



BUILDING INSPECTION REPORT

Report Commissioned By:

Mr & Mrs McNally
PO Box 355
Helensvale Qld 4212

Property Address:

100 Nowhere Street
PARADISE QLD 0000

Report Reference:

11065

HEAD OFFICE
PO Box 355 HELENSVALE QLD 4212 Phone: 1300 467 739
inspex@bigpond.net.au
www.inspex.net.au

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VISUAL BUILDING INSPECTION REPORT

Important Information:

1.0

The following forms an integral part of the report and MUST be read in conjunction with the entire report.

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

This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.

Part 1: Pre Purchase Inspections - Residential Buildings

If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.

If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Special Requirements: It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Inspection Agreement: It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. **The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.** Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that appropriately qualified contractors check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

CLIENT & SITE INFORMATION

Client & Site Information.

2.1 Commissioned by:

Mr & Mrs McNally
PO Box 355
Helensvale Qld 4212.

2.2 Job Number:

11065.

2.3 Date of Inspection:

14th November 2012.

2.4 Inspection Address:

100 Nowhere Street
PARADISE QLD 0000.

2.5 Agreement number:

11065.

2.6 Agreement date:

14th November 2012.

2.7 Inspector' s Details:

Simon McNally
Mobile: 0408 746 661
Inspex Building & Pest Consultants Pty Ltd
ABN: 23 128 438 782
QBSA: 1143687.

Service Request.

2.8 Description of service requested:

Standard Building Inspection Report to AS 4349.1-2007 with Thermal Imaging Camera.

2.9 Purpose of 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 does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

2.10 Special inspection requirements

No.

Note: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of the initial inspection. A re-inspection after this time is essential.

Orientation.

2.11 To establish the way in which the property was viewed:

Facade of the building faces the street.

Weather Conditions.

2.12 Weather conditions on day and at the time of inspection:

Fine.

PROPERTY DESCRIPTION

Property Description.

3.1 Building type:

Highset House.

3.2 External walls:

Fibrous Cement Sheeting.

3.3 Attached structures:

A garage is attached to the dwelling.
A pergola is attached to the dwelling.
A verandah is attached to the dwelling.

3.4 Detached structures:

A pergola is detached from the dwelling.

3.5 Foundations:

Building is constructed on a timber posts with timber floor and bearer/joist .

3.6 Roof Covering:

Sheet Metal.

3.7 Estimate Building Age:

The property was built in 1980's.
Buildings built prior to 1982 may have wall/ceiling/roof sheeting and other building products that contains asbestos. Sheeting should be fully sealed and maintained and if concerned or asbestos present within the property then it is recommended that you seek advice from a qualified asbestos expert. 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.

Important Note: This is only a general overview of the property and must not be relied upon on its own. You MUST read the report in its entirety.

The purpose of this inspection is to provide advice to the client regarding the overall condition of the property at the time of the inspection under normal lighting. The inspection is a visual assessment only of the property to identify major defects and omissions to form an opinion regarding the condition of the property at the time of inspection. Any summary within this report regardless of its placement in the report is supplied to allow a quick overview of the inspection results. These summary items are NOT the report and cannot be relied upon on their own. Any summary MUST be read in conjunction with the entire report and not in isolation from the report. If there should be any discrepancy between anything in the report and anything in a summary, the information in the report shall override that of the summary. In any event, should any aspect of this report not be fully understood, you should contact the inspector BEFORE relying on this report.

Occupancy & Furnished Status.

3.8 Was property occupied and furnished at time of inspection?

Yes, the property was occupied and fully furnished at time of inspection. It must be understood that furnishings and stored goods may be concealing evidence of timber pest activity, damage and/or defects. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case. We also encourage you to attend the presettlement inspection to ensure that the dwelling is consistent with this report.

ACCESSIBILITY

Summary of areas inspected.

4.1 The inspection covered the following readily accessible areas:

Building exterior. Building interior. Garage. Site including hard landscaping and fences within the boundaries of the property. Subfloor area.

NOTE: The areas listed above are a broad indication of the areas inspected. Within these areas, 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 .

Summary of areas not inspected.

4.2 Areas not inspected:

No physical access possible to external roof due to the Work Place Health and Safety Act which does not allow access to a roof that is not accessible from a 3.6 metre ladder placed on the ground. It should be noted that when the exterior roof cannot be inspected in detail, other associated aspects of the roofing are also not inspected in detail. These may include items such as gutters, eaves, flashings, and valleys , defects may be present but not within the sight of the inspector.

Entire roof is cathedral type construction where the ceilings follow the roof contour and no roof void present for inspection.

No inspection has been carried out or any comment made on the serviceability of the shower water proofing membrane. A qualified water proofing specialist should be consulted for further advice.

