

Inspection Report

Provided By



House Inspect Australia

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Inspection Address

51 Beach Road, Wangi Wangi , NSW, 2267



Report Information

Client Information

Client Name	Julie Carmody
Report Ordered By	Julie Carmody
Email	rustijules@bigpond.com

Inspection Information

Report/Agreement #	0411211243529
Agreement signed on:	03 Nov 2021
Inspection Date:	04 Nov 2021
Inspection Time:	12:43

Building Inspection

The Scope of the Inspection: This report Complies with Australian Building Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix "C"

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

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

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Changes to the Inspection Agreement: Unless stated otherwise in the report 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 the pre-Inspection Agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report

Areas to be Inspected and Restrictions

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include.

(a) The interior of the building.

- (b) The roof space.
- (c) The exterior of the building
- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection.

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.

Very Important note to the purchaser.

In the event that areas where access is restricted or not accessed structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-Inspection should take place. This Inspection will be provided for you at no cost. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

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Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
SITE	Driveway	Driveway Condition	Common cracks & settlement were observed on the driveway. Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.
SITE	Fences & Gates	Overall Condition	Damage to gates noted. contact a licensed fencing contractor for repairs
SITE	Fences & Gates	Overall Condition	Plinth board rot - Recommendations: Repairs are required by fencing contractor.
EXTERIOR	Exterior Walls	Condition	There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer. For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2D of the Terms and Conditions.
GARAGING	Garaging	Internal Wall Findings	Section of Wall linings have minor damage - Recommend maintenance repairs to increase longevity of linings
GARAGING	Garaging	Internal Wall Findings	Areas identified with minor cracking due to movement/settlement - This can be rectified with minor maintenance. Suggest Filling and Painting.
STAIRS- PERGOLA- BALCONIES- DECKS	Stairs & Steps	Treads	Settlement/movement cracking. Recommendations: A qualified brick layer or concreter should be engaged for advice and recommendations.
INTERIORS	Doors	Other Doors	Minor cracking around door architraves. These are contributed to settlement and movement- Minor maintenance recommended. Fill and Paint
INTERIORS	Lounge Room	Windows	Minor cracking around window architraves. These are contributed to settlement and movement- Minor maintenance recommended. Fill and Paint
INTERIORS	Bedroom 1	Walls	The are visible cracking where skirting abuts wall. These are considered minor settlement cracks - It is suggest that a flexible sealant will suffice
INTERIORS	Bedroom 1	Windows	Paint/Stain to timber work has deteriorated - Consider minor maintenance. Recommend consulting with a Painter for further advise and recommendations

INTERIORS	Bedroom 1	Windows	Minor cracking around window architraves. These are contributed to settlement and movement- Minor maintenance recommended. Fill and Paint
INTERIORS	Bedroom 2	Robes	Minor cracking around robe door architraves. These are contributed to settlement and movement- Minor maintenance recommended. Fill and Paint
INTERIORS	Bedroom 3	Windows	Minor cracking around window architraves. These are contributed to settlement and movement- Minor maintenance recommended. Fill and Paint
BATHROOM(S)	Toilet 1	Ceiling	Cornice Cracks Noted - These are typical and generally fill and paint will suffice (General Maintenance Conditions) however Monitoring these cracks advised for 12 months and if become wider consult with Plasterer is recommended
BATHROOM(S)	Toilet 1	Walls	Impact damage noted. Patch and paint will generally suffice, however see a qualified plasterer for further advice
KITCHEN & LAUNDRY	Kitchen and Meals Area	Cupboards And Bench Tops	Section of Splashback have been identified as requiring sealant - Recommend to have this attended to, preventing likelihood of possible damage
KITCHEN & LAUNDRY	Laundry Findings	Windows	Minor cracking to architraves. These are contributed to settlement and movement- Minor maintenance recommended. Fill and Paint
SUBFLOOR	Sub-Floor Observation.	Dampness	Dampness in sub floor soil. Damp sub floor soil should be avoided as it can cause fungal decay, mould and possibly footings problems. Recommendations: A qualified drainage plumber should be engaged for advice and recommendations.
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered TYPICAL

SITE

Driveway

Materials

The driveway is concrete.



Driveway Condition

Common cracks & settlement were observed on the driveway. Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.



Paths

Pathways Condition

The concrete path is in poor condition replacement recommended.



Fences & Gates

Overall Condition

Of the visible areas, the general condition of the fences and gates is serviceable for the age of dwelling. Damage to gates noted. contact a licensed fencing contractor for repairs

Plinth board rot - Recommendations: Repairs are required by fencing contractor.





