



Wide Bay Building & Pest Inspections

Phone 1300 799 643

wbuildingandpest@bigpond.com

PO Box 5102
Bundaberg West Qld 4670

Pre-Purchase Inspection - Residential Building Report - (Except ACT)

Complies with Australian Standard AS 4349.1-2007 Inspection of Buildings Part 1:
Pre-Purchase inspections - Residential buildings - Appendix "C"

Report Number:

Inspection Address:

Clients Name:

Clients Address:

Clients Phone:

Inspection Date:

Time of Inspection:

Weather Conditions
on Day of Inspection

Inspectors Name

& Licence Number:

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

INDEX / TABLE OF CONTENTS

1.0 - Definitions	3
1.1 - Brief Description of Building(s) Inspected.....	4
Exterior Of Building	
2.0 - Main Roofs and Walls on Roofs	5 - 8
2.1 - Structural Posts / Pillars.....	9
2.2 - Cladding (External sheeting)	10
2.3 - Staircase(s) - Front	11
2.4 - Staircase(s) - Rear.....	12
2.5 - Rear Patio.....	13
2.6 - Subfloor Space Under Building (Including Patios etc.).....	14 - 16
3.0 - The Site / Yard.....	17
4.0 - Cracking to Building Elements.....	18
Interior Of Building	
5.0 - Roof Spaces	18
5.1 - Entrance	19
5.2 - Lounge / Dining	20
5.3 - Rear Formal Dining.....	20
5.4 - Kitchen.....	21
5.5 - Laundry.....	21
5.6 - Bathroom	22
5.7 - Bedrooms x4	22
6.0 - Safety Hazards	23
7.0 - Details of inspection Agreement.....	24
7.1 - Scope of the Inspection	25
8.0 - Conclusion and summary.....	26 - 30

1.0 - DEFINITIONS

For the purpose of this inspection, the following definitions apply (Excluding 8.0 - Conclusion and summary).

Good

The item or area inspected appears to be in sound condition without any significant visible defects. The area or item may still have some minor deterioration, damage, wear or require some adjustment.

Minor defect

A defect other than a major defect.

Major defect

A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Safety Hazard

Any item or building element that has the potential to cause harm or injury to a person or persons.

Immediate

The item/material/area inspected has deteriorated to an unserviceable condition, is in a badly neglected state of repair and as such should be repaired/replaced as soon as is humanly possible.

Medium

The item/material/area inspected needs some minor adjusting/minor repairs and is considered to be a minor maintenance issue.

High

The item/material/area inspected has deteriorated and needs to be repaired/replaced in the near future.

Accessible area

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

Inspection

Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

Roof space

Space between the roof covering and the ceiling immediately below the roof covering.

Subfloor space

Space between the underside of a suspended floor and the ground.

Defect Definitions

The definitions of the Terms in the table below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

Damage	The fabric of the element has ruptured or is otherwise broken.
Distortion, Warping, Twisting	An element or elements has been distorted or moved from the intended locations.
Water penetration, Damp Related	Moisture is present in unintended or unexpected locations.
Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
Operational	An element or compound does not operate as intended.
Installation (including omissions)	The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.

1.1 - BRIEF DESCRIPTION OF BUILDING(S) INSPECTED

BRIEF DESCRIPTION OF BUILDING(S) INSPECTED:

Two storey timber frame and weatherboard clad dwelling.

FLOORS:

Upper: Timber.

Lower: Concrete slab on ground.

WALLS:

Upper: Timber frame and weather board cladding.

Lower: Timber posts and timber battens with timber frame and weatherboard cladding.

ROOFS:

Upper: Timber frame and metal sheeting.

Approximate age of building (Based on Inspector's knowledge and experience only):

Pre 1970s.

Outbuildings: (Not attached to the main building)

- Two metal garden sheds.

