

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”

Administration Details

Account to: Sample report
Phone: Sample
Address: Sydney





Google earth view sample

Agreement Details

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

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

Inspection Details

The Purpose of the inspection is to give advice about the condition of the property with building defects.

Date of Agreement: 11/11/2020

Specific Requirements/Conditions Required by You were: Na

If it is more than 60 days from the inspection date, a new inspection and report is needed.

Persons in Attendance: agent

Weather Conditions at the time of Inspection: Dry

Recent Weather Conditions: Dry

Building Furnished: Yes

Building Tenancy: Occupied

Areas Inspected and Restrictions to the Inspection

The Inspection included: The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

- **The Actual Areas Inspected were:** The Building Interior, The Building Exterior, The Roof Space, The Roof Exterior, The Site,

Other Areas Inspected were: grounds.

- **Restrictions:** subfloor was restricted. garage and interior furniture and stored items.

(a) Areas NOT Inspected Including Reason(s) were: subfloor has asbestos at entrance and was a safety health hazard. **Roof insulation.**

(b) Areas NOT Fully Inspected Including Reason(s) were: interior of house due to furniture and floor coverings and stored items in the garage

Recommendations to Gain Access and Reinspect

The Area(s) and/or Section(s) to which Access should be gained or fully gained are: subfloor.

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

Factors that Influenced the Inspection/Report Outcome

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

The limitations were: Visual inspection only

Details of Apparent concealment of possible defects: NA

Evidence of apparent concealed defect(s) was seen and details were Na

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:

There was no additional information provided na

Details of Other Factors influencing the inspection:

Na

Description and Identification of the Property Inspected

Type: The structure is a attached semi

Style: Single Storey

Construction Type: brick

Interior: rendered walls

Piers: Brick

Flooring: **Interior:** Tongue and groove.

Roofing: Pitched Roof hardwood .

Roof covering: Terracotta Tile

Out Structures: brick garage

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. Obtaining these reports will better equip the purchaser to make an informed decision.

Council Plan Inspection	Electrical Inspection	Plumbing Inspection
Timber Pest Inspection		
Drainage Inspection	Asbestos Inspection	
Mould Inspection	Gasfitting Inspection	Appliances Inspection
Airconditioning Inspection	Alarm/Intercom/Data Systems	Hydraulics Inspection
Mechanical Services	Hazards Inspection	Fire/Chimney Inspection
Estimating Report	Garage Door Mechanical	Durability of Exposed Surfaces

Other: Site survey.

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects: rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

INSPECTION FINDINGS

The following areas were inspected where present and within the scope of the inspection - **1. Site, 2. Exterior, 3. Interior, 4. Services, 5. The Roof Interior, 6. The Roof Exterior, 7. The Subfloor, 8. Cracking to Building Members**

Important: Strata Title - Where an item above is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.

1. THE SITE

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Driveways: No Defects/Safety Hazards found.

Paths: Defects/Safety Hazards found were paths have cracks consistent with houses of this era and the method of construction used.

Steps: No Defects/Safety Hazards found.

Retaining Walls: No Defects/Safety Hazards found

Surface Water Drainage: No Defects/Safety Hazards found. not able to assess due to dry weather conditions.

Car Accommodation: No Defects/Safety Hazards found. roof requires testing for any leakage.

Garden Sheds and Fences: No Defects/Safety Hazards found. fences require ongoing maintenance.

2. THE EXTERIOR OF THE BUILDING

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Walls: Defects/Safety Hazards found were exterior bricks require repointing in some locations.

Lintels: No Defects/Safety Hazards found

Doors: Defects/Safety Hazards found were door work requires maintenance and repainting.

Windows: No Defects/Safety Hazards found.

Timber and Steel Structures: No Defects/Safety Hazards found.

Balustrades: No Defects/Safety Hazards found.

Verandas: No Defects/Safety Hazards found.

Decks: No Defects/Safety Hazards found.

Chimneys: No Defects/Safety Hazards found. Further testing required when a chimney is present on a building.

3. THE INTERIOR OF THE BUILDING

If present the following elements were inspected:

The Rooms: Ceilings, Walls, Floors, Windows, Doors and Frames, Insect Screens, Trims and Cupboards/Robes.

Kitchen: Bench Top, Cupboards, Sink, Taps and Tiles.

Bathrooms, Toilets, En-suite and Laundry: Cistern and Pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Washbasin, Tubs/Cabinet and Ventilation.

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Entry: Defects/Safety Hazards found were drummy render noted in some locations on the walls requiring repairs and remediations, this is common with homes of this era.

