE ON THE MOST APPROPRIATE METHOD OF RECTIFICATION AND ASSOCIATED COSTS OF RECTIFICATION.**
- 5. RECOMMEND TO DIVERT HOT WATER SYSTEM / AIR CONDITIONER OVERFLOW AWAY FROM BUILDING FOUNDATIONS. REFER TO TIMBER PEST REPORT.**
- 6. THE ABOVE RECOMMENDATION(S) SHOULD BE IMPLEMENTED AS A MATTER OF IMPORTANCE**

3.3 Defects in the Condition of the Secondary and Finishing Elements of the Construction (See also Clause A.3)

Was evidence of any Defect (i.e. a matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification) in the general condition of Secondary Elements and Finishing Elements observed, or revealed an/or confirmed under test conditions?

Yes No

Details (*for example*) the location and any recommendations for further expert advice e.g. from a licenced specialist contractor:

1. **DRUMMY TILE SECTIONS TO LOUNGE & HALLWAY, THIS MAY BE THE RESULT OF POOR GLUE COVERAGE OR SEPARATION OF THE TILE FROM THE CEMENT BED. EXTENSIVE EVIDENCE OF CRACKING AND LIFTING OF TILES WAS DETECTED AND REPAIRS ARE RECOMMENDED. RECOMMEND SEEKING FURTHER ADVICE FROM A LICENSED & PRACTICING WALL & FLOOR TILER.**
2. **POPPING NAILS TO FIXING POINTS IN CEILING LININGS WERE DETECTED. MOVEMENT CRACKING DETECTED TO CEILING SHEETING IN HALLWAY. RECOMMEND TO INSTALL EXPANSION JOINT. REFIXING, PATCHING & PAINTING WILL IMPROVE DEFECT NOTED. RECOMMEND SEEKING FURTHER ADVICE FROM A LICENSED & PRACTICING PLASTERER / GYROCKER.**
3. **FRONT / ENTRY DOOR IS BINDING ON TOP / SIDE JAMB AND REQUIRES EASING. EXTERNAL FACE OF DOOR IS DELAMINATING / LIFTING OFF. REPAIRS REQUIRED, RECOMMEND SEEKING FURTHER ADVICE FROM A LICENSED & PRACTICING CARPENTER.**
4. **ALUMINIUM SLIDING DOOR ROLLERS (THROUGHOUT) REQUIRE MAINTENANCE, HEAVY TO SLIDE. REFER TO GENERAL MAINTENANCE TIP SHEET.**
5. **TIMBER DECKING REQUIRES GENERAL MAINTANENCE / REPAIRS. LOOSE BOARDS REQUIRE REFIXING AND RAISED NAIL HEADS REQUIRE PUNCHING BELOW THE SURFACE. TIMBER TREATMENT RECOMMENDED TO PREVENT DECAY. RECOMMEND SEEKING FURTHER ADVICE FROM A LICENSED & PRACTICING CARPENTER.**

In conclusion, following the inspection of the surface work in the Readily Accessible Areas of the property, the **overall condition of the building on the day of the inspection** in the context of the average condition of a similar building of approximately the same age was considered:

Above Average Condition Average Condition Below Average Condition

For further important information including advice on the implementation of a preventative maintenance programme see: (Clause A.3 "Important Note").

3.4 Undetected Structural Damage Risk Assessment

However, due to the level of accessibility for inspection including the presence of obstructions, **the overall degree of risk of undetected Structural Damage and Conditions Conducive to Structural Damage** was considered:

- Low
- Moderate (*See recommendation below*)
- Moderate – High (*See recommendation below*)
- High (*See recommendation below*)

RECOMMENDATION: Where the risk is considered "Moderate" or "Moderate-High" or "High", a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Further Comments: (SEE PAGE 2 – ACCESSIBILITY FOR DETAILS).

4.0 LIST ANY ANNEXURES TO THIS REPORT

Where applicable, include for example, photographs and any support documentation.

(See Annexure 1 – General maintenance tip sheet)

(See Annexure 2 – New Smoke Alarm Laws – The Facts)

(See Annexure 3 – Asbestos & lead Paint Information Sheet)

5.0 CERTIFICATION

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in Clause A.1 of this Report, and in strict accordance with the current edition of the Report Systems Australia (RSA) Handbook *Standard Property Inspection Reports – Residential Buildings* ‘Uniform Inspection Guidelines for Building Consultants’.

COMPANY NAME: ***QUEENSLAND BUILDING & PEST REPORTS***

NAME OF CONSULTANT:

STREET ADDRESS: ***P O BOX 118***

SUBURB: ***HELENSVALE PLAZA QLD***

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AUTHORISED

SIGNATORY: ***DON JURY***

DATE OF ISSUE: ***05/03/2007***

A.1 TERMS AND CONDITIONS

SCOPE

Unless specified in writing, this Standard Property Inspection Report (“the Report”) deals only with the detection, or non-detection of *Structural Damage, Conditions Conducive to Structural Damage* and any *Significant Defect* in the general condition of *Secondary Elements* and *Finishing Elements* discernible at the time of inspection. All other reports are Special-Purpose Inspection Reports.

As requested by the *Client*, the inspection assessment was based solely on the following inspection carried out by a *Building Consultant* (“the Consultant”) of the *Readily Accessible Areas* of the property specified in this report:

- Option 1** A visual examination of surface work (but excluding furniture and stored items), and the carrying out of *Tests* (see Limitation No 1 below).
- Option 2** An inspection report, which may include Option 1 as well as the particular requirements of the Client, which are specified and attached to this document, where applicable.