EXTERIOR OF THE BUILDING**2.0 - MAIN ROOFS AND WALLS ON ROOFS**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Fixings	Minor Defect	Material Deterioration & Distortion	Several nails are loose, replace with screws to reduce the risk of leaks. (see photo below).
Sheeting	Major Defect	Material Deterioration	Rusted at laps/joins/ends to several areas, mainly at rear sections of roof, repair/replace to reduce the risk of further leaks into roof space. (see photos below).
Ridge Cappings	Minor Defect	Material Deterioration	Rusted sections, repair/replace. (see photo below).
Barge Cappings	Good		
Flashings	Minor Defect	Installation	Poorly flashed junction between main roof and Patio roof above rear staircase area, flashing should be installed and protrude to under side of Ridge Capping to reduce the risk of leaks and the need for sealants, sealants will need monitoring and replacing at times until rectified. (see photo below).
Gutters	Minor Defect	Operational	Need cleaning to reduce the risk of rust and leaks and maximise life expectancy. (see photo below).
Valley Gutters	Major Defect	Material Deterioration	Rusted at laps/joins to one or two, needs repairs/replacing to reduce the risk of further leaks into roof space. (see photos below).
Fascias / Barges	Good		
Skylights	Good		
Paint	Minor Defect	Material Deterioration	Weathered/flaky paint to Fascias, need painting to maximise life expectancy.
Other	Minor Defect	Material Deterioration	Rusted metal brackets on roof, remove/replace to reduce the risk of rust spreading to sheeting. (see photo below).

EXTERIOR OF THE BUILDING (CONTINUED)

2.0 - MAIN ROOFS AND WALLS ON ROOFS (CONTINUED)



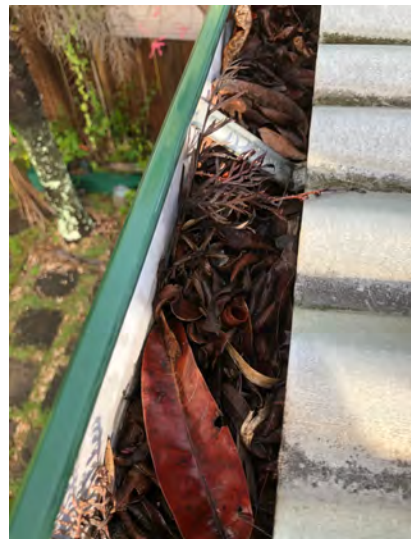
Example of rusted metal brackets on roof.



Example of rusted laps/joins to one or two valley gutters.



Example of water staining/leaks into roof space below rusted valley gutter.



Example of gutters needing to be cleaned.

EXTERIOR OF THE BUILDING (CONTINUED)

2.0 - MAIN ROOFS AND WALLS ON ROOFS (CONTINUED)



Example of poorly flashed Patio/Main roof junction.



Example of rusty parts to ridge cappings.



Example of rusted parts to ridge cappings.



Example of rusted laps/joins to roof sheeting.

EXTERIOR OF THE BUILDING (CONTINUED)

2.0 - MAIN ROOFS AND WALLS ON ROOFS (CONTINUED)



Example of rusted laps/joins to roof sheeting.



Example of rusted ends of roof sheets.



Example of water staining/leaks into roof space.



Example of loose nails.

EXTERIOR OF THE BUILDING (CONTINUED)

2.1 - STRUCTURAL POSTS / PILLARS

Note: Posts / pillars under upper level patios / verandas and or in walls etc.

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Structural Posts - Timber	Good		

EXTERIOR OF THE BUILDING (CONTINUED)

2.2 - CLADDING (EXTERNAL SHEETING)

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Cladding / Sheeting - Upper level	Good		
Cladding / Sheeting - Lower level	Good		
Mouldings / Cover Strips	Minor Defect	Water Penetration	Water damaged soffit moulding above rear stairs. (see photo below).
Fly Screens	Minor Defect	Material Deterioration	Minor deterioration generally.
Soffit Sheeting to Eaves	Minor Defect	Water Penetration	Bubbled/blistered paint above rear stairs, install flashing at Patio/main roof junction and monitor. (see photo below).
Downpipes	Good		
Windows Generally	Good		
Awnings / Screens	Good		
Paint	Minor Defect	Material Deterioration	Flaky/bubbled paint to soffit sheeting in one or two places, needs re-painting to maximise life expectancy.



