



HUNTER BUILDING INSPECTIONS

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PRE-PURCHASE BUILDING REPORT

Instructions from : Kirrily Lee **Our Reference** : 9487

Purchaser : Kirrily Lee

Address of Property Inspected : 34 Northview Street, Rathmines

Inspected by : Michael Simons
Builders Licence No. : 124881C

Inspected at : 7.50 am
on : 1/6/2021
Report prepared on : 1/6/2021
Present at inspection : -

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is:
Average - Above Average (see page 16)

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 AS 4349.1-2007.

Inspection Agreement No. : 3152021

Date of Agreement : 31/5/2021

Specific Requirements/Conditions Requested by Client : see booking form

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

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.

SCOPE OF INSPECTION :

This inspection has been carried out in accordance with AS 4349.1-2007.

The standard requires that the accessible parts of the building and appurtenances together with relevant features of the property within 30m of the building and within the boundaries of the site be inspected.

The standard requires that, where applicable, the following areas be included in a Building Report:

The interior of the building	The roof space	The exterior of the building
The subfloor space	The roof exterior	The property within 30m of the building being inspected

Building elements are inspected in accordance with Appendix C, AS 4349.1-2007.

A list of items that are normally excluded from the inspection is contained in Appendix D, AS 4349.1-2007

Retaining Walls under 700mm high are not normally included as part of a Building Report.

For a list of the Items and relevant features included in this report refer to section 1.1 Index of Report Contents below.

This report is a Residential Pre-purchase Property Report in terms of AS 4349.1-2007 and as such is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or bye-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

Estimating the cost of remedying defects is not included in a standard property report, although it may form part of a special-purpose property report.

1 INSPECTION SUMMARY

Details of the single storey house inspected and reported on are :

Main Dwelling

Type of Construction : brick veneer built on concrete footings
 Roof Covering : concrete tiles

Extensions

: left side
 Type of Construction : solid brick built on concrete footings

Standard of Construction

: fair - acceptable

Structural Condition

: acceptable

Standard of Maintenance

: fair - acceptable

Repairs Required

: some

Occupancy- when inspected

: vacant and furnished

No. of Bedrooms

: 3

Estimated Age (years)

Main Dwelling : 30 - 40

Extension : 25

Weather

- when inspected : overcast

Recent Weather Conditions

: fine

Terminology

Poor	requires significant repairs or replacement
Fair	average condition (repair and maintenance in several areas)
Acceptable	sound condition without any significant defects at the time of inspection
Aged	reasonably well maintained, future replacement/upgrade recommended
As new	generally unused in good condition

The terms **left** and **right** used in this report to describe room locations, are based on facing the building from the street, or facing the main entry to the building.

The above assessment is given after the inspected building was 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.

1.1 INDEX OF REPORT CONTENTS

The detailed inspection results are presented in the report under the following headings and sub-headings :

Inspection Summary

General details of main dwelling and any extensions, standard of construction and maintenance, estimated age

Summary of Defects

Urgent Matters, requiring immediate attention
Significant Matters, requiring attention/rectification
Minor Matters, that will/may require attention/rectification

Internal Inspection

Floor structure, ceiling linings, wall linings, carpets

Inspection of Individual Rooms

List of defects for each room
Comments on fittings and appliances

External Inspection

Exterior of main dwelling including walls, roof, fascias and barge boards, lintel beams, windows, chimneys,

Roof Cavity Inspection**Sub Floor Inspection****Garage Inspection****Miscellaneous Structures/Features Inspection**

Garages, car ports, patios, balconies, decks, pergolas, verandahs
swimming pools, garden sheds, gardens and lawns, retaining walls(over 700mm high),
boundary fences, driveways, paths, surface water drainage, external stairs,
water, gas and electrical services and hot water unit

Conclusion and Summary**Note :**

It is important that no action should be taken, or purchase agreements entered into until the written report has been read thoroughly and understood. Hunter Building Inspections and its agents can not take any responsibility for actions taken on the basis of misunderstood or misconstrued verbal reports.