Retaining Walls

NOTE

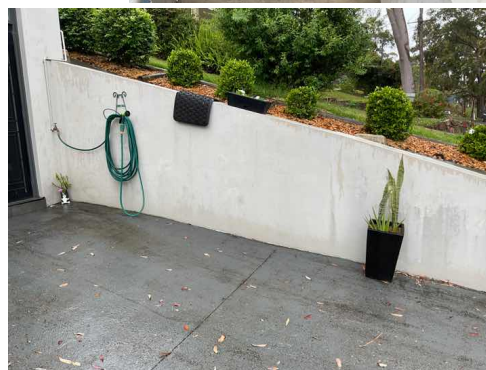
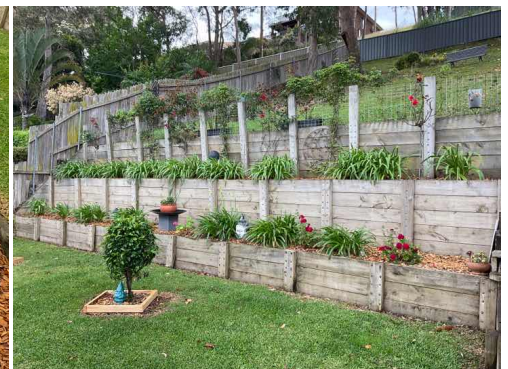
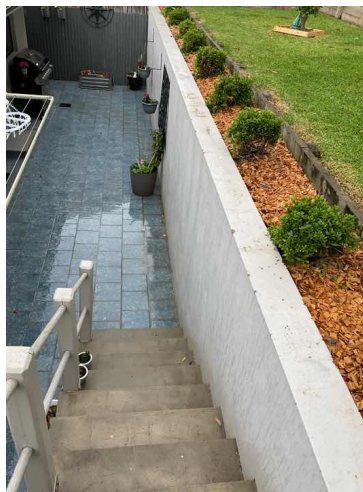
As per Section 3.21 and appendix C6 of Australian Standards AS4349.1-2007 only retaining and landscaping walls over 700mm high shall be inspected.

Retaining walls were only inspected from within the boundary. Retaining walls that are not visible from within the boundary have not been inspected. Permission from adjoining properties should be obtained for these areas to be inspected.

Material

The retaining wall is a concrete block construction.

The retaining wall material is wood / timber.



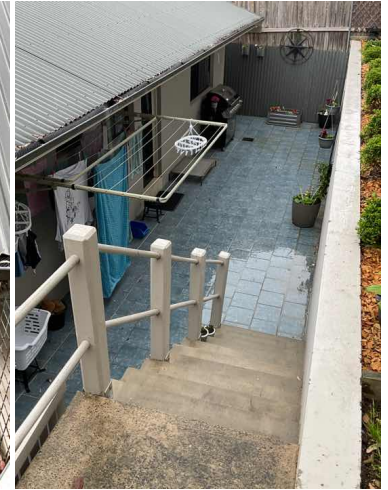
Overall Condition

Of the visible areas, the general condition is serviceable or in reasonable condition for age of dwelling.

Surface Drainage

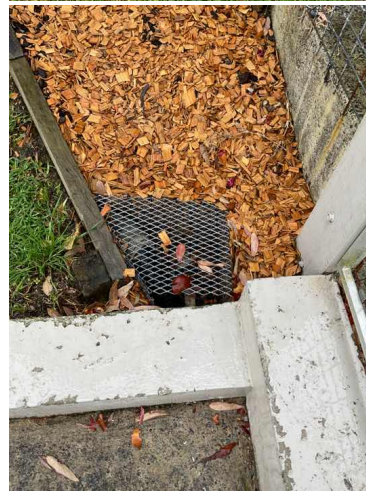
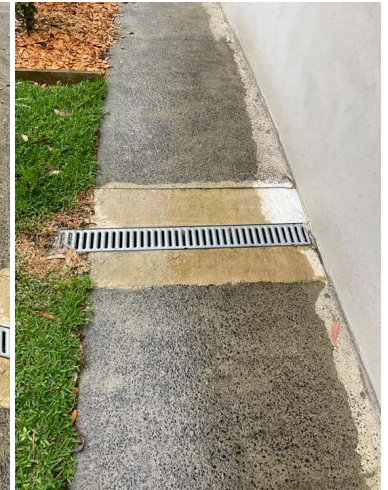
Drainage Findings

There was no visible evidence of excess ponding or fall towards the property walls at the time of the inspection. Regardless, it is difficult to ascertain in dry conditions and it is therefore recommended that you assess same after a rainfall period to be able to sufficiently ascertain if any problems exist in this regard. If water is ponding around perimeter walls and paths or appears to be flowing into the footings/foundations you must have assessed by a qualified plumber or landscaper.



Drains

No evidence of slow or blocked drains at the time of inspections.





Trees

Tree Findings

Trees are close to the dwelling. These currently do not appear to have caused any defects/wall cracking.
Recommendations: Engage a qualified arborist to carry out an assessment on potential issues.

HOT WATER SYSTEM

Hot Water Unit

Hot Water Unit Findings

The hot water system appears to be in a serviceable condition. 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.

System Location

Roof mount



System Type

Roof mounted solar system

System Make

Solarhart

System Capacity

Unable to determine , no label

System Year of Manufacture

Unable to ascertain.

