



Pre-Purchase Inspection - Residential Building Report

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



2 Gretel Crescent Booragul (Southern Elevation)

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 Appendix C AS4349.1-2007.

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.

Property Inspected	
Property Inspected Details:	2 Gretel Crescent Booragul NSW

Contact Details	
Inspection Requested By:	Avery Property Professionals 2 Gretel Crescent Booragul NSW
Inspection Requested For:	Same as Inspection Requested By
Cost Billed To:	Same as Inspection Requested By
Contact For Access:	Same as Inspection Requested By

Inspection Details	
Inspection Date/Time:	11/10/2017 6:00 AM
Persons in attendance:	Owner
Other relevant comments:	I recommend that a further inspection is undertaken gaining full unobstructed access into sub-floor, roof void, roof exterior and all restricted and non-accessible areas as these areas could be concealing defects and/or damage.
Weather conditions at time of inspection:	Overcast

Agreement Details	
Agreement Number:	N/A
Date of Agreement:	06/10/2017
Time of Agreement:	4:45 PM
Specific requirements and or conditions required:	

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.

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:	CTP Pest and Building Inspections
Contact Phone:	0402 679 087
Inspector Name:	Craig Pearce
Report Prepared Date:	11/10/2017

3. STRUCTURES INSPECTED

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

1.1 Main house & garage	
Structure type:	Double Storey
Orientation:	South
Areas Inspected:	Attached Garage, Bathroom, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Decking, Dining Room, Driveway, Entry, Fences and Gates, Hallway, Kitchen, Laundry, Lounge Room, Paths, Patio, Roof Void, Steps, Subfloor, Walk in Linen, Walk in Robe, Walls Exterior Bedroom 6
Is the building furnished?:	Yes
Construction type:	Brick veneer, Cavity brick Full brick
Pier type:	Masonry Suspended concrete, infill slab with strip footings.
Flooring type:	Concrete Slab, Tongue and Groove Strip
Patio:	Location: South
Decks:	Location: North, South
Roof Structure/s:	Trussed timber, Skillion
Roof covering/s:	Terracotta tile, Metal, Clear/Opaque sheeting
Pool present:	No
Are Smoke Detectors Installed:	Yes Number of smoke detectors:1 Location of smoke detectors: Hallway up stairs Recommendation: All smoke detectors should be tested for serviceability and compliance.

AREAS WITHOUT ISSUE ON THE DAY OF INSPECTION

The overall condition of the following area(s) is consistent with dwellings of approximately the same age and construction. Most items and areas listed below are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Bedroom 1
Bedroom 2
Bedroom 3
Dining Room
Driveway
Kitchen
Lounge Room
Paths
Walk in Linen
Walk in Robe

Access Issue - Attached Garage**Access Issue Type:**

Restricted Access

Reason(s) Why:

Stored Items

Access Issue - Subfloor**Access Issue Type:**

Restricted Access

Reason(s) Why:

Stored Goods

Access Issue - Roof Void**Access Issue Type:**

Restricted Access

Reason(s) Why:

Insulation, Sarking

Access Issue - Roof Exterior**Access Issue Type:**

No Access

Reason(s) Why:

Roof height above OHS limitations Unsafe access from 3.6m ladder

Access Issue - Subfloor**Access Issue Type:**

No Access

Reason(s) Why:

Under Northern side steps enclosed foundation area

Defect - Roof Void**Defect Location:**

North Side, West Side, South Side, East Side

Defect Summary:

Sarking

Type of Defect:

Damage

Description:

Sarking torn

Ongoing Consequence:

Water ingress into building

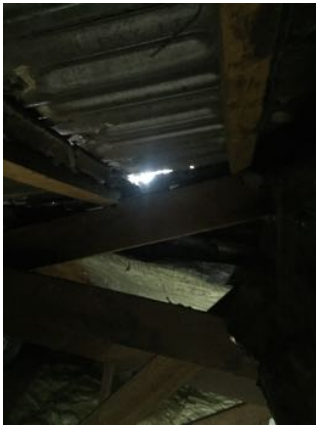
Opinion of Cracking:**Building Professional:**