2 SUMMARY OF DEFECTS

Urgent matters that require immediate attention and/or rectification

- termite barrier treatment strongly recommended
- ceiling fan – removal of low level ceiling fans is recommended.
- roof tiles - roof tiler's service
- rectify leaking shower recess/pipework and replace decayed particle board flooring sheets in adjacent

- rooms
- plumber's service to taps, fittings, etc...(see report)

Significant matters that require attention and/or rectification

- upgrade/renovate bathroom, laundry and kitchen as per report
- increase ventilation to sub floor
- monitor & improve drainage to perimeter of house and garage as required
- replace timbers structurally affected by timber decay as per report
- upgrade garage, carport & external structures as per report
- roof plumbers service (see report)
- sub floor vents - lower external garden beds/paving below subfloor vents
- downpipes - connect all downpipes to storm water system
- sub floor – remove loose timber and formwork timber from sub floor cavity
- recommend an electrical inspection prior to purchase
- recommend a plumber/hydraulic inspection prior to purchase
- window sill bowing – insufficient clearance to brick sill - warning
- external paving sloping towards house

Minor matters that require repair and maintenance

- general maintenance and repair as per report
- carpenter service to doors and windows as required
- external paintwork and cosmetic repair as required
- internal paintwork and cosmetic repairs to wall and ceiling linings etc as per report
- ceramic tiler's service (see report)
- drummy wall/floor tiles – repair/replacement can be anticipated
- guttering - clean roof guttering and trim back overhanging trees
- downpipes - improve connection to storm water adaptors
- fascia/bargeboards - refix fascia/barge boards as required
- window gaskets - replace rubber gaskets to windows
- upgrade undersized hot water heater as required
- fencing - repair leaning boundary fencing as required

Note

The above summary of defects is not the report, and cannot be relied upon on its own.

The items listed above are to be read in conjunction with the body of the report.

The information in the body of the report takes precedence over that in the above defects summary.

3 INTERNAL INSPECTION

Ground level

Floor Structure : timber and concrete

Ceiling Linings

Type : plasterboard and fibro
Condition : fair - acceptable

Wall Linings

Type : plasterboard, brick and fibro
Condition : acceptable

Carpet : fair - acceptable

4 INSPECTION OF INDIVIDUAL ROOMS

Room : Main Bedroom**Location** : Front LeftDefect List

Undulations are present to the ceiling linings, repair as required.
Some areas could not be inspected due to the presence of stored items.
Timber floors are out of level. Re-levelling of the affected areas can be anticipated.
Paintwork is generally in a reasonable condition, however minor touch-up painting is required.
A ceiling fan is present, not tested at the time of inspection.
There is insufficient headroom between the floor and the ceiling fan blades; removal of the fan is recommended for safety purposes.

Room : Bedroom No. 2**Location** : Rear LeftDefect List

There are areas of mould growth to the ceilings/walls, possibly due to poor ventilation or condensation. As moulds can be hazardous to health, removal is recommended.
Window slide rollers have worn. Repair/maintenance work is recommended.
Some areas could not be inspected due to the presence of stored items.
Timber floors are out of level. Re-levelling of the affected areas can be anticipated.
The door(s) are out of square with the top of the frame and the margins are uneven. This is consistent with foundation settlement. Repair work is recommended.
Opening doors to built-in-robos require easing and adjustment to improve their operation.
Paintwork is generally in a reasonable condition, however minor touch-up painting is required.
An air conditioning unit is present, not tested at the time of inspection.

Room : Bedroom No. 3**Location** : Rear RightDefect List

Wall linings have areas of settlement/shrinkage cracking.
There is timber work that requires repainting.
Window slide rollers have worn. Repair/maintenance work is recommended.
Some areas could not be inspected due to the presence of stored items.
Timber floors are out of level. Re-levelling of the affected areas can be anticipated.
The door furniture is loosely fixed to the door/frame, repair/maintenance is required.
Paintwork is generally in a reasonable condition, however minor touch-up painting is required.
A ceiling fan is present, not tested at the time of inspection.
There is insufficient headroom between the floor and the ceiling fan blades; removal of the fan is recommended for safety purposes.

Room : BathroomDefect List

Sliding door(s) require repair and maintenance to improve functioning.
Tap(s) require servicing by a plumber to improve their functioning.
Silicon seal all internal tile joints to wet areas.

Floor and wall tiles have been painted.

Vanity plinth is recessed into the tile bed. We consider this to be poor building practice as the plinth is susceptible to water ingress from water travelling through the tile bed. It is far better practice to tile and waterproof the whole floor then fit the vanity to the top of the tiles.

Room : Laundry

Location : External

Defect List

Water staining/penetration is present to window(s). Future monitoring is required to determine the cause and appropriate repair required.

The door furniture is not functioning correctly, a carpenter's service is required.

The door(s) are out of square with the top of the frame and the margins are uneven. This is consistent with foundation settlement.

High moisture readings are present to the perimeter brickwork walls. Brickwork walls constructed without cavities may allow water to penetrate from the exterior to the interior surface, resulting in rising and/or lateral damp. The affected solid walls may require waterproofing by the application of sprayed or hand-applied membranes.

Isolated areas of the wall tiles are cracked/chipped, repair work is recommended.