Example of blistered/bubbled paint.



Example of water damaged soffit moulding.

EXTERIOR OF THE BUILDING (CONTINUED)**2.3 - STAIRCASE(S) - FRONT**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Treads	Major Defect	Installation	No slip prevention, fall hazard, rectify immediately. (SAFETY HAZARD).
Stringers	Good		
Handrails / Barriers	Major Defect	Installation	Balusters (pickets/uprights) to handrails/barriers must be screwed, not nailed, nails don't have the same pull out strength as screws and they deteriorate quicker than screws, use stainless screws wherever possible, fall hazard, rectify immediately. (SAFETY HAZARD).
Newel Posts	Good		
Fixings	Good		
Landings	Major Defect	Installation	None at the top of the stairs, install one immediately, to reduce the risk of falls. (SAFETY HAZARD).
Paint / Sealer	Good		

EXTERIOR OF THE BUILDING (CONTINUED)

2.4 - STAIRCASE(S) - REAR

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Treads	Major Defect	Installation	No slip prevention, fall hazard, rectify immediately. (SAFETY HAZARD).
Stringers	Good		
Handrails / Barriers	Major Defect	Installation	Balusters (pickets/uprights) to handrails/barriers must be screwed, not nailed, nails don't have the same pull out strength as screws and they deteriorate quicker than screws, use stainless screws wherever possible, fall hazard, rectify immediately. (SAFETY HAZARD).
Newel Posts	Good		
Fixings	Good		
Landings	Major Defect	Installation	Remove gate(s) at top of stairs, fall hazard. (SAFETY HAZARD).
Structural Posts	Major Defect	Material Deterioration	Rusted steel posts under bottom step tread, replace. (SAFETY HAZARD). (see photo below).
Paint / Sealer	Good		



Example of rusted steel posts under stairs.

EXTERIOR OF THE BUILDING (CONTINUED)**2.5 - REAR PATIO**

Note: Upper level patio floor(s) which have not been waterproofed may leak onto lower levels.

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Roof Sheeting / Material	Good		
Gutters	Minor Defect	Operational	As per main roof.
Fascias	Good		
Tie Downs	Good		
Beams / Lintels	Good		
Ceilings	Good		
Mouldings / Cover Strips	Good		
Posts / Pillars	Good		
Handrails / Barriers	Major Defect	Installation	Balusters (pickets/uprights) to handrails/barriers must be screwed, not nailed, nails don't have the same pull out strength as screws and they deteriorate quicker than screws, use stainless screws wherever possible, fall hazard, rectify immediately. (SAFETY HAZARD).
Floors / Tiles / Pavers / Decking	Good		
Bearer / Joists	Good		
Paint	Good		

EXTERIOR OF THE BUILDING (CONTINUED)**2.6 - SUBFLOOR SPACE UNDER BUILDING (INCLUDING PATIOS ETC.)**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Leaking Pipes	Minor Defect	Water Penetration	Leaking water pipe close to Laundry tub. (see photo below).
Debris	Not Evident		
Dampness	Not Evident		
Drainage / Levels	Minor Defect	Operational & Installation	Floor level downstairs is lower than outside ground level, will allow water ingress, flood/hold water, evidence of flooding downstairs.
Underside of Flooring	Good		
Bearers	Good		
Joists	Good		
Battens / Railings	Minor Defect	Material Deterioration & Installation	A few weathered and loose rails and in contact with the ground in places, should be trimmed/refitted/removed so as not to be in contact with the ground, to reduce the risk of Wood rot and Termite attack.
Posts / Pillars	Minor Defect	Material Deterioration & Damage	Bases of a few Timber Posts are aged weathered and deteriorated and pencil pointed, one or two will need replacing, several bases have been encased in mortar/concrete, need excavating around bases to determine if more need re stumping. Two are split close to rear stairs, will continue to gradually deteriorate and require replacing. Termite damage visible to base of one at front close to corner. (see photos below).
Settling/Movement Evident	Minor Defect	Distortion	Minor settling evident, out of level to a few areas.
Ant Cappings	Good		
Ventilation	Good		
Tie Downs	Good		
Retaining Walls	Minor Defect	Distortion	Movement cracks.
Doors / Gates	Good		
Beams / Lintels	Good		
Walls	Good		
Robes / Cupboards / Shelving	Good		
Laundry Tubs / Sinks / Vanities	Major Defect	Installation	Hot and cold buttons missing, install new ones immediately, to reduce the risk of burns. (SAFETY HAZARD).

