



Pre-Purchase Inspections • Investigative Reports • Special Purpose Reports • Dilapidation Reports

## Pre-Sale Defect Inspection

Visual Building Inspection report in  
accordance with AS 4349.0-2007 the report  
contains tests and additional comments  
from AS 4349.1-2007



Prepared by your inspector  
Mr Bryce C Wilson  
Mob No: 0414 543924  
Email [bryce@pbi.com.au](mailto:bryce@pbi.com.au)

**Date:** 6<sup>th</sup> July 2021

**Re property:** 39 Ida Street, Mayfield NSW 2304

**Requestor:** Premier Estate Agents

**Client:** Premier Estate Agents

**Inspection number:** PSBPA 0607/191

**Ref:** Premier 0607\_3/2021

**Invoice Number:** 0607\_3/2021

**Type or Purpose of inspection:** Pre Sale Inspection based on the scope as specified in the Inspection Agreement

**Duration of inspection:** 1 hour      **Time:** 8.00 am to 9.00 am

**Weather conditions:** Overcast

**Is the property occupied/vacant?** Vacant

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

1. This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, 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.
2. Reliance: NOTE: This report should not be relied more than thirty days after the initial inspection. A re-inspection after this time is essential.
3. 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.
4. The report does not include an estimate of the cost for rectification of the defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.
5. 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 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.
6. 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; 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.)
7. 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.”

8. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than you in connection with the use of the Inspection Report provided pursuant to the agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us is the Client named on the face page of this Agreement.
9. No liability shall be accepted on account of failure of the within Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the consultant (including but not limited to any area(s) or section(s) so specified by the within Report).
10. This report has been prepared solely for the person named herein and is not transferable to any other person or persons and that no liability or responsibility whatsoever is accepted to any third party who may rely on this Report whether in whole or in part, does so at their own risk.
11. All comments made in this report are accepted by the proposed purchaser as noted on the day of inspection.
12. This report may require further explanation and you are encouraged to contact the inspector for further comments or clarification with particular regard to issues raised in but not limited to the summary and recommendations.
13. Where the abbreviation BCA is found this is taken to be the Building Code of Australia.
14. Please note section **AS 4349.1—2007 clause 4.2.6 Recommendations for further inspection:** which includes recommendations for further inspection by specialist or expert inspectors.

At your request I carried out an inspection at the above property on the 5<sup>th</sup> July 2021. Comments in this report include many of the superficial and minor blemishes and repairs necessary to improve the overall appearance including any major defects and safety hazards in the dwelling and included in the property boundaries. All statements made relate to the age of the dwelling/property.

#### **The site**

*Block Description:* Block is near level

- Dwelling has an easterly aspect for the purpose of the report

*Surface stormwater runoff:* Not observed during the inspection but the following observations are noted

NOTE: The inspection was carried out in wet weather conditions, normal site drainage and damp related items may not be identifiable in this type of weather, further inspection is recommended during or after a wet and dry period

*Downpipe Connections:* Connected to a stormwater pipe system with the point of discharge

- Not determined

*Downpipes or roof discharging to ground:* Found as detailed in the report

**Fencing:** The front fence is a metal lattice fence

Colorbond panel fencing to south side of property

Part of the north fence is metal lattice

There is denting to panels

I have made no determination with regard to the actual boundary locations with respect to fence placement

Where fencing is obscured by foliage and/or sheds and other structures comments are limited to visible sections

**Driveway:** Concrete

- The Driveway over the nature strip is not concreted

**Paths:** Concrete

- There is cracking to the concrete visible
- The path on the rear southwest corner has been broken up

**Free standing to other structures:** The following additional out building/s were found in rear yard  
Garage to side of dwelling

**Dwelling construction type: (short description of construction type)**

Type: Residential dwelling  
Number of stories: Single story  
External walls: Weatherboard and hardiplank  
Subfloor/Foundations: Isolated piers with timber floor  
Roof: Profiled metal sheeting  
Windows: Aluminium