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

Building Professional Required: Builder



Defect - Roof Exterior	
Defect Location:	South Side, East Side
Defect Summary:	Roof Coverings
Type of Defect:	Distortion, warping, twisting
Description:	Cracked pointing
Ongoing Consequence:	Water ingress to Roof Void, Damage to ceilings
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Roof Tiler</p>



Defect - Roof Exterior	
Defect Location:	East Side
Defect Summary:	Eaves, Fascia and Barges
Type of Defect:	Distortion, warping, twisting
Description:	Loose eaves sheet
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Defect - Subfloor	
Defect Location:	Not Applicable
Defect Summary:	Ventilation (Subfloor)
Type of Defect:	Operational, Installation
Description:	The ventilation appears to be inadequate
Ongoing Consequence:	Unhealthy allergens may develop, Creates an environment that encourages the entry of timber pests
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>

Defect - Subfloor	
Defect Location:	Not Applicable
Defect Summary:	Water pipe Northern area leaking
Type of Defect:	Water penetration, dampness, Material deterioration
Description:	Corrosion to gal pipes
Ongoing Consequence:	Increased water bills and moisture is highly conducive to termites.
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Plumber</p>



Defect - Subfloor	
Defect Location:	Not Applicable
Defect Summary:	Floor Framing
Type of Defect:	Water penetration, dampness, Material deterioration
Description:	Decay bearer under Northern side bathroom and laundry appears to be a water leak
Ongoing Consequence:	Ongoing damage from timber pests to the timber elements of the property
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Defect - Subfloor	
Defect Location:	Not Applicable
Defect Summary:	Piers and Foundation Walls
Type of Defect:	Distortion, warping, twisting
Description:	Piers appear to be rotating
Ongoing Consequence:	Floor may begin excessive bounce
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Slightly rotating piers middle area

Defect - Exterior	
Defect Location:	South Side, East Side
Defect Summary:	Walls - Brick
Type of Defect:	Distortion, warping, twisting
Description:	There is stepped cracking
Ongoing Consequence:	Serviceability of surrounding elements negatively affected
Opinion of Cracking:	Serviceability cracking
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>

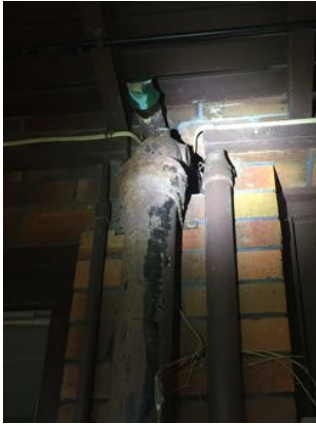


Eastern side



Southern side

Defect - Exterior	
Defect Location:	North Side
Defect Summary:	Walls - Brick
Type of Defect:	Installation
Description:	Excessive hole in face brickwork
Ongoing Consequence:	Serviceability of surrounding elements negatively affected
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Defect - Exterior	
Defect Location:	North Side
Defect Summary:	External door threshold
Type of Defect:	Distortion, warping, twisting
Description:	Cracked threshold
Ongoing Consequence:	May continue to crack
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Defect - Exterior	
Defect Location:	South Side
Defect Summary:	Walls - Brick - Windows
Type of Defect:	Material deterioration
Description:	Moderate decay windows and missing putty around glazing
Ongoing Consequence:	Damage to window
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Defect - Interior	
Defect Location:	Entry
Defect Summary:	Cracking Southern wall
Type of Defect:	Distortion, warping, twisting
Description:	Settlement cracking
Ongoing Consequence:	Further cracking
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Carpenter</p>

Defect - Interior	
Defect Location:	Hallway up stairs
Defect Summary:	Cracking and water stained ceiling
Type of Defect:	Distortion, warping, twisting, Water penetration, dampness
Description:	Settlement cracking and previous leak
Ongoing Consequence:	Possible further cracking and look unsightly
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>