EXTERIOR OF THE BUILDING (CONTINUED)

2.6 - SUBFLOOR SPACE UNDER BUILDING (INCLUDING PATIOS ETC.) (CONTINUED)

Floors / Concrete Slabs / Pavers	Good	Material Deterioration & Distortion	Worn/deteriorated surface in places. Movement cracks, settling evident.
-------------------------------------	------	--	--



Example of deteriorated/ pencil pointed bases of posts.



Example of Termite damaged House post.



Example of House post bases encased in concrete/mortar.



Example of split House posts.

EXTERIOR OF THE BUILDING (CONTINUED)

2.6 - SUBFLOOR SPACE UNDER BUILDING (INCLUDING PATIOS ETC.) (CONTINUED)



Example of leaking water pipe.

EXTERIOR OF THE BUILDING (CONTINUED)

3.0 - THE SITE / YARD

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Fencing	Minor Defect	Material Deterioration	Timber fences, needs painting to maximise life expectancy.
Letter Boxes	Good		
Apron Slabs	Minor Defect	Distortion	A few cracked tiles close to driveway.
Driveways	Good		
Garden Sheds	Minor Defect	Operational & Installation	Needs sealing around base or a flashing installed around base, to reduce the risk of water ingress. Door(s) need adjusting. Roof needs cleaning.
Surface drainage	Minor Defect	Operational & Installation	Please see notes below.
<ul style="list-style-type: none"> • Ground/Paths/Driveways etc, to perimeter of Buildings/Structures should be 50mm minimum lower than subfloor floor levels, or have suitable waterproof retaining walls in place to help reduce the risk of water ingress, Wood Rot, rust, footing movement, Termite attack and other moisture related problems. • Remove all Plants, Gardens and Sprinklers abutting or close to Buildings/Structures, to improve surface drainage and reduce the risk of footing movement, Termite attack and other moisture related problems. • Drain at bottom of driveway will need cleaning out and constant monitoring so as to be free flowing and to not allow water to pond, to reduce the risk of footing movement and moisture related problem. • Drains to back yard will need cleaning out and constant monitoring so as to be free flowing and to not allow water to pond, to reduce the risk of footing movement and moisture related problem. • Remove all pebbles/stones abutting or close to Buildings/Structures, so as to improve surface drainage and reduce the risk of footing movement, Termite attack and other moisture related problem. 			

4.0 - CRACKING TO BUILDING ELEMENTS

Is there cracking to the Building Elements?	Yes
--	-----

If yes, it is strongly recommended that you engage a Structural Engineer.
Please refer to table below.

Area(s) of Cracking	Location	Description of the Cracking Defect at the time of the Inspection. (Eg. Appearance, Serviceability, Structural)	Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)
Concrete Slabs	Under House.	Serviceability	Movement cracks, settling evident.
Masonry Retaining Walls	Under House at front.	Serviceability	Movement cracks.
Driveways	Front.	Appearance	Minor movement cracks.
Internal Sheeting / Linings	A few walls.	Appearance	Minor movement cracks.