There are areas of wall tiles that are drummy, repair and/or replacement of affected areas can be anticipated.

Tap(s) require servicing by a plumber immediately to improve their functioning. Stop cock to wall is leaking and water is constantly leaking on to the floor and outside of the room as a result (photo 97636).

Room : Store room

Location : Off Kitchen

Defect List

Wall linings have areas of settlement/shrinkage cracking.

There is timber work that requires repainting.

Timber floors are out of level. Re-levelling of the affected areas can be anticipated.

Paintwork is generally in a reasonable condition, however minor touch-up painting is required.

This room was once the original laundry and has been re-located to the side extension.

Room : Front Entry/Hallway

Defect List

Movement cracking is present to localised areas of the ceiling linings, touch-up painting is required.

Wall linings have areas of settlement/shrinkage cracking.

Timber floors are out of level. Re-levelling of the affected areas can be anticipated.

Paintwork is generally in a reasonable condition, however minor touch-up painting is required.

A smoke alarm is present, not tested at time of inspection. We recommend that a licensed electrician test existing smoke alarm(s).

Isolated areas of the floor tiles are cracked/chipped, repair work is recommended.

There are areas of floor tiles that are drummy, repair and/or replacement of affected areas can be anticipated.

Floor tiles laid over timber strip or particleboard flooring. Note – This technique of tile installation may be prone to cracking and lifting due to movement of the substrate and/or incorrect installation.

Room : Kitchen/Dining/Living

Whitegoods

<u>Item</u>	<u>Brand</u>	<u>Condition</u>
Upright Stove (electric)	Westinghouse	aged

Appliances were not tested at the time of inspection. We recommend that they be tested by a licensed tradesman. We recommend that the purchaser obtains copies of documentation (e.g. operating/servicing

manuals) for the appliances, and, if not available, the vendor be requested to demonstrate their operation.

<u>Item</u>	<u>Material &/or General Condition</u>
Kitchen cupboards	aged
Benchtops	aged
<u>Floors/floor covering</u>	
Material	tiled
Condition	fair

Defect List

Movement cracking is present to localised areas of the ceiling linings, touch-up painting is required.

Wall linings have areas of settlement/shrinkage cracking.

There is timber work that requires repainting.

Window slide rollers have worn. Repair/maintenance work is recommended.

Windows require easing/adjustment to improve their functioning.

Some areas could not be inspected due to the presence of stored items.

Paintwork is generally in a reasonable condition, however minor touch-up painting is required.

A ceiling fan is present, not tested at the time of inspection.

There is insufficient headroom between the floor and the ceiling fan blades; removal of the fan is recommended for safety purposes.

An air conditioning unit is present, not tested at the time of inspection.

Cupboard doors and drawers are worn in some areas and require adjustment and minor repair to improve their functioning.

The kitchen is generally in an aged condition. Upgrading can be anticipated.

Isolated areas of the floor tiles are cracked/chipped, repair work is recommended.

There is no rangehood installed above the cooktop. Installation is recommended to facilitate the removal of cooking steam. It is good practice to vent the ranges externally, however some rangehoods are designed to re-circulate the air.

Ensure low level glazing is safety glass. A glazier can advise further in regard to this matter. Installation of a safety rail or similar should be installed to all low level glazing to prevent accidents.

5 EXTERNAL INSPECTION

Notes :

1. The condition assessment given for external items inspected must be read in conjunction with the defects listed.
2. For the Roof Exterior, AS4349.1 – 2007 defines “reasonable access” for height as “*Accessible from a 3.6m ladder placed on the ground*”.

External Brickwork

Type : brick veneer
Condition : acceptable

Defect List

Perimeter brickwork walls are out of plumb and bowed in isolated areas. This commonly results from dishing or doming of the foundation material under the building. This is caused by differences in the moisture content between the centre and the external perimeter of the building, often a direct result of leaking water services/drains, missing roof gutters and/or downpipes or surface runoff directed under or along the sides of the building. It can also be caused by trees planted too close to the building.

The air flow passage to the sub floor vents in the walls has been obstructed by paving. This can allow water to enter the sub floor space possibly resulting in uneven settlement of footings and foundation walls, timber decay and termite attack. Clearing away of the obstructions is required.

Gardens and trees are established too close to the external walls of the house. This is conducive to termite attack and may make their presence difficult to detect. Watering of these gardens and/or the presence of

tree roots can lead to cracking of walls and footings due to shrink/swell clay movements.
Mortar joints to face brickwork are uneven and not consistent spacing's. Unless otherwise specified masonry bed and perpend joints are to be a nominal 10mm.
Dampcourse level to front patio has been bridged contrary to building code requirements.