No access to areas under kitchen cupboards, vanities and any fixed cupboards or bathtub.

Floor coverings present and no inspection conducted to underside of any floor coverings.

Some of the exposed timber beams not inspected due to the height from floor level.

This report specifically excludes any inspection of the pool, associated pool equipment and pool surrounds. An inspection should be made by a specialist pool inspector to determine the condition of the pool, pool equipment and surrounds.

Crawl space limited to subfloor area due to method of construction. A limited visual inspection from a distance was carried out. When an inspection is limited, evidence of timber pest attack and other building defects may be present but not identified within this report.

RECOMMENDATION: 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.

Summary of areas inspection restricted.

4.3 Areas inspection were restricted:

Household furnishings present and restricted inspection within this area and Timber pest activity and/or damage and building defects may be present and undetected behind household furnishings.

Presence of window furnishings restricted access to windows and reveals.

A significant amount of stored goods present to interior of dwelling which restricted the inspection. These items should be removed to allow a more complete inspection to be carried out. Timber pest activity and/or damage and building defects may be present and undetected.

Inspection within various cupboards restricted by stored items. Timber pest activity and/or damage and building defects may be present and undetected

Stored items restricted inspection to interior of garage.

RECOMMENDATION: A further inspection is strongly recommended to areas that were not inspected or were access was restricted or obstructed as Timber pest activity and/or damage and building defects may be present and undetected. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. Should there be any areas or elements listed above which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made.

Undetected Structural Damage Risk Assessment.

4.4 Details:

The overall degree of risk of undetected structural damage and conditions conducive to structural was considered LOW due to the level of accessibility for the inspection including the presence of obstruction.

SUMMARY OF FINDINGS

IMPORTANT NOTE

This Summary is not the Report.

The following Summary MUST be read in full in conjunction with the report. Some comments and recommendations may be contained in the body of the report and not in the 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.

5.1 Evidence of structural damage:

No visible structural damage on day of inspection. Please read the report in it's entirety.

5.2 Conditions conducive to structural damage:

Yes-There are conditions conducive to structural damage. Please read the report in it's entirety.

5.3 Major Defects in this Building:

Yes-There are major defects to elements of this property. Please read the report in it's entirety.

5.4 Minor Defects in this Building:

Yes-There are minor defects to elements of this property. Please read report in it's entirety.

5.5 Evidence of Safety Hazards:

Yes-Safety hazards have been identified at this property. Refer to report.

5.6 Level of Maintenance:

Property appears to be reasonably maintained.

5.7 Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **below average**. The building and/or its parts show some significant defects and/or very poor workmanship and/or long term neglect and/or defects requiring some major repairs or reconstruction of major building elements.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

SITE

Driveway.

6.1 Type & Condition:

Driveway is built from bitumen.
General condition of driveway appears to be fair.

Pathways.

6.2 Type & Condition:

Pathway is unsealed.
General condition of driveway appears to be good.

Retaining Walls.

6.3 Type & Condition:

Retaining wall constructed from natural stone.
General condition of retaining wall appears to be good.

Site Stairs.

6.4 Type & Condition:

Stairs built from concrete with stone finish.
Overall condition of stairs is fair.

Drainage-Surface Water.

6.5 Description:

Ground water is ponding or flowing within the subfloor area due to inadequate drainage. Poor site drainage can create unstable foundations that may have an adverse structural effect over time. Water alongside or near building walls is also highly conducive to termites. Drains should be installed to divert seepage and surface runoff water away from the dwelling. Drains should be connected to the existing stormwater drainage system. Rectification required. Please contact a licensed plumber/drainer for further advice.

Note: Any comments made are relevant only in light of the conditions present at the time of inspection.