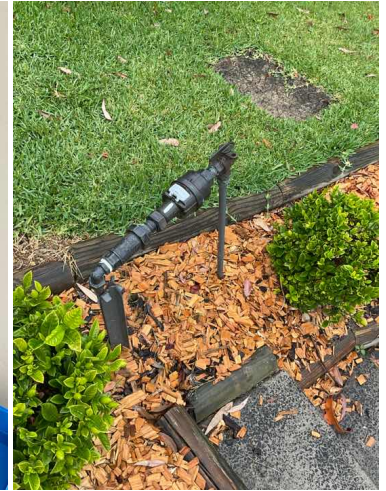
Traditional storage tank water heaters have a life span of **around 10 years**. Tankless hot water systems such as instantaneous hot water systems can last up to 20 years.

EXTERNAL PLUMBING PIPES

External Plumbing Pipes

Plumbing Pipes

On Visual inspection the external plumbing pipes appear serviceable , but should be checked by a qualified plumber.



EXTERIOR

Weep Holes and Ventilation

Findings

The weep holes are unobstructed .



External Door Components

Door Findings

On Visual Inspection the external condition of the doors is serviceable.



Exterior Walls

General Disclaimer

Refer to Section 2D of the Terms And Conditions section of this report.

Exterior Wall Material

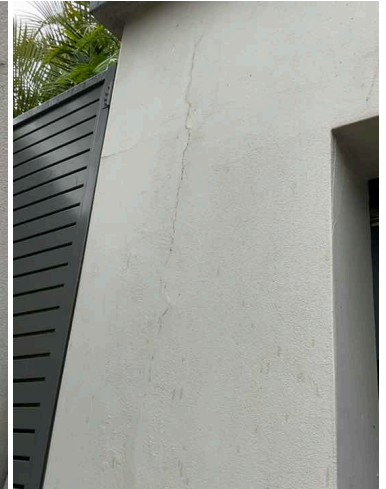
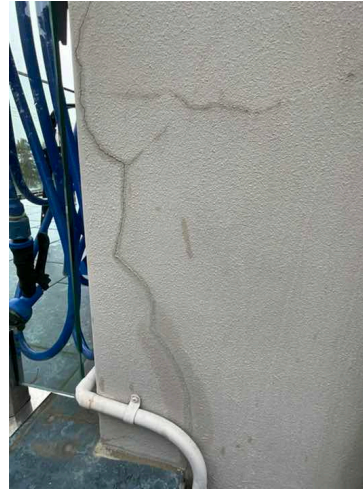
Rendered Masonry
Rendered Hebel Blocks



Condition

There appears to have been some settlement in the building which has caused some cracking to the walls. These cracks are categorized as 0 to 2. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2D of the Terms and Conditions.



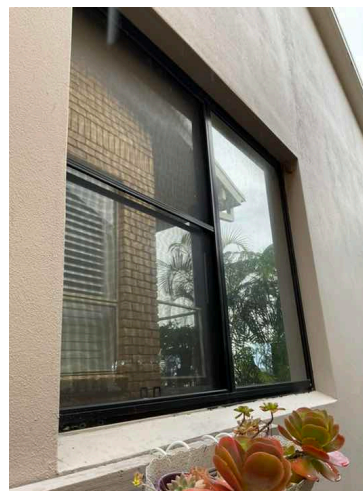
Exterior Windows

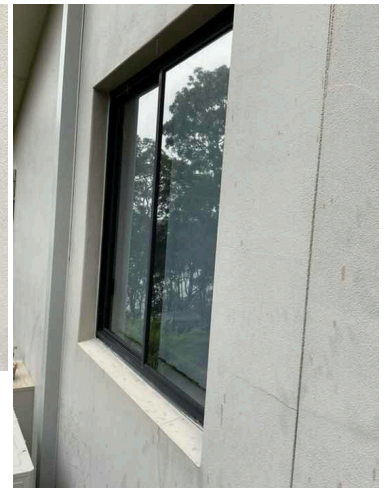
General Disclaimer

Please refer to section 2D of the Terms And Conditions Section of this report

Overall Condition

On visual inspection, the general condition of the windows area is serviceable for the age.





Rising Damp

Rising Damp Findings

Of the visible and accessible areas, there was no visible evidence of excessive rising damp on the external walls at time of inspection.

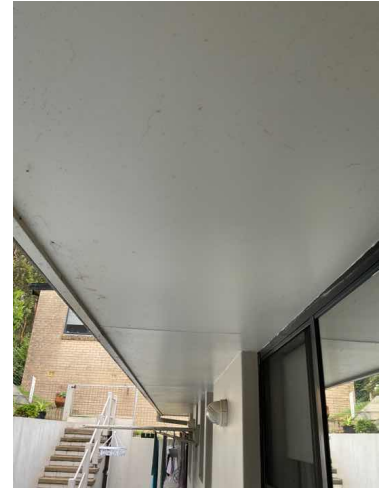
Damp Proof Course

A damp proof course (DPC) was noted.

Eaves

Eave Condition

The soffit lining (eaves) are in a serviceable condition with no notable defects.



