

Pre-Purchase Inspection - Residential Building Report

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



1185 Packham Dr Molong

PURPOSE OF INSPECTION

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

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Property Inspected

Property Inspected Details:

Re: 1185 Packham Dr
Molong NSW 2866

Contact Details

Inspection Requested By:	Cathy & Tony Mileto cathymileto7@gmail.com Re: 1185 Packham Dr Molong NSW 2866
Inspection Requested For:	Same as Inspection Requested By
Cost Billed To:	Same as Inspection Requested By
Contact For Access:	Jodie Murray McGrath Molong 10 Bank St Molong NSW 2866

Inspection Details

Work Order/Reference Number:	0081
Inspection Date/Time:	05/09/2022 3:00 PM
Persons in attendance:	None
Other relevant comments:	Nil
Weather conditions at time of inspection:	Sunny

Agreement Details

Agreement Number:	0081
Date of Agreement:	05/09/2022 3:00 PM
Specific requirements and or conditions required:	Nil building report only

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 prior to acting on this report.

Inspector Details

Name Of Inspection Firm:	Graham Hurford Quality Homes P/L T/A InSpec Building & Pest Inspections License No 36640C
Contact Phone:	0418 635 783
Inspector Name:	Graham Hurford
Report Prepared Date:	06/09/2022

Summary of Defects

Major Structural Defects identified to the Residential Building on day of inspection

There are no Major Structural Defects.

Major Structural Defects identified beyond the Residential Building	No
Incidence of Major Defects	Typical
Incidence of Minor Defects	Typical
Overall Condition (refer to definitions)	Average
Details of possible concealment of defects:	<p>The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection. Whilst a thorough visual inspection of the property was carried out the element of concealment of defects is always possible. The inspector cannot and will not move any furniture, floor coverings eg: floor rugs, personal items. The inspector cannot see through walls, floors, paint etc</p> <p>The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required</p>

STRUCTURES INSPECTED

For the purpose of reporting on the property the property will be defined by compass readings e.g. North face.

1.1 1185 Packham Dr Molong

Structure type:	Freestanding house
Orientation:	North
Areas Inspected:	Bathroom 1, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Decking, Dining Room, Family Room, Roof Exterior, Hallway, Kitchen, Laundry, Lounge Room, Roof Void, Subfloor, Verandah, Walls Exterior
Is the building furnished?:	No
Construction type:	Timber frame-cladding
Pier type:	Masonry, Timber
Flooring type:	Compressed Sheet, Concrete Slab, Tongue and Groove Particle Board
Verandah:	Location: North
Decks:	Location: North
Roof Structure/s:	Pitched timber, Trussed timber, Skillion, Cathedral Ceiling
Roof covering/s:	Metal
Pool present:	No
Are Smoke Detectors Installed:	Yes Number of smoke detectors: 1 Location of smoke detectors: Hallway Recommendation: All smoke detectors should be tested for serviceability and compliance.

General Comments:

Nil

AREAS WITHOUT ISSUE ON THE DAY OF INSPECTION

In relation to the Inspection Agreement, the overall condition of the following areas are consistent with buildings of approximately the same age and construction.	Bedroom 1 Bedroom 2 Dining Room Kitchen
---	--

Access Issue 1. - Roof Void

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Pitch



Areas of the roof void could not be inspected due to height restrictions.

Defect 1. - Exterior

Defect Location:	North Side, West Side, South Side, East Side
Defect Summary:	Walls - Timber Frame
Type of Defect:	Damage
Description:	The cladding on the exterior of the property is cracking on the joins.
Ongoing Consequence:	Further deterioration.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Renderer.



The cracking cladding on the external corner.



Vertical cracking on the sheet join



Vertical cracking on the sheet join.



Vertical cracking on the sheet join.

Defect 2. - Interior

Defect Location:	Bedroom 4
Defect Summary:	Ceiling Nails Popping
Type of Defect:	Damage
Description:	The nails are popping in the ceiling sheets.
Ongoing Consequence:	Further deterioration and popping.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Plasterer, Painter



There are popping nails that need to be repaired.