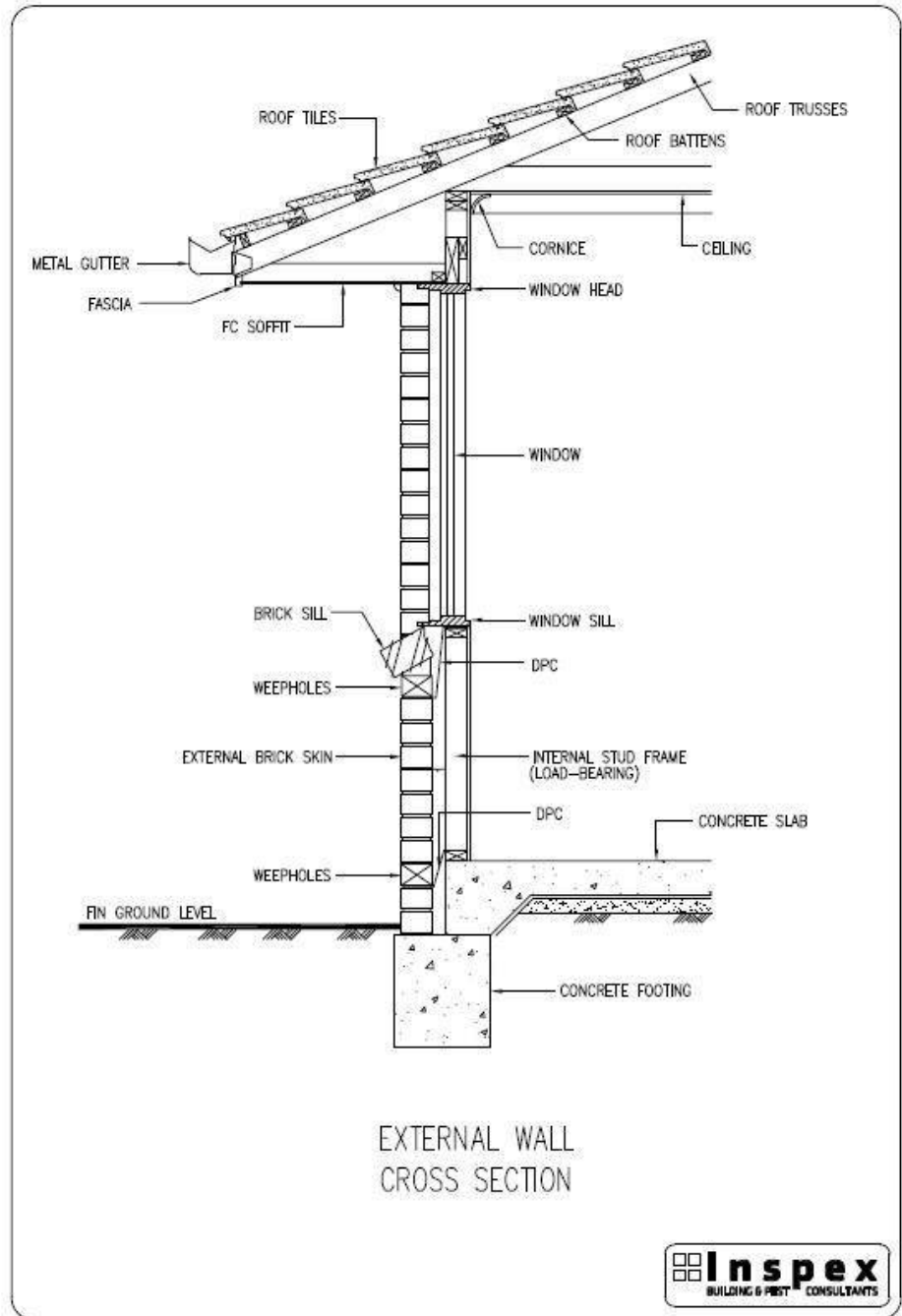
6.6 The following action is recommended:

A licensed drainer should be contacted to make a further evaluation on the repairs/rectification required prior to making a decision to purchase the property.

BUILDING EXTERIOR

Glossary of Building Elements

7.1 Cross Section



External Walls.

7.2 Type & Condition:

External walls are fibrous cement cladding.
General condition of walls appears to be good.
Some visible cracking to external walls.
Average size of cracking appears to be <1mm.
These cracks are caused by product shrinkage during the curing and/or settlement period, if cracks widen or further movement occurs you should consult a structural engineer for further advice.

7.3 Location:

Front section of property.

7.4 The following action is recommended:

Minor repairs required.

7.5 Type & Condition:

External walls are fibrous cement cladding.
General condition of walls appears to be good.
Level of soil is either higher than, or at a similar level of the internal floors. This situation could allow concealed termite entry and/or water penetration through walls. We strongly recommend the lowering of the ground level by at least 75mm to below the internal floor level to reduce the risk of concealed termite entry. Consult a licensed builder for further information.

7.6 Location:

Left side of property.

7.7 The following action is recommended:

It is recommended to lower the external ground level to allow for a clean 75mm visual zone. If this can not be achieved regular inspections must be carried out.

Eaves.

7.8 Type & Condition:

Eaves lined with fibrous cement sheeting.
Overall condition of eaves lining is good.

Fascia.

7.9 Type & Condition:

Fascia constructed of timber.
Overall condition of fascia is fair.

7.10 Evidence Noted of Timber Pest Attack:

Minor wood decay present. Wood rot can increase the risk of termite attack as rotting and decaying timber and moist conditions can be highly conducive to termite attack, damaged timbers must be replaced and the cause located and repaired.

Gutters.

7.11 Gutters:

Gutters are constructed from metal.
Gutters not present to roof area to direct water into stormwater at front of dwelling. It is recommended guttering is installed.