**Cladding:**

*Hardiplank cladding was inspected for age related cracking, buckling and poor fixing to wall studwork. External timber moulding were inspected for fixing, decay and suitability for external use and durability*

- There is cracked hardiplank on the north wall
- Cracked and damaged hardiplank was found to the southern elevation
- Paint finish is chalking
- The rear section has fibro sheeting which is damaged some repair has been attempted
- The fibre cement sheeting is expected to contain asbestos materials
- The Bathroom window is missing architraves
- There are missing and dislodged corner soakers
- The paint finish to the cladding has been marked where previous creeper vines have been removed
- There is cracked hardiplank to the south wall
- The windows have not been finished with architraves

**Masonry:** Face brick work to foundation

*Was brick fretting found/not found?* Brick fretting was not found

*Was mortar erosion found/ not found?* Found to the front foundation

*Vent/weep Holes:* Vents are not installed

*Were dampcourse or other flashings are visible:* Dampcourse was not fully visible to inspector

*Differential or rotational movement was found/ not found:* Not found during this inspection

*Hairline cracking/step cracking:* Found to the front foundation wall

*Were repairs to external brick walls were found?* Not found

*Rising damp was found/ not found:* Not found

**NOTE:** Where reactive soil conditions occur brickwork may crack in unexpected locations due to shrinkage of clay soils the inspector has noted where cracks are located presently at the time of his inspection

- There is a step in the front foundation wall where the masonry has an off set

**Foundations/concrete slab: Garage**

*Concrete slab on ground construction:* The surface of the slab was visible for inspection where obscured by stored items

*Was any of the following condition found?*

*Excessive deflection of floor:* Not found

*Significantly out of level:* Not found

*Damp or damage from general dampness found?* Not found

*Slab edge exposure:* Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. Slab edges are often concealed by concrete paths, patios, pavers, garden beds, etc. Where this is the case you should arrange to have the slab edge exposed for inspection to confirm whether concealed termite entry is possible or occurring

**NOTE:** Slab edge exposure is required in *Australian Standard 3660 - Protection of buildings from subterranean termites*

- No evidence of a chemical barrier was found
- Slab edge has not been exposed and should be exposed to form a physical barrier of 75 mm of exposed concrete either vertical or horizontal which forms a termite inspection zone

*Significant cracking to slabs visible to inspector:*

**Foundations/sub-floor:**

*Conventional bearers and joists:* Hardwood floor frame components

*Spacing of floor frame components:* Adequate

*Floor type:* Timber strip flooring supported by bearers and joists

- Floor boards affected by Anobium Borer require treatment, you should contact the Vendor for a treatment certificate where not provided the borer must be considered active and the timber treated to prevent further damage
- The floor boards have been patched where affected by borer damage

*Isolated pier type present:* Brick piers and concrete piers

- There is fretting to some concrete piers with repair required
- Cracked concrete piers were found

*Was packing or undulation noted:* there is undulation in the floor where a slope was found attributed to pier settling typical of age

*Termite Shielding:* Provided to piers and perimeter walls

- Corroded and missing termite shields were found

*Ventilation:* Satisfactory

- Not adequate where the following items are noted

*Soil dampness:* Subfloor ground was dry at the time of this inspection

*Drainage to subfloor sections:*

- Requires further assessment after extended rain periods, where water is found to pond or track through subfloor then additional drainage would be required

*Leaking pipe work or damage to visible sewer was noted to:* Not found

*Was debris or stored/scrap timber found (timber and/or rubble):* Loose timbers are lying in the subfloor in ground contact and require removal

*Were any of the following conditions found? Excessive deflection of floor, squeaky boards, fungal decay, significantly out of level, damp or damage from general dampness found?*

- Not found

*Accessible areas:* Subfloor has reduced clearance limiting reasonable safe access

*Other subfloor notes:* There are loose electrical cables in ground contact

**Roof exterior:** A pitched hip and gable roof with profiled metal sheeting as the covering material

*Condition:* The roof screws are corroded

*Comment:* Roof flashings where visible are satisfactory

The following elevated areas were found and full observation was not possible where the line of sight was obstructed by the elevation: Roof surface was inspected using a drone