Wall Frames

Type : softwood
Condition : We are unable to comment on the condition of the wall frames, as they are concealed.

Roof Exterior

Type : concrete tiles
Condition : fair

Defect List

There are cracked/misaligned roof tiles in several areas, service by a roof tiler is urgently required.
Glazing on the roof tiles has deteriorated which may lead to increased porosity. Resurfacing of the roof tiles can be anticipated.
Cement pointing to roof tiles requires repair and maintenance.

Guttering

Type : galvanised iron
Condition : fair - acceptable

Defect List

Areas of the guttering are holding leaves and vegetation. Clearing out is required.
Roof gutters are susceptible to overflowing back into the eaves. Sufficient overflow measures must be included in the design and installation of the guttering system.
Tree limbs and vegetation are overhanging the roof, trimming back is strongly recommended as seeds and small leaves can still enter the gutter guard.

Downpipes

Condition : fair - acceptable

Note : All downpipes must be connected to a storm water system in compliance with Council requirements. They should be spaced no more than 12 metres apart on a standard house.

Defect List

Storm water adaptors are present below ground level. This increases the difficulty of replacing, and the risk of corrosion to, the downpipes. Rectification work can be anticipated.
Downpipes are not adequately connected to the storm water adaptors in isolated areas. Rectification is required.
Downpipes to left side of house are not connected to the stormwater drainage system (photo 97638). Rectification is recommended.

Valley Gutters

Condition : fair - acceptable

Fascias and Barge Boards

Type : timber
Condition : fair - acceptable

Defect List

There is timber decay present to corners and joints of the fascia and/or barge boards. Repair work to affected areas can be anticipated.
Barge boards are not adequately fixed to the rafters and require refixing.

Eaves Soffit Linings

Type : fibro
Condition : acceptable

Defect List

Water stains are present to the rear eaves linings. This may be due to leaking roof sheeting/tiles or overflowing roof gutters. Investigate further and repair as required.

Lintel Beams

Type : steel
Condition : acceptable

Windows

Type : aluminium
Condition : fair

Defect List

Some windows are in need of maintenance, repairs and easing.
There is insufficient clearance between the brick sill and the underside of the window sill and the bottom of the window frames are bowed as a result (photo 97644). Clearance to allow for timber shrinkage to the framework is a Building Code requirement. A licensed builder is required to provide a scope of works and costs associated with the works required.
Rubber gaskets to windows are missing/poorly installed/deteriorated. Repair work is required.
Storm moulds require improved installation around some windows where gaps exist.
laundry window is poorly flashed. A licensed builder is required to provide a scope of works and costs associated with the works required.

External Painting

The external painting of this structure is in a generally fair condition, but there are several areas that require repainting.

Notes :

Safe and reasonable access to the Roof Cavity, Sub floor and all other areas of the building being inspected, is covered by Clause 3.2.2 of AS4349.1 – 2007 that states –

“The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access.”

Site conditions that can restrict safe access include :-excessive ground water, stored items, builder’s debris, dog faeces

6 ROOF CAVITY INSPECTION

Notes :

For the Roof Cavity, AS4349.1 – 2007 defines “reasonable access” for : -

<i>an access hole</i>	as	400mm x 500mm
<i>crawl space</i>	as	600mm x 600mm
<i>height</i>	as	“Accessible from a 3.6m ladder”.

General Comments

Insulation : present
Sarking : partially present

No inspection was made to :

- areas obscured by insulation
- eaves and perimeter timbers due to the pitch of the roof

Defect List

Mould is evident to the top of the plasterboard ceiling linings. An industry hygienist specialising in mould removal is to attend the property within 30 days and remove all mould and treat accordingly.

7 SUB FLOOR INSPECTION

General Comments

Underfloor Structure

Material : hardwood

Supports

Type : piers

Material : brickwork

Condition : acceptable

(structure, supports)

Antcaps : present

Dampcourse : partially visible

Ventilation : inadequate

Drainage : inadequate - with generally damp conditions

Defect List

Dampness to the foundation material is consistent with the nature of the site and the type of soils present. Damp foundation soil will cause musty odours and mould growth within the building. Improvement of sub

floor ventilation and drainage can be anticipated.

Sub floor ventilation is poor and requires improvement.

There is evidence of water passing under and/or pooling under the building. This will cause erosion to the foundations and undermine piers. Diversionary drains are required.

Drainage around the perimeter of the building is inadequate and the installation of a drainage system to intercept and divert surface and sub-surface water is required. Paved areas should drain away from the building.