Defect 3. - Roof Exterior

Defect Location:	Various Areas
Defect Summary:	Eaves Fascia and Barges
Type of Defect:	Damage, Water penetration, dampness, Material deterioration
Description:	Barge boards has decayed The eave sheeting has dislodged from the fascia and the paintwork has deteriorated.
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Carpenter, Painter



The damaged barge board.



The damaged barge board.



The barge board has deteriorated



The barge board has deteriorated and there is no barge roof capping installed.



The fibro eave lining has dislodged from the fascia.



The eave lining is damaged and the timber support beam paintwork has deteriorated.

Defect 4. - Exterior

Defect Location:	North Side
Defect Summary:	Decks
Type of Defect:	Installation
Description:	The stairs on the front deck do not comply.
Ongoing Consequence:	Personal injury, Tripping hazard
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter



The steps do not comply to the current Australian Standards.

Defect 5. - Exterior

Defect Location:	South Side
Defect Summary:	The rear deck and steps
Type of Defect:	Damage, Installation
Description:	The rear steps do not comply and the deck has deteriorated and needs maintenance.
Ongoing Consequence:	Further deterioration and a safety issue.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter



The rear deck needs maintenance.



The steps do not comply to current Australian Standards and are a safety issue.

Defect 6. - Exterior

Defect Location:

Various Areas

Defect Summary:

The timber trimming and the timber railing around the subfloor area.

Type of Defect:

Damage, Water penetration, dampness, Material deterioration

Description:

The timber has deteriorated.

Ongoing Consequence:

Further deterioration of the timber.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter, Painter



The damaged timber railing.



Water damaged timber trimming above the railing.



Water damaged timber trimming above the railing.

Defect 7. - Roof Exterior

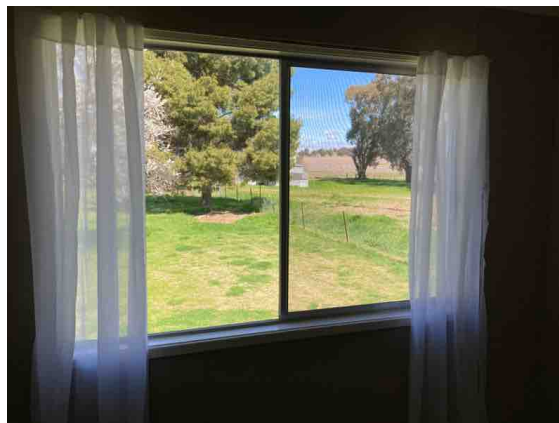
Defect Location:	North Side
Defect Summary:	Roof Coverings
Type of Defect:	Material deterioration
Description:	Metal roofing has rusted
Ongoing Consequence:	Water ingress to Roof Void
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Roof Plumber



The roof sheeting on the front verandah is showing rust deterioration.

Defect 8. - Interior

Defect Location:	Bedroom 4
Defect Summary:	Metal Windows and Doors - Sash/Door Operation
Type of Defect:	Operational
Description:	The rollers are damaged
Ongoing Consequence:	damage to the sash/door
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Glazier



The window running wheels have deteriorated and need replacing/adjusting.

Defect 9. - Interior

Defect Location:	Various areas of the property.
Defect Summary:	Metal Windows and Doors - Glazing Seals
Type of Defect:	Material deterioration
Description:	The glazing seals have perished
Ongoing Consequence:	Water ingress
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Glazier



The glazing seals in various areas of the property need replacing as they are perished.

Defect 10. - Interior

Defect Location:	Bedroom 3
Defect Summary:	Metal Windows and Doors - Sash/Door Operation
Type of Defect:	Material deterioration
Description:	The rollers are damaged
Ongoing Consequence:	damage to the sash/door
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Glazier



The running wheels need replacing/adjusting.