NOTE: 'Elevated area' includes the roof, roof space, crawl space, landing feature, and the like, generally elevated above the ground and not intended for normal use by occupants

**Gutters:** Colorbond gutters

*Condition based on visual observation:* Missing gutter was found to the northeast corner gutter is discharged to ground

- There is corrosion the gutters and the gutter joints
- The northeast corner gutter mitre is corroded and leaking

*Hi front gutters:* A high front gutter system was found installed to this dwelling, these gutters require special installation techniques to reduce back flow of storm water into the eave and roof/external wall areas of the dwelling and it is strongly recommended you have this gutter inspected by a competent roof plumber for correct installation procedures, warning blockages by leaf and /or storm debris and incorrect installation can cause this type of gutter to back flow into eaves

- The gutter has spill slots

*Grading of gutters:* Where gutters have a minimum fall then small blockages of leaf debris can cause gutters to spill water, the gutters require clearing ensuring efficient operation

**Downpipes:** Colorbond downpipes installed

*Condition based on visual observation:* Satisfactory

- Water is directed to ground off the Rear Covered roof where no downpipe is installed and the gutter is not correctly falling to the downpipe
- There is water directed to ground from downpipe on the north side dwelling

*Are downpipes connected to stormwater system?*

- The condition of pipes below ground cannot be assessed, water may not discharge to street if there are concealed blockages

**Eaves/fascia:** Exposed rafter eaves with cement sheet lining

*Condition based on visual observation:* Considered satisfactory and consistent with age

- The barge boards require repainting
- There is a dislodged moulding to the north eave
- There is dislodged eave lining to the northwest corner

**Roof cavity:** Conventional framed hardwood roof frame

*Strutting:* Rafters are not supported by propped under purlins/collar ties

Ceilings are not supported by hanging beams

NOTE: This roof frame is a light weight frame typical of construction where the dwelling was erected

*Ceiling Insulation:* Thermal fibreglass installed

*Sarking:* No sarking installed

*Mechanical ventilation:* Roof ventilators installed

**Was access to roof void or other items noted which obscure or obstruct inspection?**

- Insulation and limited timber clearances obscured ceiling timbers

*Other roof void details:* There are electrical wires not jointed in junction boxes as required

- The rafter has been cut out where the chimney has been removed, the rafter should be flitched
- There is delignification to the valley boards
- Old VIR split metal wiring conduits were found in the roof void which may be in service, a competent electrician should check condition and advise if removal and replacement is necessary

**Windows:** Timber and aluminium windows

*Glazing putty and or seals:* Satisfactory

*Sash type and operation:* There are binding window sashes

*Fitting and hardware:* Satisfactory

*Fungal decay, cracking to joints or corrosion found:* There are cracked sash joints

*Screens fitted to windows.* Installed unless otherwise noted in the Rooms section of this report

- There is peeling paint finish on timber windows

**Painting:**

*Internal walls:* Painting required

*Ceilings:* Satisfactory

*External painting:* Painting required

*Was mould found to painted or other surfaces?* Not found

**External doors:**

*Door types present:* External grade doors

*Door furniture:* Satisfactory

**Internal doors:**

*Door types present:* Painted doors

*Door furniture:* Satisfactory

NOTE: Where doors are not painted to manufacturer's specification, top and bottom edges some twisting may occur

**Internal mouldings:**

*Door frames:* Painted timber

*Architraves:* Painted timber

*Skirting:* Painted timber

- There is typical age related chip marks to moulding timber paint finish

**Internal linings:**

*Types present:* Lathe and plaster wall with pasteboard to ceiling and cornice

- Some walls are over sheeted with random groove ply
- Cement sheeting installed to wet areas

**The following conditions were assessed: *Bulging, nail popping, defective lining, cracking, dampness or damage from dampness, significant distortion and drummy plaster (rendered brick walls)***

*The following defects are noted:* Minor defects and blemishes are detailed in the rooms section of this report