Piers are tilting and have subsided in isolated areas of the sub floor space consistent with age of dwelling. This commonly results from dishing or doming of the foundation material under the building. This is caused by differences in the moisture content between the centre and the external perimeter of the building, often a direct result of leaking water services/drains, missing roof gutters and/or downpipes or surface runoff directed under or along the sides of the building. It can also be caused by trees planted too close to the building. Annual inspections of the affected piers are required by a qualified building consultant as opposed to remedial works.

Some ant capping is missing and/or corroded and requires replacing.

Evidence of water penetration and associated damage including timber decay is present to the particle board flooring sheets adjacent to the bathroom. The probable causes are leaks to the pipe work, shower tray or water proof membranes. Further investigations and the necessary repairs should be carried out promptly by a licensed builder.

Subfloor area requires cleaning out of formwork and loose timbers, which could provide an entry point for termite attack.

Areas of the foundation soils have not been backfilled level of graded to surrounds of brick piers/footings contrary to building code requirements. This will facilitate ponding water to these areas.

Kitchen particle board flooring sheets have been patched with form ply. Water damage may have been the cause. Further investigations are required.

8 MISCELLANEOUS EXTERNAL STRUCTURES/FEATURES

Garage Inspection

Garage Type : free standing
No. car spots : 2

Garage Floors

construction : concrete
condition : acceptable

Garage Door(s)

operation : operable (manual)
condition : fair - acceptable

Defect List

Hairline cracking is present to the concrete slab. Usually this is not a major concern, however monitoring is advisable.

There is corrosion to the steel garage frame in isolated areas, repair and maintenance work, using appropriate anticorrosion paint products is required.

There is corrosion to the external wall sheets in some areas, repair and maintenance work, using appropriate anticorrosion paint products is required, however replacement of the worst affected areas can be anticipated.

Contact between the ground and the external cladding is conducive to corrosion. The ground contact should be broken by appropriate methods.

Fibreglass roof sheeting has deteriorated, replacement is required.

The roof sheeting has not been adequately fixed to the roof battens and the roofing screws are fixed down in the low parts of the rib, refastening is required by a licensed roof plumber.

Areas of the guttering are holding leaves and vegetation. The gutters could not be thoroughly inspected due to the presence of leaves/debris. This will lead to corrosion of gutters and downpipes, and blockage of

the storm water system. Clearing of the gutters and downpipes is required and the storm water pipes may need to be cleared by a drainer/plumber. We recommend gutter guard be installed to prevent future blockages.

The surface drainage to the perimeter of the garage is inadequate, improved diversionary drainage is required.

Garage structure is slightly out of plumb in some areas. No action is required.

Car Port Inspection

Condition : fair

Defect List

There is corrosion to the roof sheets in some areas, repair and maintenance work, using appropriate anticorrosion paint products is required, however replacement of the worst affected areas can be anticipated.

The gutters are poorly fixed in some areas, improved installation is required.

The roof sheeting has not been adequately fixed to the roof battens in areas, refastening is required by a licensed roof plumber.

Downpipes are not connected to the stormwater drainage system. Rectification is recommended.

Areas of the guttering are holding leaves and vegetation. Clearing out is required.

Lead flashing is in contact with metal roofing. Electrolytic reaction between the different metals will lead to corrosion, rectification/replacement is required

The barge flashings have been poorly installed, rectification work is required.

The skillion roof (flat roof) is not the correct pitch for the profile roof sheeting used. We recommend a licensed roof plumber inspect and advise further in regard to remedial works required. Minimum pitch for roof sheeting is set by the manufacturer. The pitch of this roof is below what is considered to be acceptable.

The roof sheeting is dented/creased in isolated areas where walked on incorrectly by workmen. Repair as required.

Water Service Inspection

Type : copper
Water Pressure : adequate
Sewer Gully : present - correct installation

Hot Water Unit Inspection

Brand : Aquamax
Type : mains pressure
Energy Source : electricity
Capacity (L) : 125

Defect List

Pressure relief valve is not draining to a suitable drainage point.

Hot water heater is undersized, upgrading is recommended.

Special Comment

It is recommended that a licensed plumber be consulted for further advice.

For a standard family situation, we recommend that the capacity of mains pressure electric water heaters be a minimum of 250 litres and for gas mains pressure units a minimum capacity of 170 litres.

Generally hot water units, particularly those installed externally, have a life span of 10 years

Electrical Inspection (external)

It is recommended that a licensed electrician be consulted for further advice.

The electrical installation can only be tested properly by a licensed electrician, using the appropriate test equipment. We can only comment on the installation of a safety switch, and make a visual inspection of the appearance of power points and switches, where visible.

