



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  
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**Date:** 30<sup>th</sup> September 2021

**Re property:** 26 Floralia Close, New Lambton Hts NSW 2305

**Requestor:** Premier Estate Agents

**Client:** Premier Estate Agents

**Inspection number:** BPA 2909/280

**Ref:** Premier 2909/280

**Invoice Number:** 3006\_1/2021

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

**Duration of inspection:** 1 hour 30 mins      **Time:** 1.00 pm to 2.30 pm

**Weather conditions:** Fine

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

## 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 28<sup>th</sup> September 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 slopes to street

- Dwelling has a southerly 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 drainage and damp related items may not be identifiable in this type of weather, further inspection is recommended during or after a wet period

- Sloping nature of the site may allow water to run towards the dwelling foundations
- Grate drains installed will require regular clearing of debris to ensure efficient operation, the size of the stormwater pipe system could not be assessed during this type of inspection

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

- To the street gutter via storm water pipe system

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

*Other relevant site notes:* The concrete step treads to the rear external steps are chipped

**Fencing:**

There is a masonry fence to part of the western boundary

There is some fine step cracking visible in the masonry fence

Part of the west fence and rear fence is metal lattice

The north fence is timber paling

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

**Retaining walls:**

There are treated pine masonry stacked rock and treated pine retaining walls to site

- Where retaining walls are located more than 1.0 meter high these wall should have been installed with engineering design and supervision. Walls found on the site were not assessed for these items and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter
- The following defects to walls were noted: The treated pine walls in the rear yard have a tilt off plumb
- The masonry landscape wall located off the rear of the bird aviaries have some cracking

**Driveway:** Concrete spray coated

- Some previous crack locations are visible in the coating

**Paths:** Concrete paths

*Cracking or the following defects are noted:* Small cracks were found

**Free standing to other structures:** The following additional out building/s were found

Pool Cabana and Aviaries

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

*Type:* Residential dwelling

*Number of stories:* Multi story/split level

*External walls:* Brick masonry

*Subfloor/Foundations:* Concrete slab on ground / isolated piers with timber floor/suspended concrete

*Roof:* Profiled and flat metal sheeting

*Windows:* Aluminium

**Masonry:** Rendered brick

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

*Was mortar erosion found/ not found?* Not found

*Vent/weep Holes:* Vents are installed

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

*Differential or rotational movement was found/ not found:* Not found

*Hairline cracking/step cracking:* Found

- Some fine cracking has been concealed by recent paint finish

*Were repairs to external brick walls were found?* Only paint preparation marking was visible at some locations

*Control joints:* Brick work is not articulated

- There are limited express joints in the render finish

*Lintel type and condition:* Steel lintels installed in a satisfactory condition

*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 compressor located on the north wall overhanging the steps care should be taken when passing the unit

### **Foundations/concrete slab:**

*Concrete slab on ground construction:* The surface of the slab was not visible for inspection where obscured by floor coverings

*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*

- A chemical barrier has been installed with drill holes 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:* Not visible to the inspector at the time of this inspection

### **Foundations/sub-floor:**

*Suspended concrete slabs:* Located to Front Balcony

*Conventional bearers and joists:* Hardwood floor frame components

*Spacing of floor frame components:* Adequate

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

- There is fibre cement sheeting to the rear Bathroom/Laundry floor

*Isolated pier type present:* Brick piers

*Was packing or undulation noted:* Found

- Found floor frame has been packed

*Termite Shielding:* Provided to piers and perimeter walls

- Missing shielding was found
- Corroded termite shields were found
- Termite shields do not overhang foundation correctly
- Termite shields do not provide a continuous barrier in the subfloor

*Ventilation:* The subfloor is ventilated with the installation of a fan/duct system

*Soil dampness:* Subfloor ground has some dampness associated with sloping site conditions

- There can be a variation in subfloor dampness in direct relationship to prevailing or recent weather conditions and where the site is a sloping site which may not be apparent 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 have been removed some small sections remain

*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?*

- Where termite shielding is faulty a chemical barrier may be applied to timber contacting masonry to limit termite attack and deterioration from damp masonry contact

*Accessible areas:*

- Subfloor has reasonable safe access

*Other subfloor notes:* There are old termite workings in the rear subfloor off Living Room; termite baiting stations are located in this area