- There is smoke staining to the ceiling

**Moisture readings:** Elevated moisture readings were not found to internal walls during this inspection

**Prevailing weather conditions:** Where there has been recent rain and higher than normal humidity these conditions can affect moisture readings, moisture testing and determination should be carried out over a range of different weather conditions to make a full determination

**Floor coverings:** Timber and ceramic tiles installed to floors

- Floor boards affected by Anobium Borer require treatment, you should contact the Vendor for a treatment certificate where not provided the borer must be considered active and the timber treated to prevent further damage

**Description of minor defects/blemishes as noted during inspection to the various rooms of the dwelling. Dwelling layout areas inspected:**

**Front Porch:** The following items were checked

*Construction type:* Concrete with steel posts supporting timber skillion roof frame supporting a timber skillion roof

- Roof pitch is less than the recommended pitch and in certain conditions roof may be prone to leaking

*Attachment to the dwelling:* Satisfactory

*Excessive floor deflection:* Not found

There is gutter missing to the front elevation

The screen door is not installed with a self-closer, the handle is drooping

Screen door fabric is torn with replacement required

**Entry:**

Vertical cracking was found above door openings

There is missing plaster to the lower wall (adjacent the skirting board)

No door stop fitted handle impacts wall

Door has cracked glass requiring replacement, there is loose glazing in the door

**Bedroom: Southeast**

The external window sill is missing

Scuff marking was found to walls

There is cracking to the walls

There is random groove ply panelling to the front wall (may conceal cracking)

Ceiling sheet joint is cracked

Torn fabric was found to window screen

The north window is not fitted with a screen

Windows are paint bound and require easing

**Bedroom: Northeast**

There is peeling paint to the windows and timber mouldings

The door and frame have scratch and paint chip marking

Scuff marking was found to walls

There is cracking to the walls

## **Living**

The fire place has been remove with floor patched

External corner finish is chipped

Paint peel noted to walls poor adhesion is evident in previous paint coatings

Scuff marking was found to walls

There is random groove ply panelling to the area where the fireplace has been removed (may conceal cracking)

There is a hole in the skirting board

Floor has some flex when walked on adjacent the repaired floor

Paint finish to the door opening to Dining Room is chipped

There is a visible patch mark to the ceiling

Smoke detector installed

## **Bedroom: Centre south**

There is a variation in the floor timber species

There is random groove ply panelling to walls (may conceal cracking)

The ply panelling is dislodged

There is sag in the ceiling adjacent the Manhole

## **Dining:**

The fire place has been remove with floor patched

There is random groove ply panelling to walls (may conceal cracking)

The window latch is missing the backing spring

Torn fabric was found to window screen

The jointed skirting board is partly dislodged in the northwest corner

There is jointing to the rear door architrave

The skirting board is dislodged in the southwest corner

Door to Living Room binds on frame and requires minor adjustment

## **Kitchen: Cabinetry construction details:**

*Cupboard type:* Melamine cabinetry

- The cabinet has been partly cut out where the electric stove is located

*Cupboard doors:* Melamine doors and drawers

- Door hinges require some minor adjustment to realign doors
- The drawer fronts are chipped and broken

*Bench top material:* Laminate top

- There are small chips to the top finish

**Taps:** *Was leaking, restricted water flow or difficult operation found?* Not found

*Was water hammer found?* Not found

**Sink:** Stainless sink

*Was leaking waste/ traps found?* Not found

**Splashback:** Tiled

*Condition of the sealant is:* Satisfactory

**White Goods:** Electric stove and wall oven installed

*Range Hood:* Operating form a power point

- Window has cracked glass requiring replacement
- West window is paint bound and requires easing
- The south window leaks