The NSW Environmental, Planning and Assessment (EP&A)(Smoke Alarms) regulation 2006, requires that all buildings in NSW, where people sleep, be fitted with at least one working smoke alarm on or near the ceiling, located near sleeping areas and paths of escape. For a house, smoke alarms are also required in any storey not containing bedrooms. The alarms fitted must comply with Australian Standard AS 3786.

Safety Switch to Electrical Board/Sub-Board: **present**

Smoke alarms

Smoke alarms were present in the following areas.

Front Entry/Hallway

Only a visual inspection on the location of smoke alarms was made. No testing is included as part of this inspection. We recommend a licensed electrician test the smoke alarms.

Defect List

Due to the age of the building, it would be prudent for an electrician to assess the condition of the electrical installation, to determine if any repair/upgrading is necessary.

Vegetation is in contact with the electrical consumer mains, removal is required by a suitably qualified contractor.

Patios/Balconies/Deck/Pergola/Verandah Inspection

Patio

Location : front
Type : brick and concrete
Condition : fair - acceptable

Defect List

Concrete patio surface is uneven and out of level, future floor levelling/repairs may be desired.

There are areas of floor tiles that are drummy, repair and/or replacement of affected areas can be anticipated.

Undercover Patio

Location : rear
Condition : fair

Defect List

Tap(s) require servicing by a plumber to improve their functioning.

The roof sheeting has not been adequately fixed to the roof battens in areas, refastening is required by a licensed roof plumber.

The skillion roof (flat roof) is not the correct pitch for the profile roof sheeting used. We recommend a licensed roof plumber inspect and advise further in regard to remedial works required. Minimum pitch for roof sheeting is set by the manufacturer. The pitch of this roof is below what is considered to be acceptable.

There are no engaged piers built into the single skin brickwork contrary to building code requirements (photo 97641). Engaged piers must be built in accordance with masonry standards. A structural engineer's

inspection is required, prior to acting on this report. It would be prudent to check with local council if this structure has been council approved prior to purchase.

The roof gutters between the main roof of the building and the pergola (ie box gutter) are prone to overflowing in times of heavy rainfall. This may lead to water ingress to the eaves linings.

External Stairs Inspection

Location : right side
Type : brick and concrete
Condition : fair - acceptable

Defect List

The stair riser heights are uneven and/or do not comply with Council requirements. All risers should be even.

Landscape Features

Gardens and Lawns Inspection

Gardens and lawns are well maintained

Fencing Inspection

Location : generally
Type : colourbond, metal and timber
Condition : fair

Defect List

The fencing is leaning over in areas, repair/replacement work is required.

The fencing is retaining earth. This is poor landscaping practice and decreases the life of the fence.

Timber decay is present in some areas, replacement of affected timbers is required.

Path Inspection

Location : generally
Type : concrete and paved
Condition : fair

Defect List

Cracking is present to several areas of the paving, repair work can be anticipated.

The paving is uneven in areas. Releveling of the affected areas is recommended to improve safety.

The perimeter paving is sloping towards the house contrary to good building practice, this may facilitate ponding water during times of heavy rain. Monitor and repair as required.

Drives Inspection

Location : front
Type : concrete
Condition : fair

Defect List

Settlement cracking is present to the driveway. Monitoring of the affected areas is required.

There are insufficient falls to the driveway paving away from the building, this may facilitate ponding water

during times of heavy rain. Monitor and repair as required.

Surface Water Drainage

The surface water drainage of this site is inadequate, improved diversionary drainage can be anticipated. Higher than usual moisture content to subsoils may cause abnormal movement to building and foundations. A geotechnical engineer can advise further in regard to this matter.

9 CONCLUSION AND SUMMARY

The purpose of this inspection is to identify the Urgent, Significant and Minor and safety hazards associated with the property at the time of the inspection. This inspection is limited to a visual assessment of the Building Members in accord with Appendix C AS 4349.1-2007

The following table shows the incidence of each type of defect in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained

Major	Typical
Significant	Typical
Minor	Typical

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 Residential Dwelling in the context of its age, type and general expectations of similar properties is:

Average - Above Average

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

Definitions

ABOVE AVERAGE	<i>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 building of similar age and construction.</i>
AVERAGE	<i>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.</i>
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

INSPECTION: TERMS AND CONDITIONS

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

SCOPE OF 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 significant, depends, to 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 or raked roofing, behind stored goods in cupboards, or 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. The report is based on the condition of the property and the prevailing structural, soil and weather conditions at the time of the inspection.
4. A Residential Pre-Purchase Property inspection report does not comment on or deal with minor defects and/or imperfections (i.e. a matter that, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification).