7.12 The following action is recommended:

A licensed plumber should be contacted to make a further evaluation on the repairs/rectification required prior to making a decision to purchase the property.

Downpipes.

7.13 Type & Condition:

Downpipes are metal.
Downpipes appear to be in fair condition.
Existing downpipes do not appear to be sufficient to service the roof area. Additional downpipes may be necessary and it is recommended a licensed plumber is contacted for further advice.
Downpipes not installed to front of dwelling. Installation of downpipes is necessary as excess water can create unstable foundations that may have an adverse structural effect over time and wet areas are highly conducive to termites.
Rectification required and it is recommended a licensed plumber is contacted for further advice.

7.14 The following action is recommended:

A licensed plumber should be contacted to make a further evaluation on the repairs/rectification required prior to making a decision to purchase the property.

External ramp

7.15 Type & Condition:

Rear ramp is constructed primarily from timber.
Overall condition of ramp is fair.
Loose handrails. Re-fixing required This issue is a safety hazard and therefore we recommend that you consult a licensed builder for further advice on rectification.

7.16 Evidence Noted of Timber Pest Attack:

Minor damage and/or mudding consistent with timber pest attack visible. It should be noted that where evidence of termite damage / mudding is present anywhere in the structure or site, it is possible that concealed termite damage / activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected.

Minor wood decay present. Wood rot can increase the risk of termite attack as rotting and decaying timber and moist conditions can be highly conducive to termite attack, damaged timbers must be replaced and the cause located and repaired.

7.17 The following action is recommended:

Remove damaged timber and replace with suitable timber for this application. It is recommended a carpenter/builder be contacted for further advice.

PERGOLAS, VERANDAHS, DECKS, AWNINGS, BALI HUTS

Pergola.

8.1 Type & Condition:

Detached pergola is constructed from timber.
General condition of pergola is fair.
No comment is made on the method or suitability of the fixing of pergola to fascia line and whether the fascia has been reinforced to take extra load, recommend to consult and licensed builder and/or Engineer for further advice.
Downpipes not connected to stormwater. Downpipes should be connected to existing stormwater drainage system. It is recommended that a licensed plumber is contacted for further advice.
Timber support posts are not the minimum 75mm from ground level. The Australian Standards recommend that timber posts need to be a minimum of 75mm from ground level. This will avoid timber rot and unseen termite entry from occurring. Repairs required to maintain the 75mm clearance.

8.2 Evidence Noted of Timber Pest Attack:

Inspection revealed active termites to posts and trusses. It should be noted that where evidence of active termite and / or damage is present anywhere in the structure or site, it is possible that concealed termite damage/activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected. The active termites should not be touched or disturbed as this will hinder a successful treatment

Minor wood decay present . Wood rot can increase the risk of termite attack as rotting and decaying timber and moist conditions can be highly conducive to termite attack, damaged timbers must be replaced and the cause located and repaired.

8.3 The following action is recommended:

A licensed pest controller should be contacted to make a further evaluation on the treatment required prior to making a decision to purchase the property.

Remove damaged timber and replace with suitable timber for this application. It is recommended a carpenter/builder be contacted for further advice.

A licensed carpenter should be contacted to make a further evaluation on the repairs/rectification required prior to making a decision to purchase the property.

Pergola 2.

8.4 Type & Condition:

Attached pergola is constructed from timber.
General condition of pergola is poor. Repairs/maintenance required.
No comment is made on the method or suitability of the fixing of pergola to fascia line and whether the fascia has been reinforced to take extra load, recommend to consult and licensed builder and/or Engineer for further advice.
Timber support posts are not the minimum 75mm from ground level. The Australian Standards recommend that timber posts need to be a minimum of 75mm from ground level. This will avoid timber rot and unseen termite entry from occurring. Repairs required to maintain the 75mm clearance.

8.5 Evidence Noted of Timber Pest Attack:

Moderate damage consistent with timber pest attack visible. It should be noted that where evidence of termite damage / mudding is present anywhere in the structure or site, it is possible that concealed termite damage / activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected.

Moderate wood decay present. Wood rot can increase the risk of termite attack as rotting and decaying timber and moist conditions can be highly conducive to termite attack, damaged timbers must be replaced and the cause located and repaired.

8.6 The following action is recommended:

A licensed pest controller should be contacted to make a further evaluation on the treatment required prior to making a decision to purchase the property.

Remove damaged timber and replace with suitable timber for this application. It is recommended a carpenter/builder be contacted for further advice.

A licensed carpenter should be contacted to make a further evaluation on the repairs/rectification required prior to making a decision to purchase the property.

Verandah.

8.7 Type & Condition:

Front right verandah constructed from timber.

General condition of this verandah is poor. Repairs/maintenance required.