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

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

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

INTERIOR OF BUILDING

5.0 - ROOF SPACES

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Roof Framing	Good		
Insulation	Good		
Tops of Ceilings	Good		
Roof Battens	Good		

INTERIOR OF BUILDING (CONTINUED)

5.1 - ENTRANCE

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Minor Defect	Installation	No weather seal to base of external timber door(s), install weather seal(s) to reduce the risk of water and wind ingress.
Walls	Good		
Windows	Major Defect	Water Penetration	Wood rot to one timber window. (see photo below). Window(s) need safety screens fitted, fall hazard, for example, kids climbing on furnishings under Windows and falling through windows, rectify immediately. (SAFETY HAZARD).
Ceilings	Good		
Robes / Cupboards / Shelving	Good		
Floors	Minor Defect	Distortion	One or two cracked tiles.



Example of Wood Rot to timber window.

INTERIOR OF BUILDING (CONTINUED)

5.2 - LOUNGE / DINING

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Good		
Walls	Good		
Windows	Major Defect	Installation	Window(s) need safety screens fitted, fall hazard, for example, kids climbing on furnishings under Windows and falling through windows, rectify immediately. (SAFETY HAZARD).
Ceilings	Good		
Floors	Good		

5.3 - REAR FORMAL DINING

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Good		
Walls	Good		
Windows	Good		
Ceilings	Good		
Floors	Good		

INTERIOR OF BUILDING (CONTINUED)**5.4 - KITCHEN**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Walls	Good		
Windows	Good		
Ceilings	Good		
Sinks	Good		
Tap(s)	Major Defect	Installation	Hot and cold taps are wrong way round, engage a plumber and reverse, to reduce the risk of burns. (SAFETY HAZARD).
Benchtops	Minor Defect	Water Penetration	Minor swelling behind sink.
Cupboards	Good		
Splashbacks	Minor Defect	Material Deterioration	Loose tiling.
Pantries / Robes	Good		
Floors	Good		

5.5 - LAUNDRY

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Good		
Walls	Good		
Windows	Minor Defect	Damage	Cracked glass.
Ceilings	Good		
Robes / Cupboards / Shelving	Good		
Laundry / Tubs / Sinks	Good		
Splashbacks	Good		
Basins / Vanities	Good		
Tap(s)	Good		
Toilets	Good		
Floors	Good		

INTERIOR OF BUILDING (CONTINUED)**5.6 - BATHROOM**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Good		
Walls	Good		
Windows	Good		
Ceilings	Good		
Robes / Cupboards / Shelving	Good		
Splashbacks	Good		
Basins / Vanities	Good		
Showers	Minor Defect	Operational	Door(s) needs adjusting, to reduce the risk of leaks.
Baths	Good		
Tap(s)	Good		
Towel Rails / Hooks	Minor Defect	Operational	Loose fixings to Towel Rails.
Toilets	Good		
Floors	Good		

5.7 - BEDROOMS X4

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Minor Defect	Operational	Handle needs adjusting to front Bedroom.
Walls	Good		
Windows	Major Defect	Installation	Window(s) need safety screens fitted, fall hazard, for example, kids bouncing on beds or furnishings under Windows and falling through windows, rectify immediately. (SAFETY HAZARDS).
Ceilings	Good		
Robes / Cupboards / Shelving	Good		
Floors	Good		

6.0 - SAFETY HAZARDS

Note: Wide Bay Building & Pest Inspections did **NOT** test any electrical appliances, air conditioners, lights, power points, remote doors, pumps, ceiling fans, smoke alarms, safety switches or tempering valves.

ANY ITEMS THAT MAY CONSTITUTE A PRESENT OR IMMINENT SAFETY HAZARD:

- Refer to sections throughout the Report marked (SAFETY HAZARD) or (SAFETY HAZARDS).

Are Smoke Detectors fitted in the required locations?