Hall: Defects/Safety Hazards found were drummy render noted in some locations on the walls requiring repairs and remediations, this is common with homes of this era.

Linen Cupboard: No Defects/Safety Hazards found.

Lounge Room: Defects/Safety Hazards found were requires repainting.

Dining Room: Defects/Safety Hazards found were drummy render noted in some locations on the walls requiring repairs and remediations, this is common with homes of this era.

Kitchen: this requires repainting general maintenance and an upgrade.

Family Room: No Defects/Safety Hazards found. this requires repainting general maintenance and an upgrade.

Laundry: No Defects/Safety Hazards found. this requires repainting general maintenance and an upgrade. Walls appear to be damp affected near the shower wall location, possible leaking shower.

Toilet: No Defects/Safety Hazards found.

Bathroom: No Defects/Safety Hazards found. requires a general upgrade mould is evident on the ceiling.

Bedroom 1: No Defects/Safety Hazards found requires general painting and maintenance.

Bedroom 2: No Defects/Safety Hazards found requires general painting and maintenance.



Figure 1 gap noted to timber join point requiring filler as may allow water ingress or vermin. Engage a handy man to fill. Maintenance defect.



Figure 2 brick work exterior front has been repaired and requires relaying bricks by a licenced brick layer.

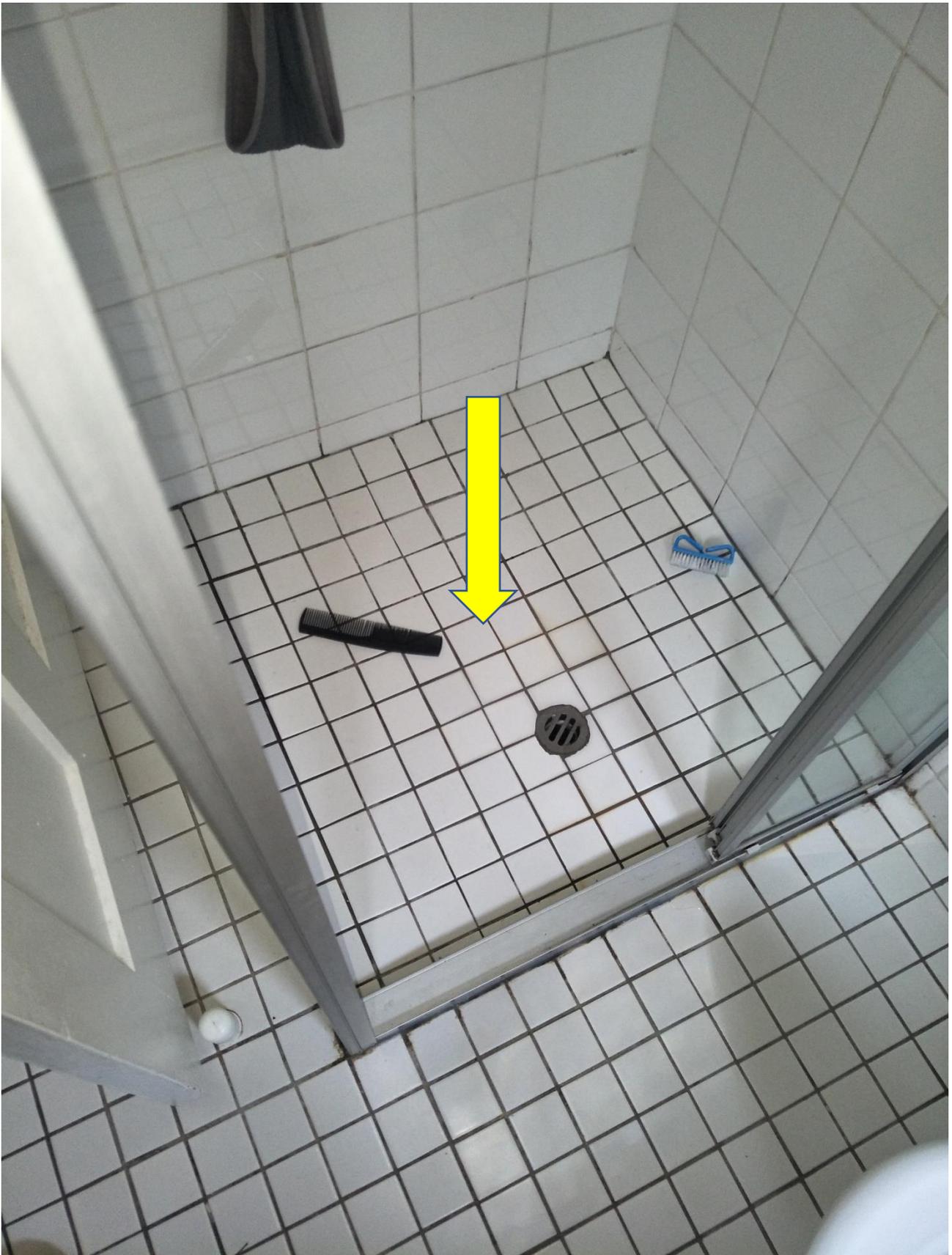


Figure 3 the shower recess requires grouting, Engage a handy man to apply new grout.