- There are timbers at the western end of Living Room in close proximity to ground (separated by builders PVC film)
- There is a concrete block wall installed to retain the subfloor earth at the rear of the Garage

**Roof exterior:** A pitched hipped roof with profiled metal sheeting as the covering material

*Condition:* Satisfactory

*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:** Painted metal gutter

- The front gutter is a concealed box/fascia gutter with overflow provision
- There is a leaf barrier installed to gutters

*Condition based on visual observation:* Satisfactory

*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 does not have 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 (new)

*Are downpipes connected to stormwater system?*

- Connected to stormwater pipe system with the point of discharge to street gutter
- The condition of pipes below ground cannot be assessed, water may not discharge to street if there are concealed blockages

**Eaves/fascia:** Painted fibre cement sheeting with painted timber fascia

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

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

*Strutting:* Rafters are supported by propped under purlins collar ties

- Ceilings supported by hanging beams
- New termite resistant frame timbers are visible in the extended sections

*Ceiling Insulation:* Installed

*Type:* Thermal fibreglass batts

*Sarking:* Foil sarking installed

There is torn and drooping sarking

*Mechanical ventilation:* Not fitted

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

- Thermal Insulation and limited timber clearances obscured ceiling timbers
- Air conditioning ducts obscured ceiling timbers

*Other roof void details:*

- Skillion roof is not accessible for assessment due to construction type covered by external roof covering and ceilings
- The presence of insulation obscured the ceiling linings and ceiling joist timbers inspection of these items can only be carried out after the roof insulation has been removed
- A ducted air conditioner is located in this roof void
- There are some areas where the new work has been installed over the original concrete tiles
- There was provision for a dome skylight in the front Stairwell (now covered over) a sola tube is installed

**Windows:** Aluminium windows

*Glazing putty and or seals:* Satisfactory

*Sash type and operation:* Satisfactory

*Fitting and hardware:* Satisfactory

*Fungal decay, cracking to joints or corrosion found:* There is some typical corrosion to the extrusions

*Screens fitted to windows:* There are window openings not fitted with screens

**NOTE:** Windows frames are fitted tight to brick sills and should be periodically checked for any buckling of frame or twisting of reveals

- No significant distortion was found during this inspection
- Lowlight windows were not determined as having safety glass where no safety glass label is indicated on the glass, the windows may contain a laminated glass not easily identified in this type of inspection

**Painting:**

*Internal walls:* Satisfactory

*Ceilings:* Satisfactory

*External painting:* Satisfactory

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

**External doors:**

*Door types present:* External grade doors and aluminium sliding door units

*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

**Internal linings:**

*Types present:* Plasterboard

Painted rendered brickwork

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

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

**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:** Carpet, hybrid vinyl boards and ceramic tiles installed to floors

**Stairs: Internal** Timber stairs

**External** Concrete and masonry steps timber stair, concrete treads on steel stringer

**Stairs were inspected for the following assessment items:**

*Handrail/balusters lateral bracing and height:* Internal balustrade is set below the current safe height

*Newel posts stability:* Satisfactory

*Treads and Risers:* Satisfactory

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

**Self-Contained Area:**

**Entry:**

The screen door is not fitted with a self-closer

**Living:**

Door to Entry has excess clearance and rattles in the closed position

No door stop fitted to the door opening to Entry handle impacts wall

**Kitchen:** Cabinetry construction details:

*Cupboard type:* Melamine cabinetry

*Cupboard doors:* Semi-gloss doors and drawers

*Bench top material:* Laminate with an proprietary paint 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

*Were drummy, cracked or loose tiles found?* Not found

*Condition of the grouting and sealant is:* Satisfactory

**White Goods:**

*Stove/Oven:* Electric oven installed

*Cook top:* Electric

*Range Hood:* Electric recirculation type

*Dishwasher:* A dishwasher is installed the unit was not checked for operation and was not moved to determine if any water leaks are evident or concealed damage to cabinetry has occurred

Split air conditioner is mounted in a neat and tidy manner directed to the Living Area, note was not operated or checked for operational efficiency