No

One required outside front Bedroom. One required to lower level. As of 1st January 2022 all residential buildings MUST have photoelectric smoke alarms installed in all bedrooms as well as hallways servicing bedrooms, between areas containing bedrooms and on any other storey of the dwelling, they also MUST be interconnected. Although not compulsory yet, we strongly recommend complying with these regulations immediately, to reduce the risk of death or injury due to smoke and or fire.

Is a Safety Switch fitted at the property?

Yes

Is a Tempering Valve fitted to the hot water system?

Yes

Is the Stove/Oven secured?

No

Stove/Oven needs securing, to reduce the risk of toppling/falling/moving and causing harm/burns etc, especially to young children when door is bumped or has weight applied to it, rectify immediately.

Do any internal Window or Door coverings have loose / hanging Cords?

Yes

All corded window and or door coverings with cords below 1600mm from the floor must have safety warning labels attached and must be tied back and or made so as no loop greater than 220 mm can be formed with the cord, to reduce the risk of strangulation, especially to small children.

Do any Windows in the Building(s) have glass lower than 500mm from floor level, or glass that could be considered an impact zone, i.e., Windows that are close to Beds or furnishings that could be impacted by children bouncing on Beds or climbing on Furnishings under Windows and falling into the glass?

Yes

All windows and or doors in areas considered an impact zone (low windows/doors or windows with beds and or furniture under them) should have safety glass fitted, to reduce the risk of serious cuts from falling into or through that window or door.

7.0 - DETAILS OF INSPECTION AGREEMENT

Agreement Number:	WB1781	Date of Agreement:	08/03/2019
--------------------------	--------	---------------------------	------------

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 at the time of inspection. The advice is limited to the reporting of the condition of the Building Elements in accordance with Appendix C AS4349.1-2007.

THE SCOPE OF THE INSPECTION

The inspection will comprise 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 will not form part of the report.

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.

Are there Special Requirements/Conditions requested by the Client(s) Representative regarding the Inspection and Report?	Yes
Client is concerned about Wood Rot and Termite damage to House posts - See "Subfloor Space Under Building" section in the report.	
Client would like to know if the gas bottles could be moved - engage a qualified gas fitter for further recommendations.	

Were there any changes to the Inspection Agreement?	No
--	----

Was the property furnished at the time of inspection?	No
Were floor coverings present at the time of inspection?	Yes
Did the property have curtains/blinds fitted at the time of inspection?	Yes
Were robes/cupboards furnished at time of inspection?	No

Details of Apparent concealment of possible defects:

Bases of timber House posts have been encased in concrete and may be concealing possible damage or defects.

Where a property is furnished at the time of the inspection or when curtains/blinds are fitted then you must understand that the furnishings, curtains/blinds and stored goods may be concealing evidence of structural and/or minor damage. This evidence may only be revealed when the property is vacated and curtains/blinds removed. A further inspection of the vacant property is strongly recommended in this case. No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, curtains/blinds, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to the visual inspection.

7.1 - SCOPE OF THE INSPECTION

The Scope of the Inspection was to cover: The Buildings/Structures and the property within 30 metres of the main Building/Structure subject to inspection (but within the property boundaries).

The Area*(s) NOT inspected or in which NO access was available and the reasons why:	The Area*(s) in which Visual Inspection was Obstructed and the Reason(s) why were:
<p>Roof spaces Rear lower section of roof space, no acces, low pitch roof.</p>	<p>Window/Door Jambs & Architraves Curtains and or blinds fitted. Fly screens fitted inside windows.</p>
	<p>Roof spaces Insulation covering tops of ceilings and tops of wall frames throughout. No access to edges in parts due to roof pitch, visible from a distance.</p>
	<p>Wall exterior Gardens/ plants obstructing walls to places.</p>
	<p>Fences Plants and gardens/foilage obstructed view in places.</p>

High Risk Area(s) to which access should be gained, or fully gained, since they may show evidence of damage/defects:

Bases of timber posts under House.