PROHIBITION ON THE PROVISION OR SALE OF THE REPORT

5. The Report may not be sold or provided to any other Person without Hunter Building Inspection's express written permission, unless the Client is authorised to do so by Legislation. If Hunter Building Inspections gives permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.
6. However, Hunter Building Inspections may sell the Report to any other Person although there is no obligation for Us to do so.
7. The written report contains all information to be relied upon by the client. Verbal reports are not to be relied on in their entirety. The written report supersedes all previous verbal communication between the parties and must be read in full prior to purchase.

NO WARRANTY

8. The property inspection has been carried out in accordance with AUSTRALIAN STANDARD 4349.1-2007. That standard recognises that a Residential Pre-Purchase Report is not a warranty or an insurance policy against problems developing with the building in the future.

CONDITIONS

9. This Residential Pre-Purchase Property Report is conditional upon or conditional in relation to_
 - the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
 - information provided by the person, the employees or agents of the person requesting the report;
 - the specific areas of 'expertise' of the consultant specified in the report;
 - apparent concealment of possible defects; or
 - any other factor limiting the preparation of the report.

ESTIMATING DISCLAIMER:

10. Any estimates provided in the 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 inspector accepts no liability for any estimates provided throughout this report, where they occur Hunter Building Inspections recommends that you obtain and rely on independent quotations for the same work.

INSPECTION LIMITATIONS

11. The Inspector will conduct a non-invasive visual inspection which will be limited to those accessible areas and sections of the property to which Safe and Reasonable Access as defined in AS4349.0-2007 is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the inspection. Those areas may be the subject of an additional inspection upon request following the provision or reasonable entry and access.

SETTLEMENT CRACKING.

12. Where settlement cracking or similar is noted in the report, we strongly recommend that the client obtains expert advice from a structural engineer prior to acting on this report.

THIRD PARTIES

13. 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

UNITS/TOWNHOUSES/VILLAS

14. This report does not and cannot make comment upon common property areas, other than the immediate interior and exterior of the unit. Such matters may upon request be covered under the terms of a Special-purpose Property Report.
15. We strongly recommend a strata report be obtained prior to purchasing any unit, townhouse, villa or any structure that is under an owner's corporation title.
16. We have not viewed the approved strata plan. Legal advice should be sought on this matter to determine if the strata plan coincides with what was approved.
17. In relation to fire rating/safety, in new unit blocks ensure the relevant certificates comply, and with older style unit blocks check body corporate records to ensure the building has been upgraded to current fire safety requirements.

EXCLUSIONS

18. This report does not and cannot make comment upon:

- **defects that may have been concealed.** Some defects may be deliberately concealed by stored items, furniture, floor coverings, etc. Often defects are only revealed when these items are removed. Hunter Building Inspections cannot be held liable for any defects that are concealed at time of inspection;
- **any area(s) or item(s) that could not be inspected by the Inspector** 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.);**
- **the assessment or detection of defects** (including rising damp and leaks) which may be subject to the prevailing weather conditions,
- **whether or not services have been used** for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*e.g.. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*);
- **whether the ground on which the building rests has been filled, is liable to subside** (whether due to mines or otherwise), is subject to landslip, earthquakes or tidal inundation, or if it is flood prone;

EXCLUSIONS CONTINUED

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| <ul style="list-style-type: none"> • the presence or absence of timber pests; • common property areas, • fire safety/rating; • the intended use and/or zoning of the building; • concealed damp proof course; • detection and identification of illegal building work; • timber framing size and adequacy • concealed tie downs and bracing • control joints • footings below ground level • retaining walls less than 700 mm high • where magnesite is present, this report makes no comment on the condition or structural adequacy of the concrete slab; • durability of exposed finishes; • operation of fireplaces and chimneys; • garage door opening mechanisms and/or remote controls • water-heating systems; • air conditioning and heating systems, • site drainage (apart from surface water drainage), or adequacy of roof drainage as installed • concealed plumbing or detection and identification of illegal plumbing work; | <ul style="list-style-type: none"> • septic tank(s) and/or any associated pipe work and structures • gas-fittings • electrical installation or any other mechanical and/or electrical equipment (e.g. gates inclinators, lifts etc) • data or phone lines; • alarm systems and/or security concerns; • the proximity of the property to flight paths, railways, or busy traffic (unless noted); • noise levels; • health and safety issues; • health hazards (e.g. presence of allergens, toxic soils, lead, radon, asbestos etc) • sustainable development provisions • environmental matters (e.g BASIX, water tanks BCA Environmental Provisions) • energy efficiency • lighting efficiency • neighbourhood problems; • document analysis; • heritage concerns; • any matters that are solely regulated by statute |
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19. **Asbestos: 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 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 90's may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 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. If the 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 of removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.