**Room indicated as Bedroom:**

**NOTE:** This room has no natural light or ventilation

The light is borrowed from the adjacent Rooms

There are small chips to the lower edge of Door to the Foyer

There is a scratch mark on the door adjacent the handle

No door stop fitted handle impacts wall

**Foyer:**

The west door is not fitted with a latch bolt

**Ensuite Bathroom:**

*Were floor grades adequate?* Adequate

*Was a floor waste installed: Yes Type?* Charged floor waste

**Tile condition:**

*Were drummy, cracked or loose tiles found?* Cracked and drummy tiles were not found

*Condition of the grouting and sealant is:* Satisfactory

**Shower:** Screed bed shower

**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 correctly sealed to limit water ingress to wall void and behind tile glue lines

- The internal vertical joint and joints to floor/wall junction in the shower are sealed with flexible sealer as required

**Shower Screen:** Pivot glazed door

*Was broken glass or other defects noted to screen?* Not found, the shower screen operated correctly at time of inspection

*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



**Bathroom continued:****Vanity:**

*Cabinetry condition:* Satisfactory

*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 to window

*Was evidence of mould found?* Not found

**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**

**Laundry:**

*Floor grades are adequate/Not adequate:* Adequate

*Was a floor waste installed?* Found

**Floor type and condition:** Tiled

*Were drummy, cracked or loose tiles found?* Not found

**Taps:** *Was leaking, restricted water flow, difficult operation or water hammer found?* Water hammer was not found to tap pipe work

**Tub:** Melamine cabinetry, laminate bench top with stainless steel tub in satisfactory condition

**Ventilation:** No fan installed (window provides venation)

*Was evidence of mould found?* Not found

Torn fabric was found to window screen

**Garage:**

*Floor type:* Concrete floor with spray finish

*Wall construction:* Single leaf brick work with engaged piers

*Roof Materials:* Fibre cement sheeting with timber cover battens

*Doors:* Panel fold doors with automatic opener

Stored household items restricted internal inspection; the items were not moved for inspection purposes

**Storeroom:**

There are pipes capped off suggesting a hot water heater has been previously removed

**Cellar:**

There is provision for refrigeration in the room the external unit is not covered

There are areas of polystyrene panelling for insulation

There is a formed drain along the western wall suggesting some water entry may occur

There is corroded termite shielding to the west wall

There is damp in the western wall retaining ground

**Stair up:**

No visible defects

**Mid-Level:****Landing:**

The balustrade is low set

**Living:**

No visible defects

**Balcony:**

Concrete suspended slab supported off cast fibre cement columns

**Master Bedroom: Southeast**

Smoke detector installed

The door handle is slightly loose

**Walk in Robe:**

No visible defects

**Balcony:**

The wide balustrade is a climbing point at the east side; the balustrade is not safe for children

**Ensuite Bathroom:**

*Were floor grades adequate?* Adequate

*Was a floor waste installed: Yes Type?* Charged floor waste

**Tile condition:**

*Were drummy, cracked or loose tiles found?* Cracked and drummy tiles were not found

*Condition of the grouting and sealant is:* Satisfactory

**Shower:** Walk in shower

**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 checked for correct seal to limit water ingress to wall void and behind tile glue lines

- The internal vertical joint and joints to floor/wall junction in the shower are not sealed with flexible sealer as required

**Shower Screen:** Fixed glass panel

*Was broken glass or other defects noted to screen?* Not found, the shower screen operated correctly at time of inspection

*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:* Satisfactory

*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

*Was evidence of mould found?* Not found

**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:*

**Study:**

There is an access to the Main Bedroom via Robe doors

**Walkway:**

Smoke detector installed

**Bathroom:**

*Were floor grades adequate?* Adequate

*Was a floor waste installed: Yes Type?* Charged floor waste

**Tile condition:**

*Were drummy, cracked or loose tiles found?* Cracked and drummy tiles were not found

*Condition of the grouting and sealant is:* Satisfactory

*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

**Bath:** Located in tiled plinth

**Vanity:**

*Cabinetry condition:* Satisfactory

*Basin condition:* There is corrosion to the waste

*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

*Was evidence of mould found?* Not found

**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**

**Foyer:**

Satisfactory

**Dining:**

No visible defects

**Walkway:**

Smoke detector installed

**Kitchen:** Cabinetry construction details:

*Cupboard type:* Melamine cabinetry

*Cupboard doors:* Gloss doors and drawers

*Bench top material:* Composite stone top

**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:** Composite stone

*Were drummy, cracked or loose tiles found?* Not found

*Condition of the grouting and sealant is:* Satisfactory

**White Goods:**

*Stove/Oven:* Electric under bench oven and cook top installed

*Range Hood:* Electric vented to exterior

*Dishwasher:* A dishwasher is installed the unit was not checked for operation and was not moved to determine if any water leaks are evident or concealed damage to cabinetry has occurred