Fascia and Barge Boards

Condition

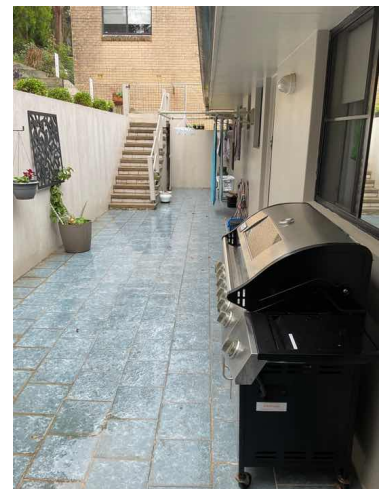
On visual inspection, the general condition of the fascia/barge boards is serviceable.



Rear Entry Area

Overall Condition

The entry porch serviceable or in reasonable or condition for the age of this dwelling.



GARAGING

Garaging

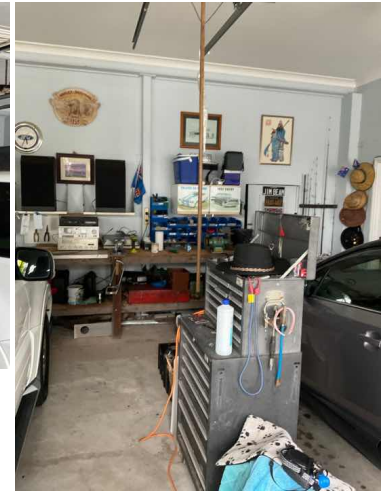
Type

Attached garage



Areas Restricted

Storage items restricted a full and thorough inspection of this area. Defects may exist in the inaccessible areas. It is strongly recommended that full access be granted to enable a thorough inspection as there may be timber pest activity, damage or defects. Note: Where vehicles and storage has restricted a full inspection it is advised that this area be cleared so a full and unobstructed inspection can be carried out.



Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.

Internal Wall Findings

Section of Wall linings have minor damage - **Recommend maintenance repairs to increase longevity of linings**

Areas identified with minor cracking due to movement/settlement - **This can be rectified with minor maintenance. Suggest Filling and Painting.**



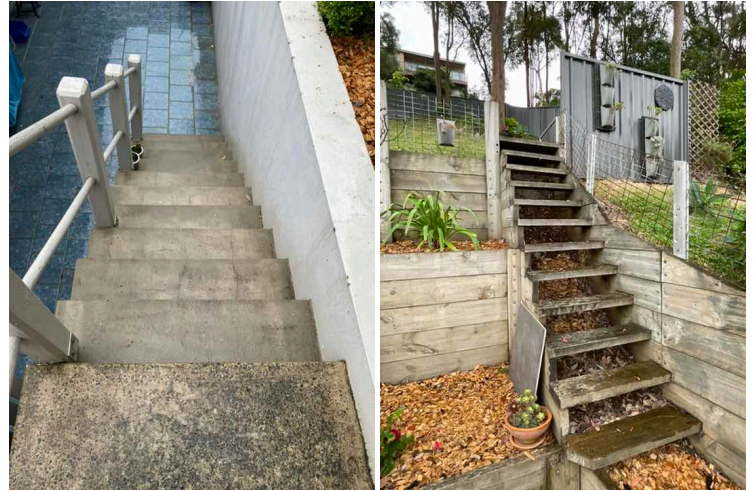


STAIRS- PERGOLA- BALCONIES-DECKS

Stairs & Steps

Overall Condition

On inspection, defects were noted that may require further assessment and recommendations by licensed tradesman.



Treads

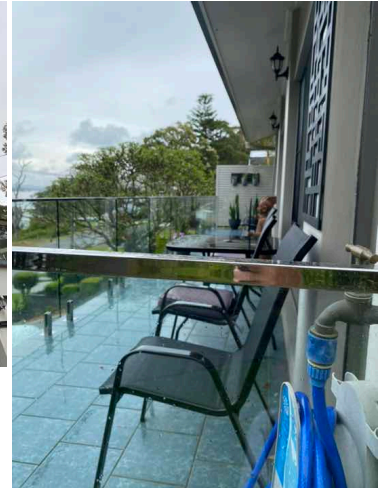
Settlement/movement cracking.
Recommendations: A qualified brick layer or concreter should be engaged for advice and recommendations.



Balcony Findings

Overall Condition

Though we are not structural engineers the balcony/s appear to be in a serviceable condition.



General Disclaimer

Please refer to section 2H of the Terms And Conditions section of this report.