## **Rear Covered Area:**

Concrete suspended floor with screened exterior

There is not crawl access under the floor

There is exposed reinforcement steel in the southern edge of floor

There is mould to the rear linings

The screen cloth is torn

The screen door is not fitted with a self-closer, the door does not latch

The screen door to Dining Room binds



The ceiling has visible undulation

### **Laundry/Bathroom:**

*Were floor grades adequate?* Graded to a waste

**Floor condition:** There are ceramic tiles to the shower recess

**Shower:** Screed bed shower with the water directed to run back under the shower screen to the centre floor waste

There are dislodged wall tiles

There are gaps in tiles

There are gaps in the tilux sheeting

**NOTE:** The following items were found in shower recess which downgrade the water tightness of the recess

**Shower tap or mixer bodies sealed?** Were not sealed to limit water ingress to wall void and behind tile glue lines

- The hot tap spindle centre cover is missing

**Shower Screen:** Fixed glass

*Was broken glass or other defects noted to screen?* Water from the shower runs under the screen to the centre floor waste

The screen is not correctly secured

*Was shower base flooded and moisture meter used to detect excess moisture or leaking?* Yes

*Was excessive moisture detected?* Excessive moisture was not found using a moisture meter to the walls adjacent the shower recess at the time of this inspection

### **Vanity:**

*Cabinetry condition:* The cabinet is water damaged

*Basin condition:* Satisfactory

*Waste and plumbing:* Satisfactory

**Taps:** *Was leaking, restricted water flow, difficult operation found?* Not found

*Was water hammer found?* Water hammer was not found to pipe work

**Mirrors:** *Condition of the mirror is noted as:* Satisfactory

**Ventilation:** Electric fan installed under the roof ventilator

*Was evidence of mould found?* There is mould to the ceiling

**NOTE: Inspection of Bathrooms to determine leaking is not possible where water proofing membranes are not visible. Observations are limited to visual indications of current or previous leaking and related repairs visible to the inspector**

*Other bathroom notes:*

Impact marking was found to east wall of Laundry

The centre wall frame has been tied back with a metal bracket

There are concrete tubs

The tap washer to the Laundry tap is leaking

The lower edge of the toilet door is chipped

Gapping was found to timber mouldings

There are painted electrical cables painting wiring degrades the insulation

The toilet is missing the top louvre glass

The door to Bathroom has external mounted hinges the door binds

The door has chipped paint finish

There is water leaking along the rear exterior of the western wall further investigation is required to determine the source of the leak

### **Toilet area/s checked for the following:**

*Loose pans were found and require re setting?* Not found

*Cracked or otherwise defective pans were found?* Not found

*Was leaking detected?* Not found

**Garage:**

*Floor type:* Concrete floor  
*Wall construction:* Timber with fibro sheeting  
*Roof Materials:* Timber frame with profiled metal sheeting  
*Doors:* The rear doors are hinged

The roof sheeting has extensive corrosion  
 The north gutter is dislodged, gutter is corroded with replacement required  
 There is no gutter to the south elevation  
 The wall sheeting is damaged, the fibre cement sheeting is expected to contain asbestos materials  
 There are missing cover battens to sheet joints  
 The barge capping is not fitted to the front of Garage  
 There is some decay to the bottom frame plate timber  
 The rear window has broken glass  
 The cover is missing from the conduit junction box in the northeast corner  
 The concrete floor is not level and is cracked

**Safe and reasonable access**

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

The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access shall be determined in accordance with the provisions of Table 3.2.

The inspector shall inspect an elevated area only where—

- (a) It is at a height at which safe reasonable access is available, or where safe and reasonable access is otherwise available; or
- (b) An unobstructed line of sight is present from safe use of a 3.6 m ladder and the building elements present are close enough to allow appraisal.

**NOTE:** 'Elevated area' includes the roof, roof space, crawl space, landing feature, and the like, generally elevated above the ground and not intended for normal use by occupants

Area	Access hole	Crawl space	Height
Roof interior	400 x 500 mm	600 x 600 mm	Accessible from a 3.6m ladder
Roof Exterior			Accessible from a 3.6m ladder placed on the ground.