**Family:**

Glazed wall/sliding doors with a timber beam roof and profiled metal sheeting

**Lounge:**

There is some corrosion to the external door handles

**Bar:** Satisfactory**Storeroom:**

There is access to the subfloor from this room

There is an old hot water heater remaining in the west end of subfloor

**Stair up:**

NOTE: The stair has a narrow width

The balustrade is not set to the current safe height

The commercial aluminium extrusions to the glazed walls have been touch up painted

There is a small patch mark visible to the centre column on the east wall

**Landing:**

There is paint peel to the external door

The smoke detector is not correctly installed where located within 300 of cornice

**Bathroom:**

*Were floor grades adequate?* Adequate

*Was a floor waste installed: Yes Type?* Charged floor waste

**Tile condition:**

*Were drummy, cracked or loose tiles found?* Cracked and drummy tiles were not found

*Condition of the grouting and sealant is:* Satisfactory

**Shower:** Screed bed shower

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 checked for correct seal to limit water ingress to wall void and behind tile glue lines

- The internal vertical joint and joints to floor/wall junction in the shower are sealed with flexible sealer as required

**Bathroom continued:****Shower Screen:** Pivot glazed door*Was broken glass or other defects noted to screen?* There is a small bind to the door sill extrusion*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:* Satisfactory*Basin condition:* Satisfactory*Waste and plumbing:* Satisfactory**Taps:** *Was leaking, restricted water flow, difficult operation found?* Not found*Was water hammer found?* Slight water hammer was found to vanity hot tap pipe work**Mirrors:** *Condition of the mirror is noted as:* Satisfactory**Ventilation:** Electric wall mounted fan installed*Was evidence of mould found?* Not found**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****WC:** Fan installed**Laundry:***Floor grades are adequate/Not adequate:* The floor in the wet area is graded to a waste**Floor type and condition:** Hybrid vinyl*Were drummy, cracked or loose tiles found?* Not found**Taps:** *Was leaking, restricted water flow, difficult operation or water hammer found?* Water hammer was not found to tap pipe work**Tub:**

- Melamine cabinetry, laminate bench top with stainless steel tub in satisfactory condition

**Ventilation:** No fan installed*Was evidence of mould found?* Not found

No door stop fitted handle impacts wall

Wall mounted air conditioner is mounted in a neat and tidy manner, note was not operated or checked for operational efficiency

**Stair up:** No visible defects**Upper Level:****Study:**

Lowlight windows require limiting in opening to 100 mm a safety hazard for children is present

**Bedroom: Northwest**

There is a small twist to the west Robe door in the closed position

**Hallway:**

Smoke detector installed vertically the detector should be mounted on the ceiling (except where access for service is difficult)

**Bedroom: Centre west**

There is a small variation in the floor level

**Bedroom: Southwest**

Roof void access point is located in the south wall

There is a paint run on the south wall above the window opening

**Bedroom: Southeast**

There is a small impact mark on the wall from the door handle

**Bedroom: Centre north**

The top of the Robe is not paint finished

**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

**Covered Walkway:** Located to the west side of Garage  
Meter boxes are located in a weather protected area

**Awning roof:**  
There is an awning roof overhang on the west side of dwelling

**Aviaries:**  
There are metal frame bird aviaries to the rear yard

**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
- There is limited timber to ground clearances in the north end of subfloor

**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, limited timber clearances, air conditioning ducts and sarking 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:**

- Off Garage and off the under Stair void at rear of dwelling

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

- Off the Southeast Bedroom upper level

### 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

Three phase wiring is present

*Supply type and Location:* Overhead mains with meterbox on the west wall of Garage

*Off Peak Water Heating:* Not determined

*Safety RCD switches installed:* 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
- Condensation tray drains in the roof void may require periodic clearing to ensure they are operating