INTERIORS

Doors

General Disclaimer

Please refer to section 2F of the Terms And Condition section of this report

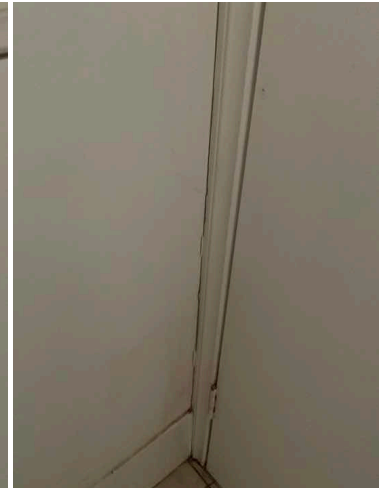
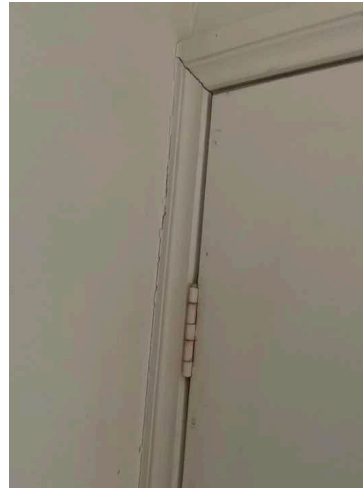
Front Entry Doors

The doors are in serviceable condition with no notable defects observed.



Other Doors

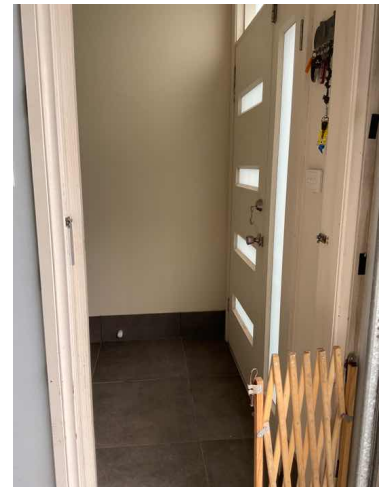
Minor cracking around door architraves. These are contributed to settlement and movement- **Minor maintenance recommended. Fill and Paint**



Entry

Overall Condition

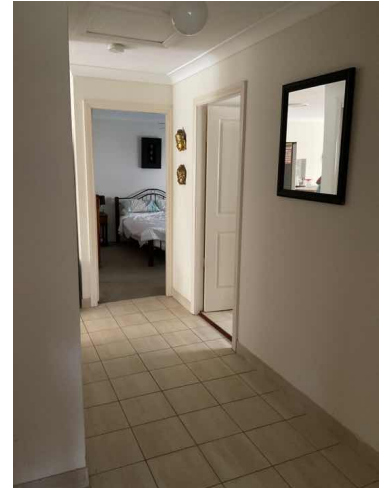
From the visible and accessible areas, the entry/Hallways appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Hallways

Overall Condition

From the visible and accessible areas, the entry/Hallways appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Smoke Alarm

Was a Smoke Alarm Fitted

Yes a smoke alarm was sighted but not tested.

Legislation requires smoke Alarms to be installed. Check with your local council regarding type, locations and other related requirements.

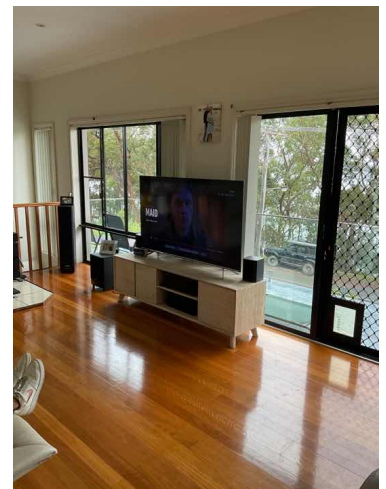


Lounge Room

Overall Condition

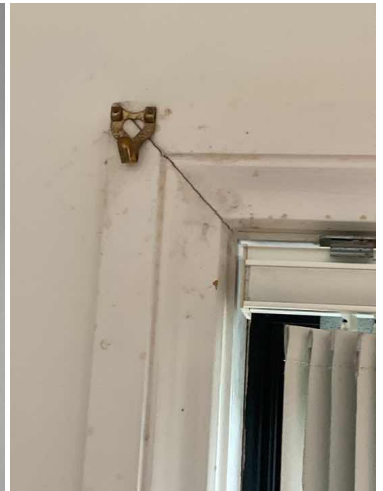
On inspection, Defects were identified that may require further assessing and recommendations by a qualified trades persons.

Please read below for details:



Windows

Minor cracking around window architraves. These are contributed to settlement and movement- **Minor maintenance recommended. Fill and Paint**



Dining Room

Overall Condition

From the visible and accessible areas, the dining room appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Bedroom 1

Overall Condition

On inspection. Defects were present that may require further assessing and recommendations by a qualified trades persons.

Please read below for details:



Walls

There are visible cracking where skirting abuts wall. These are considered minor settlement cracks - **It is suggest that a flexible sealant will suffice**



Windows

Paint/Stain to timber work has deteriorated - **Consider minor maintenance. Recommend consulting with a Painter for further advise and recommendations**

Minor cracking around window architraves. These are contributed to settlement and movement- **Minor maintenance recommended. Fill and Paint**



Bedroom 2

Overall Condition

On inspection. Defects were present that may require further assessing and recommendations by a qualified trades persons.