20. **Mould (mildew and non-wood decay fungi): No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.**

Mildew and non-wood decay fungi are commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

If in the course of the inspection, Mould happened to be noticed it may be noted in 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.

21. **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.

22. **Paint Coatings:**

No inspection of paint coatings was carried out except for external protective coatings.

No inspection for Lead Paint was carried out at the property and no report on the presence or absence of Lead Paint is provided. Older houses are likely to contain lead paint which is a health hazard particularly when removed or sanded. Hunter Building Inspections recommend a paint specialist be consulted to assess paint coatings and the relevant pre-cautionary action be taken.

23. **Acoustics and/or sound proofing: No inspection in regard to acoustics and/or soundproofing was carried out at the property and no report on acoustics and/or soundproofing is provided.**

If concerns regarding noise between units and/or rooms are present, we recommend an acoustic specialist be consulted or contact the builder/developer in regard to materials used for sound proofing.

24. Appliances:

This Report **DOES NOT** comment on adequacy and installation, including any hard wiring, of appliances like ovens, stoves, cooktops, dishwashers, rangehoods, insinkerators, ducted vacuum systems and wall or ceiling fans (we comment on external condition only). No appliances were tested at the time of inspection. We recommend that the purchaser obtain all warranties (if applicable) and operation manuals from the vendor. If these are not available we recommend that the vendor explain all operational procedures prior to purchase.

25. Swimming pools and supporting structures, pool equipment and spas:

The construction and operation of the pool and external spas does not form part of this report. It is suggested you obtain maintenance records and operation manuals from the vendor. We recommend a pool specialist company carry out an inspection prior to purchase.

26. No inspection is carried out on soft furnishings, soft floor coverings, or factory manufactured external fixtures (i.e. curtains, blinds, window coverings, manufactured awnings or similar (including electrical structures), manufactured pergolas or similar, including installation and hard wiring, water features or any part of the house which is not part of the general construction of the house.**27. Waterproofing membranes:** - Where shower recesses, balconies, terraces, roof slabs, planter boxes or any other part of the building which is relying on water proof membranes has been tiled or covered, the company is unable to give an accurate determination as to the effectiveness of the installation of the water proofing membrane, if any.**28. This report makes no comment upon the legal and contractual matters within the contract or between the parties:** - this includes easements, advice regarding other authorities etc.. Expert advice should be sought on these matters.**29. Contractual specifications:** We note that we have not viewed or inspected the building drawings, contract and/or building specifications. We therefore cannot determine whether the standard of finish complies with the contract documentation and specifications. These should be approved by Council. In the absence of these documents we can only inspect the property based on the publication "Acceptable Standards of Domestic Construction" and what is considered good building practice.**NEW DWELLINGS****30.** For a newly constructed dwelling, there is a warranty against defective workmanship and materials. Inquire with the vendor as to the existence of a defects liability period where it is the responsibility of the builder to repair and make good commonly occurring defects. It would be prudent to consult the Office of Fair Trading.**PAYMENT****31.** The inspection fee must be paid in full before the company provides the report**32.** Fees quoted apply for a standard size house (i.e. up to 4 bedrooms, 2.5 bathrooms). Granny Flats or self-contained living areas are not included in the standard price. Additional fees will be agreed by negotiation prior to commencing inspection.**33.** In the event that the applicant wishes to cancel an inspection he/she shall give 24 hours notice. Should the applicant fail to give such notice, Hunter Building Inspections reserves the right to charge a cancellation fee of \$100-00 at the inspector's discretion.**COMPLIANCE AND REMEDIES****34.** The purchaser should ensure all appropriate Council inspections and relevant certificates (including engineering and occupancy) are completed and in order, and should seek legal advice regarding any deficiencies in this matter.**35.** The purchaser should ensure that records relating to redevelopment and building works, including the company and names of builders, subcontractors, engineers, architects and insurers, and that all council certificates and builders warranties, are kept in case future reference is required.**36.** The purchaser should be aware that under current State and Commonwealth law there are various protection and remedies available should any defects to the building occur or become apparent within certain time limits. Legal advice should be sought on this matter.**CONSUMER COMPLAINTS PROCEDURE.****37.** In the event of a dispute or a claim arising out of, or relating to the inspection or the report, or any alleged negligent act, error or omission on the part of Hunter Building Inspections or on the part of the inspector conducting the inspection, either party may give written notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written notice then either party may refer the dispute or claim to an independent mediator. The cost shall be met equally by both parties or as agreed as part of the mediation settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.**COMPLAINTS PROCEDURE****38.** 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

- a. The parties must submit all written submissions and evidence to the Arbitrator within twenty-one (21) days of the appointment of the Arbitrator; and
- b. 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.

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.

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