**Non-accessible areas and limitations of inspection:**

**Areas NOT Inspected:** No inspection was made, **and no report is submitted**, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc. Furnishings, furniture & stored items were not inspected

**Other Area(s)\* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why:**

- Skillion roof is not accessible for assessment due to construction type covered by external roof covering and ceilings

**Area(s)\* in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include:**

- Furnishings, floor covering and stored household items restricted internal inspection, the items were not moved for inspection purposes
- Thermal insulation and limited timber clearances restricted inspection of roof void timbers

**We recommend that the following High Risk Area(s) to which Access should be gained, or fully gained to complete inspection where significant defects may be located:**

- Not found during this inspection

**Location of subfloor access was found to:**

- Some access was found to the sides of Dwelling however full crawl access is not possible

**Location of roof void manhole access was found to:**

- To Bedroom ceiling

### Special section of report:

Items included in this section of the report are not required to be specifically reported on in AS 4349.0–2007 Inspection of Buildings Part 0 and AS 4349.1–2007 Inspection of Buildings Part 1: Pre-purchase inspections – Residential buildings

This information may assist in an understanding of the property inspected and may indicate where further inspection is necessary by Electricians and Plumbers

**NOTE:** The notes in this section are to assist in determining if further inspection is required with regard to Electrical, Plumbing and Pool related items (if present)

### Electrical:

**NOTE:** All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report

Dual phase wiring is present

*Supply type and Location:* Overhead mains with meterbox on the Porch wall

*Off Peak Water Heating:* Installed

*Safety RCD switches installed:* Not installed

### Smoke detectors

The [Building Legislation Amendment \(Smoke Alarms\) Act 2005](#) and the [Environmental Planning and Assessment Amendment \(Smoke Alarms\) Regulation 2006](#) commenced in NSW on 1 May 2006 (fine-free moratorium ended 1 November 2006) Please consult an electrician for the correct location of smoke detectors for this dwelling and test prior to occupancy

*Air conditioning systems:* Where located in the dwellings are not checked for operation as this is outside the scope of a standard property report. You should contact an air conditioner service company for service and testing

- The location of units are described in this report if installed but no comment can be made of the operating condition

### Other Electrical items:

- Stoves, wall ovens and cook tops and range hoods are not checked for operation as this is outside the scope of a standard property report, the location of these items is described in the report but no comment can be made of the condition
- Electrical items may not operate correctly or be intermittent in operation which cannot be determined during this type of inspection

*Were wiring safety concerns that may require investigation by a competent licensed Electrician found:*

**NOTE:** Please refer to the section AS 4349.1- 2007 clause 4.2.6 Recommendations for further inspection for additional details on page 14

### Plumbing:

**NOTE:** All plumbing needs to be inspected and reported on by a plumber

*Pressure to outlets appears satisfactory.* Satisfactory some slight loss of pressure may be encountered when additional taps are operated at the same time

*Location of Hot Water Service Location:* In Laundry

*Type:* Vulcan 250 Ltr mains pressure electric storage heater

*Date of manufacture:* 01/08/2017

- The electrical conduit is not continuous into the wall

*Was a tempering valve installed to control water temperature to a maximum setting of 55 degrees?*

- Tempering valve installed
- Pressure relief and tempering valves require regular servicing

*Water piping installed appears where visible to be:*

- Copper water piping

### Sewer connection type:

- Charged floor wastes are installed to wet areas
- PVC pipe sewer connections and waste water pipe work has been installed
- Earthenware pipe work was found in the ground
- No comment can be made in this report as to the condition of pipe work below ground

*Water hammer:* Not found during this inspection

*Water meter is located to the:* Front yard, the water meter is concealed in the lawn (prone to damage)

*Sewer main inspection shaft is located to:* Rear yard, the surround is broken

*Were items that may require inspection by a competent licensed Plumber found?*

**WARNING:** Where flexible connection hoses are used in this dwelling, I note that these connection types require regular checking for deterioration; replacement is required when the condition is deteriorating to limit water damage if the connection fails

**Asbestos materials:**

No specific inspection was carried out for asbestos materials or cement sheet products likely to contain asbestos fibres possible material containing asbestos was not specifically identified during this inspection in this dwelling however the age of dwelling suggests the fibre cement sheeting present will contain asbestos materials comments have been made where this material is visible