Defect 11. - Interior

Defect Location:	Bedroom 2
Defect Summary:	Timber Doors - Operation
Type of Defect:	Operational
Description:	The door is binding.
Ongoing Consequence:	Difficult to operate, Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter



The door needs easing.

Defect 12. - Interior

Defect Location:	Laundry
Defect Summary:	Metal Windows/Doors - Fittings and Hardware
Type of Defect:	Material deterioration
Description:	The door lock/s have broken or are missing
Ongoing Consequence:	May be a security issue
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Glazier



The window locking system is missing.

Defect 13. - Interior

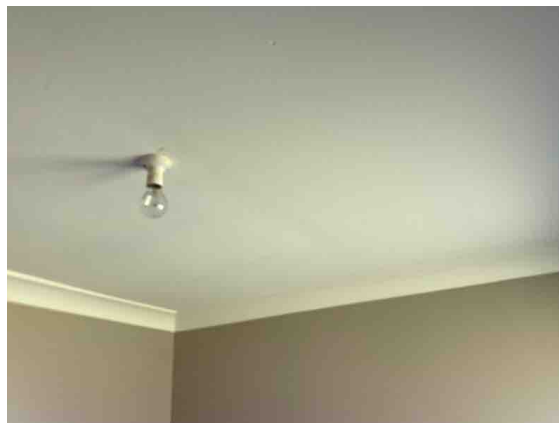
Defect Location:	Laundry
Defect Summary:	Cistern and Pan
Type of Defect:	Material deterioration
Description:	The pan is not secured adequately to the floor
Ongoing Consequence:	If not secured there may be damage to the cistern
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plumber



The toilet cistern needs to be re-attached to the floor.

Defect 14. - Interior

Defect Location:	Laundry
Defect Summary:	Ceiling Nails Popping
Type of Defect:	Material deterioration
Description:	There are popping nails in the ceiling.
Ongoing Consequence:	Further nail popping.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Plasterer, Painter



The ceiling nail popping needs repair.

Defect 15. - Interior

Defect Location:	Bathroom 1
Defect Summary:	Ventilation (Interior)
Type of Defect:	Operational
Description:	The exhaust fan is not operating and the fan switch is loose and needs tightening.
Ongoing Consequence:	Unhealthy allergens may develop
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Electrician



The fan and light switch need tightening.



The exhaust fan is not operating.

Defect 16. - Interior

Defect Location:	Hallway
Defect Summary:	Ceiling Cracking and/or evidence of damage repaired
Type of Defect:	Damage
Description:	Cracking
Ongoing Consequence:	Further cracking
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Plasterer, Painter



The cracked ceiling sheet.

Defect 17. - Interior

Defect Location:	Lounge Room
Defect Summary:	There are popping nails in various areas.
Type of Defect:	Material deterioration
Description:	The ceiling plaster joint is cracking and there are popping nails.
Ongoing Consequence:	Further deterioration.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Plasterer, Painter



The damaged plaster joint needs re-setting and the popped nails need repairing.

Defect 18. - Interior

Defect Location:	Family Room
Defect Summary:	Metal Windows/Doors - Fittings and Hardware
Type of Defect:	Material deterioration
Description:	The door lock/s have broken or are missing
Ongoing Consequence:	May be a security issue
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Glazier



The window has no locking system.

Defect 19. - Interior

Defect Location:	Family Room
Defect Summary:	The skirting is missing and the timber architrave is swollen from water penetration.
Type of Defect:	Water penetration, dampness, Installation
Description:	The skirting is missing and the architrave is swollen.
Ongoing Consequence:	Further deterioration.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter



The swollen architrave and missing skirting.

Defect 20. - Roof Void

Defect Location:	North Side, West Side, South Side, East Side
Defect Summary:	Insulation
Type of Defect:	Installation
Description:	Insulation is incomplete
Ongoing Consequence:	Loss of insulation value
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plasterer



The roof void area has no insulation installed.