### 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 21](#)

### 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

*Hot Water Service Location:* West wall

A Rinnai 26 mains pressure continuous flow gas heater

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

- Tempering valve installed to gas heater only
- Pressure relief require regular servicing

*Water piping installed appears where visible to be:*

- Poly pipe hot and cold water piping installed
- 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
- There is some cast iron pipework on the east wall
- 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

*Sewer main inspection shaft is located to:* Front yard

*Town gas:* Installed

*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

**Pool:** Pebble finished concrete in ground pool  
**Surround Condition:** Bull nosed paver sandstone capping (note no expansion joints installed)  
**Water level in relation to pool:** Visually level  
**Water Quality:** Clear at time of inspection, some leaf debris were found in water  
For a more accurate report of water quality you should have the water professionally tested  
**Fencing:** Frameless glass panels  
**Gates:** Self-closed at time of inspection  
**Resuscitation Sign:** Installed  
**Pool Plant type:**  
**Filtration system:** Sand filtration type  
**Treatment system:** Salt cell type

**Pool Plant Room/Cover:**

- The surround around pool plant was not assessed for noise reduction

**NOTE:** Pool plant operation at night time can be assessed as being above ambient noise levels and in this instance would require sound proofing)

**Back wash for sand filter type systems:** Back wash discharge to sewer was determined

**Solar equipped pools:**

- Solar provision installed with new service pipe work and matting and pump

**Other comments:**

- Inspection of the pool by a specialist pool company is recommended for additional comment and is outside the scope of this report where the pool plant is not operated or checked for leaking and deterioration
- Electrical inspection of pool plant is considered essential to ensure the safe operation of electrical equipment in a possible wet environment
- A pool safety audit by a council inspector is strongly recommended
- **NOTE:** Pools now require registration and a safety certification/compliance certificate , I suggest you check to ensure this pool is on the register and complies with current pool safety regulations a pool safety certificate may be available from the vendor and should be consulted with regard to safety and any improvements required

**Non Climbable Zones:**

- No movable objects or pots/trees etc. are to be placed within 300 mm of the pool fence (internally) or within a 900mm arc from the external top of fence) any external steps to yard/ paths must be more than 500 mm from the fence
- Where gate hinge spacing is less than 900 mm in the non-climbable zone then a shield is required to the hinge if the hinge is forming a foot hold  
There must be a minimum 1200mm in the pool fence height with a requirement for the boundary fences when used to be 1.8 m in height  
The opening under a pool fence must not be more than 100 mm  
Pool safety fencing requirements should be referred to an E1 Certifier for further inspection if a current compliance certificate is not provided by the vendor

**Cabana:** Retained masonry wall with a timber roof frame covered in colorbond sheeting

- The wall tiles are drummy when sounded

**Water feature:** At the time of inspection the water feature pond was covered over however the plant to run the water feature remains

**Stair access point:**

- There is a timber stair with a timber plank deck located to the south end of pool
- The timber step treads have typical timber cracking

**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

**AS 4349.1—2007**

**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 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 however some items as detailed in the report where not repaired in the future may lead to major defects

**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:

- No serviceability defects were found:

**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:**

- Windows to first floor Bedrooms require limiting to 100 mm opening where a falling hazard for children is present if bed or furniture is located adjacent the window
- The balustrading to internal Stair areas are not set to the current safe height; I suggest upgrading should be considered

**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 ongoing termite management and regular termite inspections

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

- Check and/or correctly install smoke detectors prior to occupancy

**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

**Basement section:**

- Warning where rooms are set below ground level in certain weather conditions water ingress may occur, the inspector can only note signs of previous water ingress that are visible as drainage systems are normally concealed by concrete slabs, wall and subfloor earth and may in fact not be present or are blocked, further investigation of the drainage around this section is essential

**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

**Calcium Deposits to walls: Cellar**

- Where there are white powdered calcium salt deposits to walls the explanation given is “Efflorescence” (as commonly described in the construction industry) is the formation of calcium carbonate on an external surface, in this instance on the exposed face of the internal brick masonry leaf. Most commonly, the formation of efflorescence is caused by damp penetration through cement mixtures dissolving calcium hydroxide. On contact with the atmosphere the calcium hydroxide reacts with carbon dioxide to form calcium carbonate. In most instances the efflorescence forms on the brick exposed surface and mortar.

**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 dwelling is in above 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 significantly 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