Where renovation is to be carried out and old bonded fibre cement sheeting is found or sheeting which is determined as being installed prior to 1987 (some asbestos products were still used up to the year 2000) then it is essential you obtain further advice on correct removal procedures

If asbestos is noted as present within the property or you are unsure of the age of fibre cement sheeting found then you should seek advice from qualified asbestos removal experts as to the type, amount and importance of the asbestos present and removal costs, where concealed bonded fibre cement sheeting is found then further advice should be sought prior to removal or alteration

**Mould:**

No specific inspection for mould was carried out however as noted in previous report sections where evidence of mould was noted as present then a possible health risk can be present for mould intolerant people and you are advised to seek advice from a Qualified Expert such as an Industry Hygienist or Local Health Department

**Summary and conclusions of this report:**

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

**AS 4349.1—2007 clause 4.2.4 significant items**

The following Summary of Significant Matters requiring immediate attention and/or rectification is provided – you must read the Report in its entirety. Whether a defect is considered significant or not depends to a large extent upon the age and type of building being inspected.

Your attention is drawn to the following items as detailed in the report and summarised here

**Defects:**

Defects described in this report are summarized by using the criteria from the following table and fall into a range of categories and have been described in the body of the report in the locations as listed

**TABLE 3.3**  
**TYPES OF DEFECTS**

Type	Defect	Identifier
A	Damage	The fabric of the element has ruptured or is otherwise broken
B	Distortion Warping Twisting	An element or elements has been distorted or moved from the intended location
C	Water penetration Damp related	Moisture is present in unintended or unexpected locations
D	Material deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials
E	Operational	An element or component does not operate as intended.
F	Installations (including omissions)	The element or component is subject to improper or ineffective installation, inappropriate use, or missing components

NOTE: Guidance on inspection and reporting of cracking of building elements is given in Appendix E, which also provides information on types of defects and inspection considerations.

**AS 4349.1—2007**

**AS 4349.1—2007 clause 4.2.4.1 Major defects:**

Any major defect observed shall be identified in the report. The location and description of each major defect, as specified in Table 3.3, shall be recorded in the report

Explanation: Where a major defect is mentioned in the report, it should be clearly described, including a general statement as to any observed minor defects arising from that major defect, and an explanation given as to why it is a major defect, along with its specific location. This will allow the client and others, as necessary, to locate the major defect and its consequent minor defect, to be aware of the justification for it being reported as a major defect and to be able to estimate the extent of the repairs likely to be required.

- No major defects requiring immediate repair were identified during this report

**Significant cracking of Building Items falls into the following categories:**

Where cracking was found during this inspection to various building elements the cracking falls into the following categories; all cracking has some significance however the seriousness varies accordingly:

**Appearance Defect:** Where in the inspector's opinion the appearance of the building item has deteriorated and is now obvious during the visual inspection the future significance of this cracking is unknown until further information is obtained

Cracking to interior finishes of walls and ceilings, cracking to various timber moulding components being architraves, door frames, skirting boards, other moulding timbers, cracking to ceiling sheeting, cracking to cornice mitre joints and separation cracking of cornice, fine cracking in floor and wall tiles, hip capping and nonstructural brickwork and concrete, these have been described in the body of the report and locations noted. They are generally assessed as being appearance cracking

NOTE: Where cracking is identified in external masonry walls you should obtain further advice from a structural engineer with regard to future significance

**Serviceability Defect:** Where in the inspector's opinion the performance of the building item has notable flaws and is now very obvious during the visual inspection the future significance of this cracking is unknown until further information is obtained

Cracking as detailed in the body of the report which indicates a more serious movement of components and indicated a serviceability defect has been described at various locations in the body of the report

The following items are specified as Serviceability Defects:

- Not found during this inspection

**Structural Defect:** Where in the inspector's opinion the structure is now being affected to the extent that an immediate repair is required the diminished soundness is obvious during the visual inspection the future significance of this cracking is unknown until further information is obtained