8.0 - CONCLUSION AND SUMMARY

The purpose of this inspection is to provide advice regarding the condition of the property at the time of inspection. This inspection was a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

The incidence of Major Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

High	Typical ✓	Low
------	------------------	-----

The incidence of Minor Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

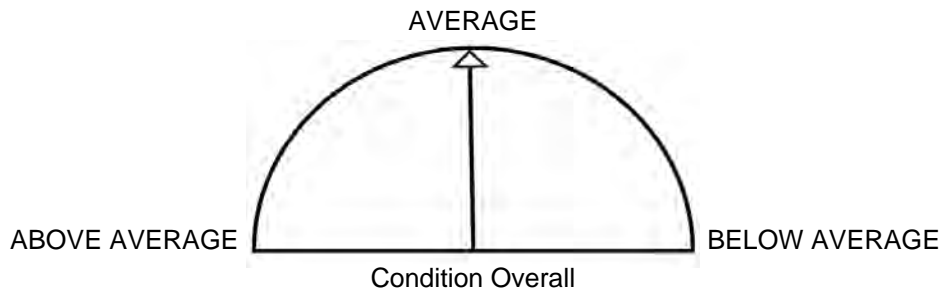
High	Typical ✓	Low
------	------------------	-----

Definitions

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

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.

Therefore, the overall condition of this Building in the context of its age, type and general expectations of similar properties is:



Definitions

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

Above Average	The overall condition is above that consistent with buildings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with a building of similar age and construction.
Average	The overall condition is consistent with buildings of approximately the same age and construction. There will be areas/components requiring minor repair or maintenance.
Below Average	The building and parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

This summary is supplied to allow a quick and superficial overview of the inspection results. This summary is NOT the Report and cannot be relied upon on its own. This summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report and anything in this summary, the information in the Report shall override that in this summary.

IMPORTANT ADVICE:

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

Trees: Where trees are close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

Septic tanks: Should be inspected by a licensed plumber.

Flood levels: Should be checked with local authorities.

OTHER INSPECTIONS AND REPORTS REQUIRED:

It is **Strongly Recommended** that the following Inspections and Reports be obtained prior to any decision to purchase the Property or act on the findings of this Report, so that the purchaser and or other interested party can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.0-2007 and AS4349.1-2007 and are excluded from this Report.

- Appliances Inspection
- Electrical
- Plumbing
- Surveying
- GEO Technical
- Air Conditioning
- Timber Pest Inspection
- Structural Engineering
- Council Compliance
- Asbestos Report
- Fire Alarm/Smoke Alarm Technician

CONCLUSION AND SUMMARY CONTINUED

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

Important information: Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.

1. **Disclaimer of liability:** No liability shall be accepted on account of failure of the Report to notify any problems in any 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 any area(s) or section(s) so specified by the Report).
2. **DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.**
3. 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, to a large extent, upon the age and type of 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.
4. THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the inspector on the day of inspection. The inspection DID NOT include breaking apart, 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, 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.
5. 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 recesses tests may be made on shower recesses to detect leaks (if water is connected). The test 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 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.); 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 plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area (s) or items (s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB Such matters may upon request be covered under the terms of a Special Purpose Property Report.)**

6. Glass Caution: Glazing in older houses may not necessarily comply with current glass safety standards AS1288. In the interest of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film/s installed unless they already comply with the current standard. It is strongly recommended the glass be checked by a suitably qualified glazier or window manufacturer.
7. The operation of fireplaces, chimneys, alarm systems, intercom systems, television or pay T.V. systems, electrical and mechanical appliances, hot water systems, air conditioning systems, smoke detectors and residual current devices/safety switches have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.
8. Rooms below ground level (ground level outside higher than floor level inside, in part or in whole): 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.
9. **CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection. If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner: The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

10. **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
11. **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
12. **ASBESTOS CLAUSE:** No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

CONCLUSION AND SUMMARY CONTINUED

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 Report was carried out by:

Dated: _____

Signed on behalf of: _____

(signature)