It is recommended the structural integrity and construction method be assessed by a structural engineer or suitably qualified person. This inspection falls outside of the scope of this report.

Natural deterioration to timber occurs if exposed to the weather. Annual inspections of the timber structural integrity is recommended.

Handrails and balustrade do not appear to comply with the current BCA Standards for height and balustrade spacing. Although this report does not generally comment on items of compliance, this issue may become a safety issue and included in this report. It is recommended this matter is investigated further and upgrade if necessary.

8.8 Evidence Noted of Timber Pest Attack:

Moderate damage consistent with timber pest attack visible. It should be noted that where evidence of termite damage / mudding is present anywhere in the structure or site, it is possible that concealed termite damage / activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected.

Moderate wood decay present to Bearers, joist and posts Wood rot can increase the risk of termite attack as rotting and decaying timber and moist conditions can be highly conducive to termite attack, damaged timbers must be replaced and the cause located and repaired.

8.9 Floor:

Floor constructed from timber.

General condition of floor appears to be fair.

Excessive movement noted to timber floors. A further investigation required by suitably qualified person to ascertain the cause of the uneven defect.

Some floor boards are loose. Re-nailing required.

8.10 Evidence Noted of Timber Pest Attack:

Minor wood decay present to. Wood rot can increase the risk of termite attack as rotting and decaying timber and moist conditions can be highly conducive to termite attack, damaged timbers must be replaced and the cause located and repaired.

Minor damage and/or mudding consistent with timber pest attack visible. It should be noted that where evidence of termite damage / mudding is present anywhere in the structure or site, it is possible that concealed termite damage/activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected.

8.11 The following action is recommended:

A further detailed inspection is required by a relevant tradesperson to determine the extent of damage and all costs to rectify.

A licensed builder should be contacted to make a further evaluation on the repairs/rectification required prior to making a decision to purchase the property.

Verandah 2.

8.12 Type & Condition:

Left front verandah constructed from timber.

General condition of this verandah is poor. Repairs/maintenance required.

It is recommended the structural integrity and construction method be assessed by a structural engineer or suitably qualified person. This inspection falls outside of the scope of this report.

Natural deterioration to timber occurs if exposed to the weather. Annual inspections of the timber structural integrity is recommended.

Handrails and balustrade do not appear to comply with the current BCA Standards for height and balustrade spacing. Although this report does not generally comment on items of compliance, this issue may become a safety issue and included in this report. It is recommended this matter is investigated further and upgrade if necessary.

8.13 Evidence Noted of Timber Pest Attack:

Inspection revealed active termites to bearers. It should be noted that where evidence of active termite and / or damage is present anywhere in the structure or site, it is possible that concealed termite damage/activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected. The active termites should not be touched or disturbed as this will hinder a successful treatment

Moderate wood decay present throughout. Wood rot can increase the risk of termite attack as rotting and decaying timber and moist conditions can be highly conducive to termite attack, damaged timbers must be replaced and the cause located and repaired.

8.14 Floor:

Floor constructed from timber.

General condition of floor appears to be fair.

8.15 Evidence Noted of Timber Pest Attack:

Minor wood decay present. Wood rot can increase the risk of termite attack as rotting and decaying timber and moist conditions can be highly conducive to termite attack, damaged timbers must be replaced and the cause located and repaired.

8.16 The following action is recommended:

A licensed pest controller should be contacted to make a further evaluation on the treatment required prior to making a decision to purchase the property.

A licensed builder should be contacted to make a further evaluation on the repairs/rectification required prior to making a decision to purchase the property.

Remove damaged timber and replace with suitable timber for this application. It is recommended a carpenter/builder be contacted for further advice.

Building Approval: No opinion is expressed as to whether all Building Approvals and/or and stages inspections have been obtained and/or complied with. It is recommended that you consult the builder to obtain all building approval documents and relevant certificates as this falls outside of the scope of this inspection.

GARAGE

Restriction to Inspection.

9.1 Restrictions

Inspection to some sections of garage walls were restricted by stored items. Stored items should be removed to allow for a complete inspection to be carried out.

Garage 1.

9.2 Location:

Garage is under main building.

9.3 Exterior Wall:

Garage is constructed from masonry.
General condition of walls appears to be good.

9.4 Evidence Noted of Timber Pest Attack:

Minor mudding consistent with timber pest attack visible to masonry walls and ceiling bearers. It should be noted that where evidence of termite damage / mudding is present anywhere in the structure or site, it is possible that concealed termite damage / activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected.

9.5 Floor:

Floor is constructed from concrete.
General condition of floor appears to be fair.
Some visible cracking to concrete floor that should be monitored for further movement.
Average size of cracking appears to be <1mm.
These cracks are caused by product shrinkage during the curing and/or settlement period, if cracks widen or further movement occurs you should consult a structural engineer for further advice.