Please read below for details:



Robes

Minor cracking around robe door architraves. These are contributed to settlement and movement- **Minor maintenance recommended. Fill and Paint**



Bedroom 3

Overall Condition

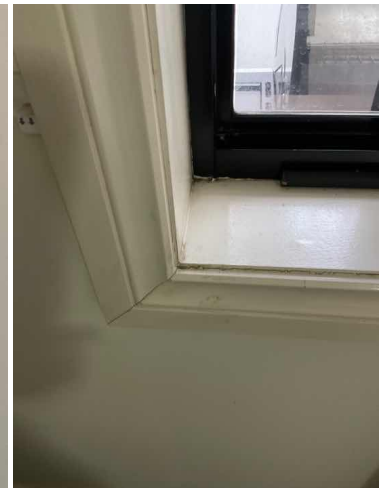
On inspection. Defects were present that may require further assessing and recommendations by a qualified trades persons.

Please read below for details:



Windows

Minor cracking around window architraves. These are contributed to settlement and movement- **Minor maintenance recommended. Fill and Paint**



Internal Stair Case

Overall Condition

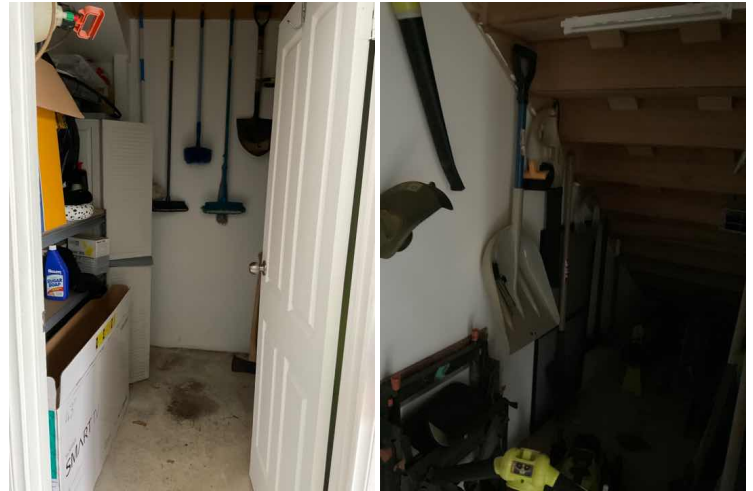
From the visible and accessible areas, the Internal Stairs appear to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Under Stair Void/Nook

Overall Condition

From the visible and accessible areas, the Internal Stairs appear to be in a serviceable condition for the age of the property with no notable structural defects sighted.



BATHROOM(S)

Bathroom 1

Location

Hall

Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.



Important Disclaimer

Refer to Section 7 of the Terms And conditions section of this report

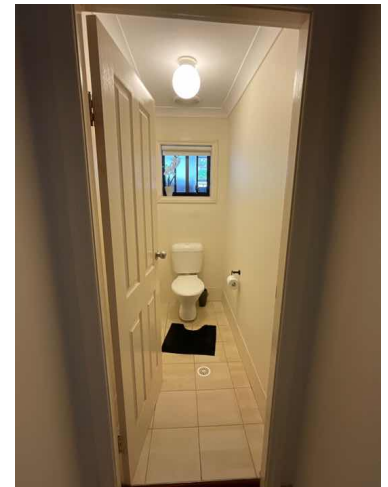
Toilet 1

Location

This bathroom is located in the hall

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Ceiling

Cornice Cracks Noted - These are typical and generally fill and paint will suffice (**General Maintenance Conditions**) however Monitoring these cracks advised for 12 months and if become wider consult with Plasterer is recommended



Walls

Impact damage noted. Patch and paint will generally suffice, however see a qualified plasterer for further advice



KITCHEN & LAUNDRY

Kitchen and Meals Area

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Cupboards And Bench Tops

Section of Splashback have been identified as requiring sealant - **Recommend to have this attended to, preventing likelihood of possible damage**



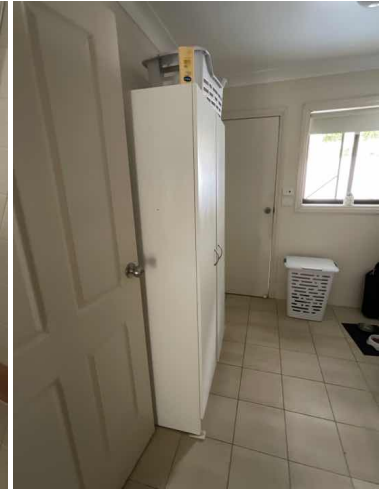
Laundry Findings

General Disclaimer

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

Restricted Areas

Appliances in the laundry restricted full and unobstructed view. Defects may exist behind same. Stored items inhibited full inspection



Overall Condition

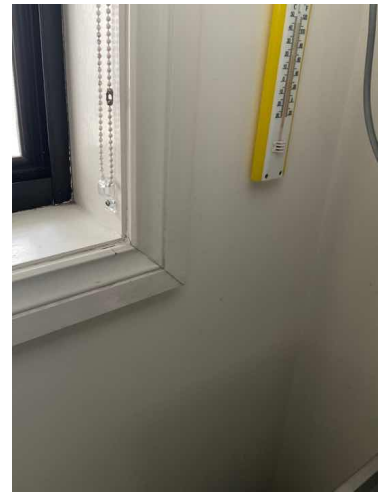
On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Windows