- Not found during this inspection

**The following important information should be considered with regard to cracking:**

Regardless of the type of crack(s) a pre-purchase inspector carrying out a visual inspection within the scope in the inspection agreement is not able to determine all the expected consequences of the cracks over an extended time period

The following information should now be obtained:

1. The nature of the foundation material and site classification on which the building is resting
2. The design of the footings
3. The site landscaping and drainage not visible or concealed from the inspector
4. The history of the cracks
5. Obtaining further information by an invasive inspection where building elements are removed to gain access to failing items

All this information falls outside the scope of this pre Purchase inspection, the information obtained from the items listed above are valuable in determining the expected consequences of the cracking and remedial work being required

Cracks that are small in width and length on the day of inspection may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work

**AS 4349.1—2007 clause 4.2.4.2 Minor defects:**

The report shall describe the overall extent of minor defects. The inspector is not required to comment on individual minor defects and imperfections but has noted them in the body of the report

Explanation: Where minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance

- Numerous items have been noted in the report; these would normally be addressed during the next re painting or as part of a normal home maintenance programme for the dwelling. If you are unsure of these items as they are listed in the body of the report then please contact the inspector for further information

**AS 4349.1—2007 clause 4.2.4.3 Safety hazard:**

This report identifies the following observed item/s that may constitute a present or imminent serious safety hazard

**The following improvements are recommended with regard to safety:**

- Not found during this inspection

**AS 4349.1—2007 clause 4.2.6 Recommendations for further inspection:**

The inspector makes the following recommendation for further inspection by a specialist inspector

**Timber Pest Management Company:**

- A pest consultant should be contacted to determine the best method of providing regular termite inspections
- The borer to the floor boards may require a treatment to limit further activity

**Electrician:** An electrician should be contacted to investigate the following items

- Check and/or correctly install smoke detectors prior to occupancy
- The palm tree requires removal where damage to the point of attachment may occur
- There are electrical wiring items noted which require further investigation and repair by an electrician

**Other Reports and/or Information:**

- Special purpose reports for items as identified in the standard building report are available to provide further assessment and information of the items raised in this report, you are encouraged to contact the inspector for further advice regarding these matters

**Timber structures: General**

- The following description defines timber structures which may be located on this site: External decks, Verandah structures, Pergolas, Balconies, Handrails, Stairs, Retaining walls, Play equipment, Fences, Garages, Carports, Sheds, Gazebos and other types of Out buildings
- The inspector has made comment where these structures are located on the site however you should have further analysis of these structures carried out; I suggest you use a structural engineer to provide this information

**Maintenance of timber structures:**

- I recommend you have these structure checked regularly by a structural engineer as significant deterioration may occur, where basic maintenance is not carried out to the structure this can pose a risk of failure

**Normal use of a timber structure exceeded:**

- I note where the structures located to the site have specific design loads and where these loads are exceeded failure may occur from overload. If you observe any changes to the structure have them checked by a structural engineer for safety reasons

**Maintenance items:**

- Where the inspector has described items requiring maintenance I suggest the items be repaired to return the dwelling to an acceptable condition

**Shower Recesses:**

Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection; such application is a temporary waterproofing measure and may last for some months before breaking down

The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection

WARNING: Where a current leak cause was not found during inspection, this does not necessarily mean that the shower does not leak when in continuous use

**AS 4349.1—2007 clause 4.2.8 Conclusion:**

This report identifies the following conclusions regarding the incidence of major defects and an opinion regarding the incidence of minor defects, relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained. The conclusion gives comment on the overall condition of the property.

- My inspection overall found the dwelling be consistent with age and suitable for its intended use of occupancy
- The Units are in below average comparable condition to other similar types of construction in the same location
- I suggest the items as detailed in this report are typical of a dwelling of this age and type
- Where the items noted in this report are addressed or repaired then the condition would be improved

Yours faithfully

PROFESSIONAL BUILDING & PEST INSPECTION SERVICES

Accreditation Number 00946

Department Of Fair Trading Building Consultant Licence No BC 613

PPI Registry Membership Number 01010

AUTHORISED SIGNATORY:



Bryce C Wilson