9.6 Location:

Throughout dwelling.

ROOF EXTERIOR

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

Restrictions to Inspection.

10.1 Restriction to inspection:

No physical access was possible to the external roof area due to the Work Place Health and Safety Act which does not allow access to a roof that is not accessible from a 3.6 metre ladder placed on the ground.

SUBFLOOR

Restrictions to Inspection.

11.1 Restrictions:

Crawl space limited to subfloor due to method of construction resulting in a limited visual inspection from a distance being carried out. Where inspection is limited, evidence of timber pest attack may be present but not identified within this report. See Section 3.0-Invasive Inspection.

Type & Condition.

11.2 Type & Condition:

Subfloor construction is timber bearer and joist.
General condition of timber appears to be fair.

Dwelling supported by timber posts.
Overall condition of the posts is generally fair.

11.3 Evidence Noted of Timber Pest Attack:

Inspection revealed active termites to timber bearer and joists and timber posts. It should be noted that where evidence of active termite and / or damage is present anywhere in the structure or site, it is possible that concealed termite damage/activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected. The active termites should not be touched or disturbed as this will hinder a successful treatment

Moderate damage consistent with timber pest attack visible to bearers joist, flooring timbers and posts. It should be noted that where evidence of termite damage / mudding is present anywhere in the structure or site, it is possible that concealed termite damage / activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected.

11.4 The following action is recommended:

A licensed pest controller should be contacted to make a further evaluation on the treatment required prior to making a decision to purchase the property.

A licensed builder should be contacted to make a further evaluation on the repairs/rectification required prior to making a decision to purchase the property.

It is recommended that test drilling of all timber stumps be conducted in subfloor as they are capable of concealing termite colonies.

INTERIOR CONDITION REPORT

Important Note: Shower 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.

Important Note: In regards to plumbing and 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.

Restrictions to Inspection.

12.1 Details:

Household furnishings present and restricted inspection within this area. Defects may be present and undetected behind household furnishings.

Presence of window furnishings restricted access to windows and reveals.

A significant amount of stored goods present to interior of dwelling restricting the inspection. Stored items should be removed to allow a more complete inspection to be carried out.

Inspection within various cupboards were restricted by stored items.

Ceilings.

12.2 Ceiling Type & Condition:

Ceiling material is fibrous cement sheeting.
Condition of the ceiling is generally good.

Cornice.

12.3 Type & Condition:

Cornice is constructed from plasterboard.
Condition of the cornice is generally good.

Walls.

12.4 Wall Type & Condition:

Walls constructed from plasterboard.
General condition of walls appears to be good.
Main bedroom wall is flexing and moving beyond normal limits. A further detailed inspection is required by a relevant tradesperson to determine the cause of flexing and all costs to rectify.

12.5 The following action is recommended:

A further detailed inspection is required by a relevant tradesperson to determine the extent of damage and all costs to rectify.

12.6 Wall Type & Condition:

Fire place Walls constructed from natural stone
General condition of walls appears to be fair.
Average size of cracking appears to be 5-15mm.
Visible cracking has been categorized as a serviceability defect. This defect in the opinion of the inspector is when the function of the material is impaired. The expected consequence of this cracking is unknown until further information is obtained from the relevant tradesperson. Cracking can be expected in a material of this type due to building movement.

Skirting Boards.

12.7 Type & Condition:

Skirting material is timber.
Condition of skirting is generally good.

Floors.

12.8 Floor:

Floors are timber.
Condition of floors is generally good.
Flooring is squeaking or groaning under foot traffic.
Floor appears to be out of level. This is generally caused by settlement over the years, if further movement occurs you should consult a structural engineer for further advice.
Minor gaps evident between floor boards. Timber flooring has shrunk since initial installation. Maintenance of flooring will be required to rectify the finish.

12.9 Location:

Throughout dwelling.

12.10 The following action is recommended:

Minor repairs required.

12.11 Floor:

Floor covered with carpet.
Condition of floors is generally fair.
Deterioration to carpet from normal use. General maintenance required.
General staining present to floor covering.

Floors are tiled.
Condition of floors is generally poor.
Drummy tiles noted. These tiles may require relaying by a licensed tiler if they become loose over time.
Cracking evident to some floor tiles. Cracked or damaged floor tiles should be replaced by a licensed tiler.
Average size of cracking appears to be <5mm.
Visible cracking has been categorized as a serviceability defect. This defect in the opinion of the inspector is when the function of the material is impaired. The expected consequence of this cracking is unknown until further information is obtained from the relevant tradesperson. Cracking can be expected in a material of this age and construction.

12.12 Location:

Hallway.

12.13 The following action is recommended:

Repairs required by relevant tradesperson.