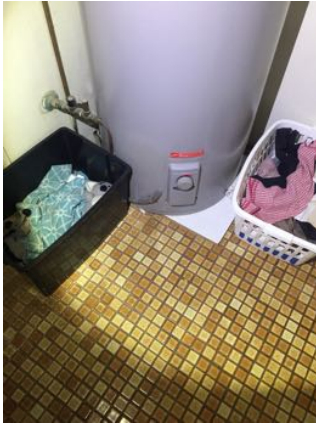


Defect - Interior	
Defect Location:	Hallway up stairs
Defect Summary:	Timber Floor - Level
Type of Defect:	Distortion, warping, twisting
Description:	Significantly out of level
Ongoing Consequence:	Ongoing sinking of floor framing
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>

Defect - Interior	
Defect Location:	Stair case
Defect Summary:	Stairs
Type of Defect:	Safety hazard
Description:	Tread width too small min 240mm and gaps between balustrade too big max 125mm
Ongoing Consequence:	Personal injury
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Defect - Interior	
Defect Location:	Laundry
Defect Summary:	Water stained wall in laundry Shute, no floor waste, no safety tray under hot water system
Type of Defect:	Water penetration, dampness, Material deterioration, Operational
Description:	Water stained laundry Shute possible from previous leaking vent pipe, no floor waste or safe tray under HWS
Ongoing Consequence:	Look unsightly and possible water damage to internal areas
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder, Plumber</p>



Defect - Interior	
Defect Location:	Bathroom Down stairs
Defect Summary:	High comparative moisture shower walls, mould ceilings and walls.
Type of Defect:	Water penetration, dampness, Material deterioration, Operational
Description:	Posible leaking shower recess, inadequate natural light air flow and ventilation, General deterioration
Ongoing Consequence:	Posible further leaking and development of unhealthy allergins, bathroom needs upgrading
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Defect - Interior	
Defect Location:	Bathroom Up stairs
Defect Summary:	High comparative moisture reading shower walls, toilet operation, damaged wall tiles in shower recess
Type of Defect:	Distortion, warping, twisting, Water penetration, dampness, Material deterioration, Operational
Description:	Posible leaking shower recess, float in toilet cistern appears to need replacing, cracked wall tiles in shower recess
Ongoing Consequence:	Posible further leaking and damage to surrounding elements, toilet doesnt function as expected.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required. Building Professional Required: Builder, Plumber



Defect - Interior	
Defect Location:	Bedroom 4 Up stairs back right
Defect Summary:	Cracking Southern wall
Type of Defect:	Distortion, warping, twisting
Description:	Settlement cracking
Ongoing Consequence:	Further cracking
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required. Building Professional Required: Builder

Defect - Interior	
Defect Location:	Bedroom 5 Up stairs left
Defect Summary:	Window operation
Type of Defect:	Safety hazard
Description:	No child safety device fitted to restrict window operation opening to maximum 125mm
Ongoing Consequence:	Posible fall hazard
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>

Defect - Interior	
Defect Location:	Bedroom 6 up stairs back left
Defect Summary:	Wardrobe and entry door operation
Type of Defect:	Operational
Description:	Doors need planning and bind on jamb
Ongoing Consequence:	Diffulct operation
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>

Defect - Interior	
Defect Location:	Attached Garage
Defect Summary:	Internal wall linings
Type of Defect:	Damage
Description:	Impact damage Western wall
Ongoing Consequence:	Look unsightly
Opinion of Cracking:	Not Applicable
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>

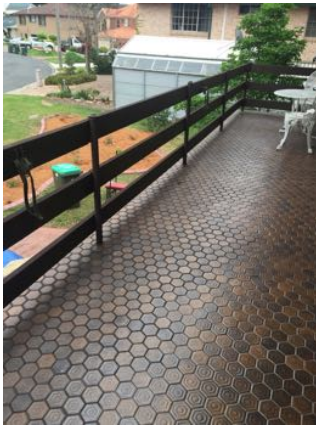
Site Access Issue - Under internal stair case	
Access Issue Type:	Restricted Access
Reason(s) Why:	

Site Defect - Patio	
Type of Defect:	Distortion, warping, twisting
Direction (North being front of Structure):	South
Description:	Loose tiles
Ongoing Consequence:	Tiles mya continue to come loose
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>