Defect 21. - Subfloor

Defect Location:	The waste pipe under the shower.
Defect Summary:	The shower waste connection is leaking.
Type of Defect:	Water penetration, dampness
Description:	There is a leak under the shower in the subfloor.
Ongoing Consequence:	Further leaking.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Plumber, Tiler



The shower is leaking around the waste point.

Defect 22. - Exterior

Defect Location:	North Side
Defect Summary:	The timber hand rails are unstable and are a safety issue.
Type of Defect:	Installation
Description:	The handrails are not joined on the timber post.
Ongoing Consequence:	Further deterioration of the handrail.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter



The damaged handrail is unstable and is a safety issue.

CONCLUSIONS

Other Inspections and Reports Required

It is recommended that the following Inspections and/or repairs/work required is obtained from the following trades and/or professions.

Recommendations

Recommendations from the Report

- Renderer.
- Plasterer
- Painter
- Carpenter
- Roof Plumber
- Glazier
- Plumber
- Electrician
- Tiler

Other Inspections Recommended

Electrical, Plumbing

SIGNED BY INSPECTOR

Date:

06/09/2022

Signed:

CONTACT THE INSPECTOR

If you have any questions regarding the report, please feel free to contact the inspector. It can be challenging to communicate defects, their severity, and any inspection limitations in a manner the reader can comprehend. If you have any concerns or require any additional clarification you should contact the inspector immediately before acting on this report.

Type of Defects

The definitions below relate to the Type of Defect associated with the building element/item fixture or fitting.

Damage: The building element/item fixture or fitting is damaged, cracked or broken and is not fit for it's intended purpose.

Distortion, warping, twisting: The building element/item fixture or fitting has shifted from its intended position.

Water Penetration, Dampness: Water ingress and/or dampness is found in unexpected or undesirable area(s).

Material Deterioration: The building element/item fixture or fitting is deteriorating due to rusting, corrosion, rot or decay.

Operational: The building element/item fixture or fitting does not perform as expected.

Installation: The building element/item fixture or fitting has not been installed as expected, is ineffective, unsuitable and/or has absent components.

Structural Defect: Weakness or departure from the expected structural performance of a structural building element.

Acceptance Criteria

The building will be compared to a comparable building of roughly the same age that has been constructed with the commonly accepted method at the time the building was built, and which has been maintained as expected so there has been no significant loss of strength and/or serviceability.

High: The occurrence and/or extent of defects exceeds the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Typical: The occurrence and/or extent of defects is as the inspector anticipated when compared to a comparable building of roughly the same age that has been maintained as expected.

Low: The occurrence and/or extent of defects is lower than the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Average: The overall condition of the building is consistent with buildings of roughly the same age. There will be some building elements that require some repair and/or maintenance.

Above Average: The overall condition of the building is above average when compared to a building roughly the same age. The building has been well maintained.

Below Average: The overall condition of the building is poor when compared with buildings of roughly the same age. There are significant defects to building elements requiring renewal, repair and/or maintenance.

Definitions

Accessible Area: is any area of the site and structures permitting safe and Reasonable Access to

perform the inspection.

Building Inspection Agreement: Shall be the agreement between the client and the inspector entered into prior to the inspection taking place. This agreement includes, but is not limited to, defined purpose, specific scope/areas of inspection, acceptance criteria and limitations. Should this report be transferred, the subsequent buyer of the property shall be bound by all terms and conditions of the Building Inspection Agreement, as detailed under Clause 11 of this Report. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report subject to the terms and conditions of the Agreement and the Report itself.

Structural Element: Physically noticeable part of a structure. E.g., Walls, including interior, exterior, and screen, Floors, Roof and Ceiling frames, Beams and Connections.

Building Element: Section or part of a building which, by itself and/or in conjunction with other sections or parts, achieves a characteristic function. E.g., supporting, enclosing, completing or servicing a building space.

Major Defect: A defect of significant extent where remedial works must be carried out in order to prevent an unsafe environment, loss of utility or further deterioration of the property and/or building.