Figure 4 the man hole has an electrical fan in which is a safety hazard. This should be moved into a new location. Engage a licenced electrician to attend to this.



Figure 5 no evidence of sarking observed in the roof, this is common with homes of this era.



Figure 6 all eaves and exterior timber work requires repointing ; this is a general maintenance item. Engage a repointing contractor.



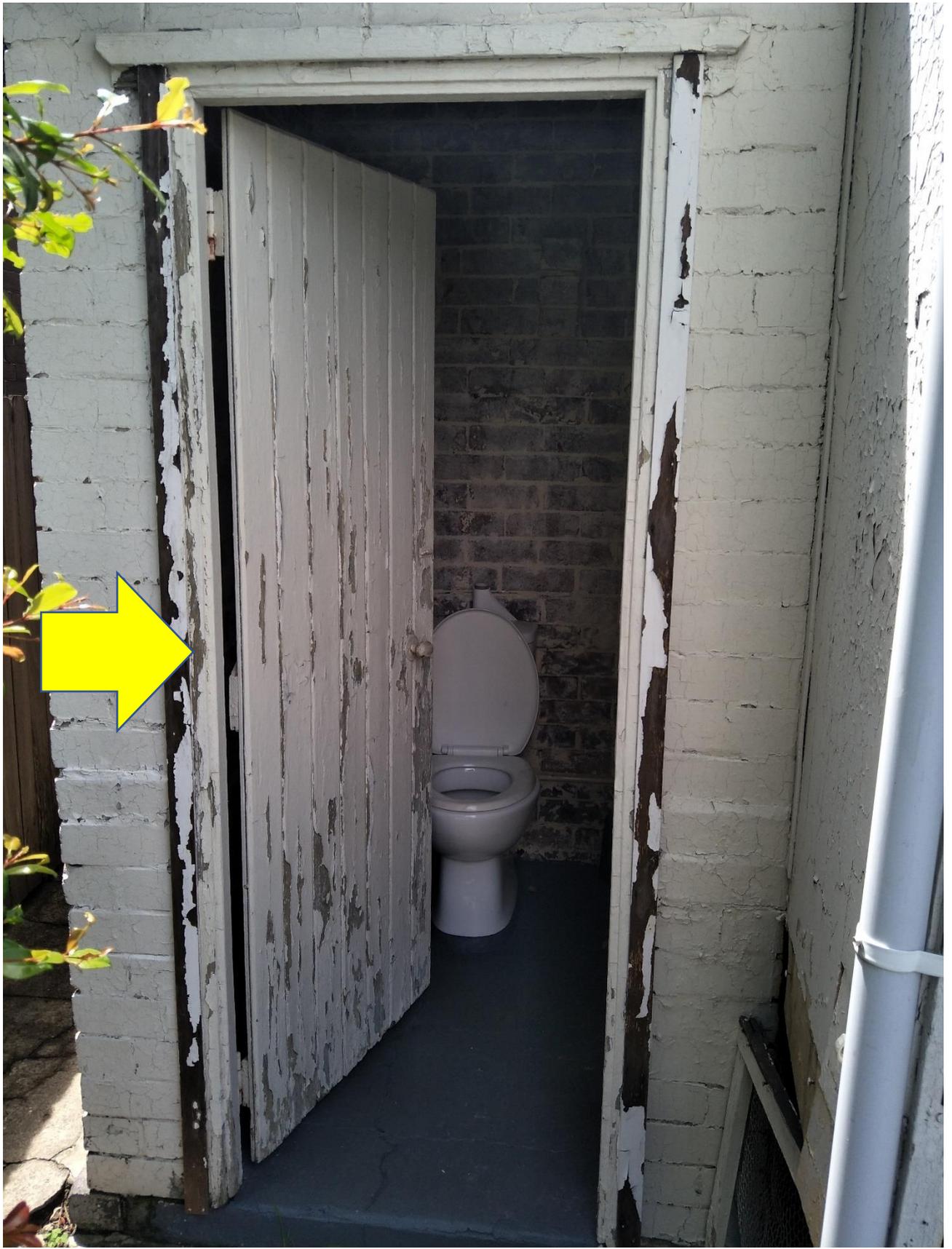
Figure 7 evidence of mould located in the shower location due to inadequate ventilation.