NOTE. If the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report which is adequately specified.

If the Client has any doubt about the Scope of this Report please discuss your concerns with the Consultant on receipt of the Report.

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

LIMITATIONS

The Client acknowledges:

1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant’s direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth.
5. Australian Standard *Inspection of Buildings. Part 1: Property Inspections – Residential Buildings* recognises that a standard property inspection report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

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

- (i) any ‘minor fault or defect’, i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (viii) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (ix) a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
- (x) a review of environmental or health or biological risks such as toxic mould;
- (xi) whether the building complies with the provision of any building act, code regulation(s) or by-laws; and
- (xii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

DEFINITIONS

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

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

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

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

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

- (a) *Structural Cracking and Movement* – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) *Deformation* – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) *Dampness* – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) *Structural Timber Pest Damage* – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

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

Significant Defect means a matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification.

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

Building Consultant means a person, business or company who is qualified and experienced to undertake a Standard Property Inspection Report in accordance with Australian Standard AS 4349. "Inspection of Buildings. Part 1: Property Inspections – Residential Buildings". The consultant must also meet any Government licensing requirement, where applicable.

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

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

- (a) *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using an electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) *Physical Tests* means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

A.2 ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the property.

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

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

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

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

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 450 mm by 400 mm access manhole.

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

A.3 IMPORTANT NOTE

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

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

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

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

This inspection and report only deals with the detection, or non-detection of structural damage, conditions conducive to structural damage and any significant defect in the general condition of secondary elements and finishing elements discernible at the time of inspection.

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

- any 'minor fault or defect', i.e. a matter in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification.
- solving or providing costs for any rectification or repair work.
- the structural design or adequacy of any element of construction.
- the operation of fireplaces and chimneys.
- any services including building, engineering (electronic), fire and smoke detection or mechanical.
- any swimming pools and associated pool equipment or spa baths and spa equipment or the like.
- any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems.
- a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing.
- a review of environmental or health or biological risks such as toxic mould.

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

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

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

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

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

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

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

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

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

GENERAL MAINTENANCE TIP SHEET

- (1) Check and clear roof & gutters and silicone joins. If not regularly cleaned timber rot and water damage can occur to fascia and soffits.
 - (2) Check silicone sealants to roof flashings – ultraviolet rays of the sun will breakdown these (if unprotected) in a few years. Tile roofs that do not have sarking underneath are prone to leaking in heavy rain and all minor cracks to roof tiles should be sealed and all pointing to capping tiles regularly maintained with silicone to prevent any leakage and water damage to internal ceilings.
 - (3) Adjust and lubricate sliders (doors & windows) – silicone (non-oily).
 - (4) Check sealants and grouts to all decks & balconies and “wet areas”. Upper level patio floors which are not waterproofed may leak onto lower levels. Tiled shower cubicles are likely to LEAK if not sealed at floor levels!! Tile glues can “crystallise” in a few years if incorrectly applied. Timber rot and decay can be concealed behind showers and other wet areas.
 - (5) Treat all exposed timbers – 50% raw linseed oil + 50% turps. Tops of open decks, floor joists and tops of open pergolas – moisture will cause timber to decay (dry & wet rot).
 - (6) Check moisture around timber and steel stumps/supports and posts – moisture causes decay and rust and can attract termites.
 - (7) Avoid having timbers, posts, stairs, cladding etc in direct contact with the ground. This will help reduce the risk of termites and timber rot. Oregon timbers are highly prone to timber rot and should not be used externally for pergolas, hand rails, external floor joists and beams, etc. When freshly painted timber rot can be hard to detect through visual inspection.
 - (8) All windows and glass to home should be brought in accordance with Australian Standards. AS2047 & AS1288.
 - (9) Drain all surface water away from house (refer to CSIRO info sheet 10-91 attached) – 600mm wide paving around house is recommended. Water will swell ground clays and cause movement to foundations and crack brick and block walls. Recommend diverting all downpipes to curb where possible. Internal retaining walls can leak in heavy rain.
 - (10) Any patched or repaired cracking past or present to brickwork or sheeting may require further investigation and should be monitored in the future.
 - (11) For safety reasons, handrails and balustrading higher than 1 meter above the finished ground level (FGL) should be brought into accordance with current building codes and regulations.
 - (12) Keep trees and gardens away from foundations of house. Keep weep holes in brickwork clear at all times. Covered weep holes can lead to rising damp and termite infestation.
 - (13) Older homes should be checked for lead based paint and should have all lead based paint removed by a professional painter due to safety concerns.
 - (14) Recommend installation or renewal of termite treatment and/or an annual pest inspection and report.
 - (15) All gas fittings and storage cylinders should be checked by a licensed installer for safe operation and operation of all fixtures.
- This inspection is based on “visible and accessible” areas only on the day of inspection. It is recommended that access be gained to all areas due to possible concealment of faults. An opinion on the shrinkage and swelling of reactive soils to dry and wet conditions affecting foundations and any subsequent movement of “inaccessible areas” cannot be given. The Building Inspector will not be held responsible for deliberate concealment of defects.
 - This inspection has been carried out to the local building code of the day of construction. This does not mean that the improvements meet today’s local Building Codes. Any safety issues with this property raised or not in the report are the responsibility of the client/recipient of this report to rectify.