12.14 Floor:

Floor is finished with vinyl.
Condition of floors is generally fair.

Windows.

12.15 Type & Condition:

Windows constructed from glass and aluminium.
Condition of windows is generally fair.
General servicing required to sliding window rollers to improve the operation.
Cracked glass evident. Replacement required.

12.16 Location:

Bedroom 2.

Doors.

12.17 Type & Condition:

Doors constructed from timber.
Condition of the doors is generally good.

Doors constructed from glass and aluminium.
Condition of the doors is generally fair.
General servicing required to sliding door rollers to improve the operation.

Door Frames & Architraves.

12.18 Type & Condition:

Door frame and architrave constructed from timber.
Condition of woodwork is generally good.

12.19 Evidence Noted of Timber Pest Attack:

Inspection revealed active termites to main bathroom door frame. It should be noted that where evidence of active termite and / or damage is present anywhere in the structure or site, it is possible that concealed termite damage/activity may also be present in areas especially to those areas where any timbers are concealed. Further investigations may be necessary to determine whether any other areas or timbers are affected. The active termites should not be touched or disturbed as this will hinder a successful treatment.

12.20 The following action is recommended:

A licensed pest controller should be contacted to make a further evaluation on the treatment required prior to making a decision to purchase the property.

A licensed carpenter should be contacted to make a further evaluation on the repairs/rectification required prior to making a decision to purchase the property.

Built-In Wardrobes.

12.21 Wardrobe:

Condition of the built-in wardrobes is generally fair.

Kitchen.

12.22 Condition:

Condition of the kitchen is generally fair.
A flexible sealant should be provided to the gaps between wall and bench top to provide an acceptable finish and prevent water penetration.

12.23 Sink and Taps:

Sink and taps appear to be in a serviceable condition. Maintenance will be required in the near future.
Tap washers and seals can deteriorate over time and fail without notice. It is recommended to replace washers and seals in taps due to the age of the tap wear. Removal of tap bodies and/or flanges fall outside of the scope of this report. We recommend to consult a licensed plumber to investigate further the gap between tap bodies and wall are correctly sealed.

12.24 Cupboards:

Condition of the kitchen cupboards is generally fair.
Wear and tear noted to cabinets/ doors. Some maintenance/repairs will be required.

12.25 The following action is recommended:

Repairs required by relevant tradesperson.

Main Bathroom.

12.26 Condition:

Overall condition of bathroom is generally fair.

12.27 Shower:

It is recommended to reseal corners of shower as deterioration has occurred to current sealant. Water penetration may occur under normal use.

12.28 Vanity Unit:

Condition of vanity unit is generally fair.

12.29 Basin & Taps:

Basin appears serviceable.
Tap washers and seals can deteriorate over time and fail without notice. It is recommended to replace washers and seals in taps due to the age of the tap wear. Ensure that gap between tap bodies and wall are correctly sealed as this will prevent water leaking into wall cavity.

Ensuite.

12.30 Condition:

Overall condition of bathroom is generally fair.

12.31 Shower:

It is recommended to reseal shower as deterioration may have occurred to current membrane. Water penetration may occur under normal use.

12.32 Vanity Unit:

Condition of vanity unit is generally fair.

12.33 Basin & Taps:

Basin appears serviceable.
Tap washers and seals can deteriorate over time and fail without notice. It is recommended to replace washers and seals in taps due to the age of the tap wear. Ensure that gap between tap bodies and wall are correctly sealed as this will prevent water leaking into wall cavity.

Laundry.

12.34 Condition:

Overall condition of laundry is generally fair.

12.35 Tub & Taps:

Tub and taps appear serviceable.

Tap washers and seals can deteriorate over time and fail without notice. It is recommended to replace washers and seals in taps due to the age of the tap wear. Ensure that the gap between tap bodies and wall are correctly sealed. This will prevent water leaking into wall cavity.

Toilet.

12.36 Condition:

Toilet appears to be generally in fair condition.
Coupling has perished and needs replacing.

High Moisture Reading.

12.37 High Moisture Reading Level Detected:

Yes, under test conditions using a "Tramex Moisture Encounter Plus" on the Scale 2 setting a reading higher than 30% was noted. High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. Timber decay may also be present inside the wall cavity. In all cases where a high moisture level is encountered, we strongly recommend further investigations be carried out to determine the cause of this situation. The areas of high moisture should be investigated by way of an invasive inspection. When a high moisture reading is reported, you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated costs of repairs.

12.38 Location/area

Wall adjacent the ensuite bathroom.

12.39 The following action is recommended:

A further detailed inspection by way of an 'Invasive Inspection' is recommended to determine the full extent of any damage. Consent from the home owner must be obtained prior to carrying out the inspection as some damage may occur to the building elements. This must be carried out prior to making a decision to purchase the property.