Minor cracking to architraves. These are contributed to settlement and movement- **Minor maintenance recommended. Fill and Paint**





ROOF AND GUTTER

Roof Covering

Roof Covering Type

Metal roof cladding



Overall Condition

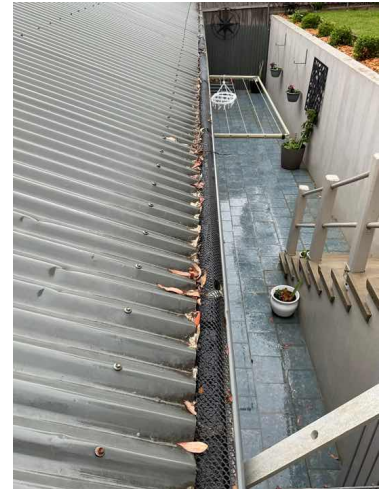
Of the visible areas, the general condition of the roof is in serviceable condition for the age.

Note: In the absence of rainfall there is no guarantee that the roof won't leak.

Guttering

Gutter Findings

All visible guttering appears serviceable condition with no apparent defects at the time of inspection. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.



Down Pipes

Down Pipe Findings

On visual inspection no apparent defects were noted to the down pipes and are considered serviceable, however no comment can be made with regard to blockages, connections to stormwater or functionality in the absence of rain. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.



ROOF VOID

Roof Void Findings

General Disclaimer

Please refer to section 2B of the Terms And Conditions section of this report.

Restricted Areas

There is heating and/or cooling ducting present in the roof space/void. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

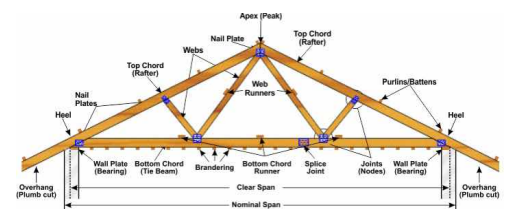
There is sarking present in the roof space/void. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

Truss Webbing



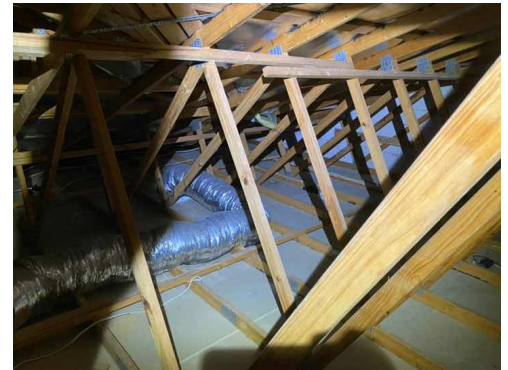
Roof Frame Type

The roof frame is a truss timber frame.



Overall Condition

Visible sections of the roof void is in a serviceable condition for age of this dwelling.



Insulation

Type

No insulation installed. Recommendations: Engage insulation contractor to assess.

Sarking

Sarking is installed.



SUBFLOOR

Access and Restrictions

Restricted Areas

Low access restricted full visual inspection.



Sub-Floor Observation.

General Condition

Of areas accessible and visible, the subfloor and components appeared to be in a serviceable condition.



Dampness

Dampness in sub floor soil. Damp sub floor soil should be avoided as it can cause fungal decay, mould and possibly footings problems. Recommendations: A qualified drainage plumber should be engaged for advice and recommendations.



Ventilation

Subfloor ventilation appeared to be adequate at the time of inspection

Subfloor Cleanliness

The subfloor was reasonably clean at the time of inspection.

CONCLUSION

Condition Of Inspected Structure

Overall Condition

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The summary lists of Major and Minor defects included this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

The incidence of major and minor defects and overall condition in this residential building as compared with similar buildings is listed below.

Please refer to the **TERMS AND CONDITIONS** section of this report for definition

The Incidence of Minor Defects

The incidence of minor defects in this residential building as compared with similar buildings is considered **TYPICAL**

The Overall Condition Of This Dwelling

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is **ABOVE AVERAGE**

PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was Overcast and Light Rain at the time of the building inspection.

Property Information

Direction House Faces

The dwelling faces South for the purposes of this inspection report.

Building Type

The dwelling is a Residential House.

Construction Type

Hebel Block & Render

Roof Cladding

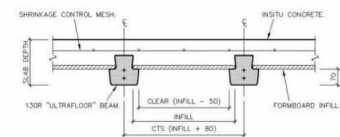
The roof is metal

Roof Design

The roof is a Pitched roof design.

Footings Type

Sub-floor system comprises of Ultra Floor construction. Concrete beams with concrete filled inserts



Storeys

Two storey home

Property Occupied

The property was occupied.

Property Furnished

The home was Fully Furnished

People Present

The vendor was present.