Minor Defect: Any other defect that is not a Major Defect. **Note:** the inspector is not required to comment on individual minor defects and imperfections.

Safety Hazard: Current or pending serious safety hazard.

Residential Building: is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under main roof. Attached and/or standalone structures containing habitable rooms. Retaining walls directly associated with the foundations of the Residential Building.

This Building inspection was conducted as follows:

1. in the case of a non-strata title property to comply with AS4349.1-2007 Inspections of Buildings;
2. In the case of a Community title or strata the Inspector did not inspect Body Corporate common property and the inspection will be limited to areas within the Lot or individual unit to comply with AS 4349.1-2007.

Terms, Conditions and Limitations

1. The report is not an "all-inclusive" report that considers the property from every aspect and is subject to the agreed scope of the inspection.
2. Unless noted otherwise, inspector conducted a visual, non-invasive inspection of the building elements only to the safe and accessible areas as outlined in the scope of the agreement.
3. The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection.
4. The report is not a Certificate of Compliance with any Building Permit, Building License, Act, Regulation, Ordinance, By-law Standard or Code.

5. The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional.
6. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans.
7. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required.
8. Any Estimates Provided in the report are merely an educated guess by the inspector using their knowledge and experience to estimate the possible likely costs to be incurred. The estimate is not a guarantee or quotation for work to be carried out. It is recommended that independent quotes are obtained from trade professionals. The inspector accepts no responsibility or liability for any estimates provided.
9. The minimum space required for inspection is as follows:
 - a. beneath a floor – vertical clearance not less 450mm;
 - b. exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder which can be extended to a maximum of 3.6 metres from ground level;
 - c. roof void minimum access size must not be less than 450mm x 450mm with vertical space 600mm X 600mm for reasonable movement;
10. Not Included in the Scope of the Inspection:
 - a. Common areas of Strata, Company and Community title type properties.
 - b. Timber Pest Activity.
 - c. Presence or absence of mould.
 - d. Identification of ACM (Asbestos Containing Material).
 - e. Identification of flooring containing Magnesite.
 - f. Inaccessible or partly inaccessible areas.
 - g. Areas where access was denied.
 - h. Defects that may have been concealed.
 - i. Rising damp and water ingress (leaks) that maybe subject to prevailing weather conditions.
 - j. Water ingress (leaks) that are subject to services not being used for a period of time. i.e. shower recesses.
 - k. Technical assessment of electrical, gas, plumbing and mechanical installations.
 - l. Site drainage.
 - m. Swimming and Spa Pools.
 - n. Identification illegal building works.
 - o. Breaking apart and/or dismantling.
 - p. Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor or wall coverings. Ceilings. Floors. Furniture. Appliances.
 - q. Removing or moving stored goods and/or personal possessions.
 - r. Impact to the buildings footings when trees are in close proximity.
 - s. Septic tanks.

11. Disclaimer of Liability: 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 Seller for the purpose of auctioning, set date sale or private treaty of a property, then the Inspection Report may be ordered up to thirty (30) days prior to the auction, set date sale or listing, copies may be given out prior to the auction/sale and the Report will have a life of sixty (60) days from the date of Inspection during which time it may be transferred to the Buyer. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report, subject to the terms and conditions of the Building Inspection Agreement and the Report itself.
12. Complaints Procedure: If there are any claim and/or dispute arises with regards to the inspection and/or report you should inform us immediately by email. You must permit us full access to all areas of the property that relate to the claim and/or dispute. Within 28 days of receipt of your claim we respond to you in writing. In the event you are not satisfied with our response you must refer the matter to a Mediator nominated by us from the Australian Mediations Association Limited must within (21 days) from the date of our response. The parties shall bear equally the costs of the mediation. If you initiate court proceedings without observing the above Complaints Procedure and the proceedings are set aside, stayed or adjourned then you agree to be responsible for any costs and expenses incurred by us and you agree to keep us indemnified of such costs and expenses incurred by us.