ROOF VOID CONDITION REPORT

Roof Void.

13.1 Access Restrictions:

Entire roof is cathedral type construction and ceilings follow the roof contour. No roof cavity present for inspection.

SAFETY ISSUES

Any safety issues noted?

14.1 Comments:

Loose rear ramp and verandah handrails. Re-fixing required This issue is a safety hazard and therefore we recommend that you consult a licensed builder for further advice on rectification.

No residual current device (RCD) noted in the electrical meter box. It is now mandatory that residual current device (RCD or Safety Switches) be fitted to the property. Please contact a licensed electrical contractor for further information.

This inspection only identifies any obvious item that may constitute a safety hazard or obvious defect and is not a pool fence compliance inspection. This report does not comment or report on Building Code Safety Standards. A full safety audit should be carried out by a suitably licensed professional.

Important Note: 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.

SERVICES

Important Note: In regards to plumbing and 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.

Electrical.

15.1 Comment:

No inspection or comment made in regards to any electrical wiring, meter box or appliances. These items fall outside of the scope of this report and need to be checked by a licensed electrician.

Smoke Alarms.

15.2 Details:

Smoke detectors are fitted but the positioning, operation and adequacy was not tested and is not commented on.
Smoke detector x1 present at time of inspection to the following location/s listed below.
Smoke detectors are fitted but in the opinion of the inspector extra smoke alarms should be installed.

15.3 Location of Smoke Detectors:

Hallway.

AS 3786 advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors. Testing of the smoke detectors has not been carried out.

Electrical and testing of appliances fall outside of the scope of this report and therefore has not been conducted. any comment is based on a visual inspection only. It is recommended that an electrician be consulted to advise further on the condition and serviceability of the appliances.

Safety Switch.

15.4 Details:

No residual current device (RCD) noted in the electric meter box. It is now mandatory that a residual current device (RCD or Safety Switches) is fitted to the property. Please contact a licensed electrical contractor for further information.

Plumbing.

15.5 Comment:

No inspection or comment made in regards to the plumbing of this dwelling and these items fall outside of the scope of this report.

Hot Water Service.

15.6 Type:

Mains electric hot water system. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise. Hot water system overflow is discharging water adjacent to the structure. Hot water units that release water alongside or near to building walls should be piped to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.

15.7 Age & Size of Unit:

Size of the hot water system is 125 litres.
Unit was manufactured in 2011.

We give no comment or opinion on the condition of the hot water system. It is recommended that a licensed plumber or suitability qualified person is contacted to obtain further advice on the hot water system.

THERMAL IMAGING

Areas not inspected with the Thermal Imaging Camera.

16.1 Areas not scanned

No thermal scans were conducted to areas where wall tiles are present, thermal anomalies may be present.

Floor coverings are present and no inspection conducted to underside of floor coverings. thermal anomalies may be present.

Restrictions to Thermal Imaging Inspection.

16.2 Details:

Household furnishings present and restricted inspection within this area. Timber pest activity and/or damage may be present and undetected behind household furnishings, thermal anomalies may be present but not detected.

Presence of window furnishings restricted access to windows and reveals.

A significant amount of stored goods present to interior of dwelling restricting the inspection. Stored items should be removed to allow a more complete inspection to be carried out, thermal anomalies may be present but not detected.

Inspection within various cupboards were restricted by stored items, thermal anomalies may be present but not detected.

Thermal Imaging Report.

16.3 Was the consultant engaged to conduct an infrared inspection of the dwelling?

Yes - The Bullard T4 Max Thermal Imaging Camera was used to scan high risk areas within the interior of the dwelling.

16.4 Where Thermal anomalies found

No evidence found of thermal anomalies associated with moisture penetration at time of inspection.

Thermal imaging is a valuable tool for building and pest inspections by helping to detect anomalies often invisible to the naked eye. All materials absorb, retain and radiate heat energy at a different rate. Objects have a certain temperature and emit waves of energy called infrared radiation. Hot objects emit more energy than cold objects. A thermal imager translates these energy waves into a viewable image which shows a "Heat Picture".

CONCLUSION

Conclusion.

17.1 Structural Damage:

The frequency and/or magnitude of structural damage in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be **Typical**.

17.2 Major Defects in this Building:

The frequency and/or magnitude of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be **Higher than normal**.

17.3 Minor Defects in this Building:

The frequency and/or magnitude of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be **Typical**.

17.4 Conditions conducive to structural damage:

The frequency and/or magnitude of conditions conducive to structural damage in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be **Higher than normal**.

17.5 In Conclusion>

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **below average**. The building and/or its parts show some significant defects and/or very poor workmanship and/or long term neglect and/or defects requiring some major repairs or reconstruction of major building elements.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.