Areas Where Full Inspection Restricted

Areas Inspected

Building Exterior
 Building Interior
 Garage
 Roof Exterior
 Roof Void
 Site
 Subfloor

Area Where Inspection Was Restricted

Roof Void
 Subfloor

Areas Not Inspected

Section within the subfloor
 Inaccessible roof void sections due to access limitations and or insulation and ducting.

Utility Status

Water

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

Electricity

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

Apparent Concealment of possible defects

Were apparent Concealments seen

No apparent concealing of defects visible.

inspection Agreement

Were there any specific requirements to The Pre Inspection Agreement

No specific requirements to the Inspection or Pre inspection Agreement were requested by the client or their representatives.

TERMS AND CONDITIONS

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 a visual assessment of structure in accord with AS 4349.1 appendix "C" or if not a pre-purchase report then the report complies with AS4349.0. This is a general appraisal only and cannot be relied on its own, a further inspection by specialist and qualified trades is strongly recommended.

NOT A PEST REPORT: This inspection and report will not inspect, seek or attempt to identify timber pest activity or damage. We strongly recommend you obtain a timber pest inspection conducted by a licensed and suitably qualified pest inspector.

DEFINITIONS AND TERMINOLOGY

SERVICEABLE: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

TRADESMAN: A defect or a number of defects were visible that will require assessment by a qualified trades person.

AGE: The component has deterioration due to ageing or lack of upkeep and or maintenance.

MONITOR: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

STRATA: 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 report.

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

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

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

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 reasonable standard of workmanship when compared with buildings of similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some 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.

SIGNIFICANT ITEMS: An item that must be reported in accordance with the scope of the inspection.

MAJOR DEFECT: A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

MINOR DEFECT: Any defect other than what is described as a Significant Item or major defect.

SAFETY HAZARD: A defect that presents unsafe conditions and must be reported as a Major defect.

ACCESSIBLE AREA: Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

LIMITATION: A factor that prevents full or proper inspection of the building.

IMPORTANT INFORMATION

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. 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 and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and 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 that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by and real-estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice. Please refer to Cracking Of Building Elements in section 2G of these Terms And Condition

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.

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 an appropriately qualified contractor 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 AS4349.1 or AS4349.0 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 and does not 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.

1) NOT A CERTIFICATE OF COMPLIANCE: 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: This is a visual inspection only limited to those areas and sections of the property safe that are fully accessible safe to access and visible to the inspector on the date of inspection.

2A) Please refer to each individual area regarding sections that were incapable or being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm DOES NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas not inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

2B) Entering attics or roof voids that are insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2C) The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection, which can result in hidden defects going undetected. The overall condition of the roofing and its components 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. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

2D) Limitations to the exterior inspection this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

2E) Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues a carpenter may require adjustments. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to windows and surrounds cannot be determined in the absence of rain.

2F) Internal Inspections. Carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings, normally obstruct inspection to the upper-side of flooring. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

2G) Cracking of Building Elements: Regardless of the type of crack(s) the inspector carrying out a visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

- a) The design of the footings
- b) The site landscape and topography
- c) The history of the cracks

All these factors fall outside the scope of this inspection. However the information obtained from the items above are valuable in determining the expected consequences of the cracking and any remedial work.

Cracking Categories:

Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm - 5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Weather tightness can be impaired, 5.0mm -15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

IMPORTANT: Regardless of location or size If cracks have been identified then a structural engineer is required to determine the significance of the cracking prior to a decision to purchase.

2H) Important Note: Where any elevated structure (deck, balcony, veranda etc.) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. A qualified engineer can only do this. For the purpose of this report, the structure includes elevated decks; verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

3) CONCEALED DEFECTS: 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 and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) 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.

4) NO GUARANTEE: Accordingly this report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

5) 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.

6) SURFACE WATER AND 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. Have water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property 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 report are relevant only to 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.

7) SHOWER RECESSES: All Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long-term use. Determining whether shower areas, bath/shower surrounds are watertight is beyond the scope of this inspection. 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. Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks as showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

8) GLASS CAUTION: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

9) STAIRS AND BALUSTRADES: Specifications have been laid down by the National Construction Code Section 3.9 covering stairs, landings, balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

10) RETAINING WALLS: Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

11) ROOMS BELOW GROUND LEVEL: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make his or her own enquiries with the Council to ascertain if approval was given.

12) ASBESTOS DISCLAIMER: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

13) 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.

14) MAGNESITE 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.

15) ESTIMATING DISCLAIMER: No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from licensed tradesman prior to a decision to purchase.

16) 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) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

17) 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 his or her own risk.

18) COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

OTHER RECOMMENDED INSPECTIONS

Electrical installation: All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

Plumbing: All plumbing including septic tanks need to be inspected and reported on by a plumber.

Hot water service: Hot water services need to be checked by a plumber and/or electrician.

Gas: All gas services need to be inspected and reported on by a gas plumber.

Phone: All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician.

Smoke Alarm: Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install smoke alarms.

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.

Contact the inspector: Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Grant Wilson

State License Number: BLD 303171C

Contact the Inspector on: 0400043500

For and on Behalf of: House Inspect Australia