Figure 8 the kitchen is in working condition and requires an upgrade.



Figure 9 the walls to the laundry have evidence of water ingress from the shower located directly adjacent to the location.



4.

Figure 10 timber work around the house requires painting and maintenance. Engage a carpenter and painting contractor to rectify.



5.

Figure 11 pathways have cracks, these are common with this era. The pathway requires total replacement. The pointing around the brick walls requires repointing engage a pointing contractor.



6.

Figure 12 timber work around windows is in a dilapidated state.



7.

Figure 13 the rear panel has evidence of possible asbestos on the rear wall lining this requires further testing.



8.

Figure 14 stored timbers in the subfloor require removal as this may increase the risk of termite attack.



9.

Figure 15 material that appears to be asbestos is found in the subfloor making it a safety risk to crawls where there may be asbestos, it is recommended the asbestos be removed and disposed of.



Figure 16the garage had stored items restricting access for the inspection.

10. SERVICES

Electrical Installation: Yes

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice.

Plumbing: Yes

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

Hot Water Service: Yes

All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas: Yes

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

Phone: Yes

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors: Yes

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

11. THE ROOF INTERIOR

If present the following elements were inspected:

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Roof Covering Underside: No Defects/Safety Hazards found.

Roof Flashings Underside: No Defects/Safety Hazards found

Roof Framing: No Defects/Safety Hazards found.

Insulation: No Defects/Safety Hazards found.

Sarking: Defects/Safety Hazards found were no sarking observed ,common with homes of this era.

12. THE ROOF EXTERIOR

If present the following elements were inspected: partial due to height.

Description of the Defects/Safety Hazards and the Inspector's Recommendations

Roof Flashings: Partially Inspected due to height and Defects/Safety Hazards were found to require general maintenance, engage a roof plumber to inspect.

Gutters/Downpipes: Partially Inspected due to height and Defects/Safety Hazards were found to require replacement generally in poor condition in my opinion.

Valleys: No Defects/Safety Hazards found.

Skylights: No Defects/Safety Hazards found.

Vents: No Defects/Safety Hazards found

Flues: No Defects/Safety Hazards found

Eaves: Defects/Safety Hazards found were requires repainting and some wood rot repairs, engage a carpenter and painting contractor.

Facia and Barges: Defects/Safety Hazards found were requires repainting and some wood rot repairs, engage a carpenter and painting contractor.

13. THE SUB FLOOR

Did the structure(s) have a subfloor(s)? YES.. Where the answer is Yes elements in section 7.1 below were inspected:

Where the answer is NO the following Subfloor Description (section 7.1) is NOT Applicable.

Note: (Where access *was not available or restricted* also refer to the Section "Areas Inspected and Restrictions to the Inspection" on page 2).

13.1 Description of the Defects/Safety Hazard, Location and the Inspector's Recommendations

Floor Framing Timbers: No Defects/Safety Hazards found.no able to inspect.

Underside of the Flooring System: No Defects/Safety Hazards found.no able to inspect.

Piers/Posts/Supports: No Defects/Safety Hazards found.no able to inspect.

Termite Shielding: No Defects/Safety Hazards found.no able to inspect.

Sub-floor ventilation: Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is: Not Applicable as slab on ground construction.

14. CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members? Yes

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre purchase inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

Areas Inspected	Location	Description of the Cracking Defect at the time of the Inspection.
Concrete Slabs	Na	
Suspended Concrete Slabs	Na	
Masonry Walls	Exterior walls	1 to 2 mm cracks internally and externally, common with homes of this era.
Piers	Na	Not able to inspect due to asbestos in subfloor.
Retaining Walls	Na	
Other Areas	Pathways	Cracks range from 10 to 30mm cracks in some location due to the construction method used to build the pathways.

IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase.

Conclusion and Summary

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 the Building Members in accord with Appendix C AS4349.1-2007.

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 incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: Typical

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: High

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: Average

Please Note: This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

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.

Definitions

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 elements.

Major Defect: Is a Defect 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 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.

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

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

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

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) 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) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.
- 3) 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 (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

- 4) **CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

- 5) **ASBESTOS DISCLAIMER:** “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”
- 6) **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
- 7) **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
- 8) **ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

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: Sydney Building Inspections

Address: Po Box 3377 Wareemba 2046

Dated this 16 Day of 11 2020

SIGNED FOR AND ON BEHALF OF: Joseph Alexander Ovidi

Signature: Joseph Alexander Ovidi