Site Defect - Fencing (general)	
Type of Defect:	Material deterioration
Direction (North being front of Structure):	East
Description:	Evidence of timber pest attack
Ongoing Consequence:	Ongoing of Timber Pest Damage
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Site Defect - Decks	
Type of Defect:	Distortion, warping, twisting, Material deterioration, Safety hazard
Direction (North being front of Structure):	South
Description:	Handrails appear to be low, Gap between balusters appears to be too large, Horizontal balusters Loose tiles and Minor spalling to underside of suspended deck slab.
Ongoing Consequence:	Low handrail may allow a person to fall over the edge, Wide balusters may allow a child to crawl through, Horizontal balusters present as a climbing aid on the handrail, Personal injury, Further deterioration
Opinion of Cracking:	
Building Professional:	Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required. Building Professional Required: Builder



Site Defect - Decks	
Type of Defect:	Distortion, warping, twisting, Installation, Safety hazard
Direction (North being front of Structure):	North
Description:	Decay to handrails, Handrails appear to be low, Gap between balusters appears to be too large, Horizontal balusters, Handrails are loose, Some deck boards are loose Inadequate fixings bearer to steel posts
Ongoing Consequence:	Handrails may collapse, Damage to surrounding elements, Low handrail may allow a person to fall over the edge, Wide balusters may allow a child to crawl through, Horizontal balusters present as a climbing aid on the handrail, Personal injury, Tripping hazard, Further deterioration
Opinion of Cracking:	
Building Professional:	Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required. Building Professional Required: Builder



Site Defect - Decks	
Type of Defect:	Material deterioration
Direction (North being front of Structure):	North
Description:	Decay to decking DEcay to bearer
Ongoing Consequence:	Further deterioration
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Builder</p>



Site Defect - Steps	
Type of Defect:	Damage, Material deterioration, Safety hazard
Direction (North being front of Structure):	North
Description:	Handrail is loose, Gap between balustrades appears to be too large Missing balustrade and decay balustrade, minor spalling to underside of step,
Ongoing Consequence:	Ongoing of Timber Pest Damage, Personal injury Possible collapse of handrail, continued spalling to step treads.
Opinion of Cracking:	
Building Professional:	<p>Note: This defect should be referred to a qualified building professional for further advice on the cost and scope of the repairs/work required.</p> <p>Building Professional Required: Carpenter</p>



4. SUMMARIES AND CONCLUSIONS

CRACKING OF BUILDING ITEMS

Important information regarding cracking in masonry and concrete

Regardless of the type of crack(s) 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.

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.

Cracking of Masonry and/or Concrete			
Type	Area	Description	Opinion of Cracking
Exterior	South Side, East Side	There is stepped cracking	Serviceability cracking

Definitions

Appearance Defect- Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

Serviceability Defect- Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

Other Inspections and Reports Required

It is recommended that the following Inspections and Report are obtained from the following trades or professions.


Inspection Required	
Recommendations from the Report	Builder, Roof Tiler, Plumber, Engineer, Carpenter
Other Inspections Recommended	Council Record Search, Asbestos, Electrical, Plumbing I recommend that a further inspection is undertaken gaining full unobstructed access into sub-floor, roof void, roof exterior and all restricted and non-accessible areas as these areas could be concealing defects and/or damage.

Conclusion

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.

Summary of Defects	
Incidence of Major Defects	Typical
Incidence of Minor Defects	Typical
Overall Condition (refer to section 5 definitions)	Average
Structural Defects	There were no structural defects identified on the day of the inspection.
Details of possible concealment of defects:	

SIGNED BY INSPECTOR	
Date:	11/10/2017
Signed:	

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.

5. DEFINITIONS OF DEFECTS AND CONDITION

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.

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.

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.

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.

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.

6. TERMS AND LIMITATIONS

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.

This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. The purpose of this report is to identify major defects and safety hazards. This will include detectable major defects to structural elements of the building. However this is not a structural report that comments on the structural integrity or serviceability of the building as a whole. Should you require any advice of a structural nature you should contact a structural engineer.

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.

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.)**

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.

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.'

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.

ACTIONING OF REPORTED DEFECTS: All defects may deteriorate or cause further defects or be a safety hazard if not attended to by a qualified, licensed and insured person.

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.

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.

Information contained in this report is made available to Form Pigeon Pty Ltd ACN 164 644 615 and Rapid Solutions Pty Ltd ACN 055 149 203.