



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

Date: 29th October 2021

Re property: 23 Neridah Road, Belmont North NSW 2280

Requestor: Dan Irwin of Altitude

Client: Altitude

Inspection number: PSBPA 2710/309

Email: dan@altituderealestate.com.au

Phone: M: 0422 133 066

Invoice No: 2910_2/2021

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

Duration of inspection: 1 hour 20 mins **Time:** 9.00 am to 10.30 am

Weather conditions: Fine

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 28th October 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: The block is an acreage with a southerly aspect

- The block falls into a valley at the north end of property

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

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

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

- Not determined during this report, you should make further inquiry to determine if storm water is
Stormwater is discharged to the north of the Dwelling (to valley)

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

Fencing:

There is some fencing to the site along the road, to part of the west and part of the east boundaries

The fences are in deteriorating condition

There are termites working in fence components and to the timber pallets used as a fence to the west side of block

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: Gravel

Paths: Paved areas were found adjacent the dwelling
Pavers have been partly displaced by tree roots and uneven steeling

Free standing to other structures: The following additional out building/s were found
Shed
Old original dwelling
Other structures

Dwelling construction type: (short description of construction type)

Type: Residential dwelling
Number of stories: Two story
External walls: Brick masonry and cedar cladding
Subfloor/Foundations: Isolated piers with timber floor / suspended concrete slab
Roof: Terracotta tiles and profiled metal sheeting
Windows: Aluminium and timber

NOTE: The weatherboard section is an extension to the original dwelling

Cladding:

Timber weatherboards cladding were inspected for decay, 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

- The cladding is weathered
- Hardiplank was found to the dormer windows

Masonry: Face brick work

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

- There are some small fine settling cracks visible to the exterior walls
- The cause and effect of these cracks cannot be properly assessed as all the information is not available to the inspector during this type of inspection with regard to future significance, a Structural Engineer should be contacted with regard to this item for further comments

Were repairs to external brick walls were found? Not found

Control joints: Brick work is articulated

- Brick work is not articulated at the normal spacing as recommended
- Brickwork articulation joints do not extend correctly at windows and sliding doors

Lintel type and condition: The lintel support is not visible at opening in masonry

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

Brick chimney:

Chimney was inspected where visible from the exterior and/or roof void and the following items were assessed:

Flashings: Satisfactory

Mortar erosion and/ or brick fretting: Not found

General stability of chimney structure: Satisfactory

Were sections of the chimney concealed by frame/wall/roof timbers and linings? Sections of the chimney are concealed by linings and frames

Foundations/concrete slab: Suspended to Verandah and the Bathroom/Laundry

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*

- No evidence of a chemical barrier was found

Significant cracking to slabs visible to inspector: Not visible to the inspector at the time of this inspection

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

Isolated pier type present: Brick piers

Was packing or undulation noted: Not found

Termite Shielding: Provided to piers and perimeter walls

- Corroded termite shielding was found

Ventilation: Cross ventilation is reduced

- Not adequate where the following items are noted

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

- 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 and require removal

- Debris and stored items are located in the subfloor and obstruct access and inspection

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
- There are some old termite working in the northeast corner

Accessible areas:

- Sections of the subfloor are not accessible due to pipe placement limiting crawl access

Other subfloor notes: There is a waste pipe not directed down into the earthenware pipe

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

Condition: There is lichen growth on tile surfaces

Comment: Roof flashings where visible are satisfactory

- Valleys are in a satisfactory condition where visible
- There is a cut out to the western end of the Family Room barge flashing

NOTE: Lead soaker flashing are installed to wall/roof junction and are prone to age related splits occurring these require periodic checking and sealing where splits occur

NOTE: Roof was not walked on due to the tiles being deemed a brittle surface where some damage can occur when walking over the roof surface; the elevation makes the roof surface not safe without a roof rail installed for inspection purposes

The following elevated areas were found and full observation was not possible where the line of sight was obstructed by the elevation: Not found

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

Condition based on visual observation: Satisfactory

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: Metal downpipes installed

Condition based on visual observation: Satisfactory

Are downpipes connected to stormwater system?

- Connected to stormwater pipe system with the point of discharge to rear
- 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

Condition based on visual observation: There is termite damage in the eave overhang rafter on the northeast corner of the Enclosed Verandah

Roof cavity: Conventional framed hardwood roof frame forming loft storage areas

Strutting: Rafters are supported by Upper level wall frame

Ceilings supported by hanging beams

Ceiling Insulation: Not installed

Sarking: Foil sarking installed

Sarking has corrosion typical of age and drooping sarking

Mechanical ventilation: Not fitted

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

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

Other roof void details: There are old termite workings in the northeast corner roof frame and a wall frame visible

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: Not found

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

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, timber rebated doors and aluminium sliding door unit

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
Random grooved ply panelling
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 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: Polished floor boards, vinyl and ceramic tiles installed to floors

Stairs:

Internal Timber stairs

Stairs were inspected for the following assessment items:

Handrail/balusters lateral bracing and height: Satisfactory

- The 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:

Verandah: The following items were checked

Construction type: Concrete slab with timber posts supporting a timber skillion roof

Attachment to the dwelling: Satisfactory

Excessive floor deflection: Not found

Flashings: Not visible for assessment

The rafter ends are extending beyond the Verandah line with an over flashings installed

Entry:

There is cracked glass in the door glazed panel

Lounge:

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

The ceiling paint finished random grooved ply panelling has visible water damage

The timber rebated door has cracked glass requiring replacement

Smoke detector installed

Vertical cracking was found above door opening to Dining

There is a fireplace in the east wall the fireplace should not be used without cleaning to flue, there is missing grout to the floor tiles

Dining:

Paint peel noted to east wall, poor adhesion is evident in previous paint coatings

There is some separation to the wall ply panelling

There is water affected panelling in the northeast corner and to the western ceiling

Enclosed Verandah Walkway:

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

There is evidence of leaking adjacent the roof light and cracked ceiling sheet joints

There is mould to the skylight frame

Smoke detector installed

Kitchen: Cabinetry construction details:

Cupboard type: Melamine cabinetry

- There is missing edge tape to cabinets

Cupboard doors: Timber doors and drawers

Bench top material: Laminate with timber edge

- The timber edge has termite damage visible

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 stove installed

Range Hood: Electric recirculation type (light is not working)

Water marking is visible to the timber panelling on beam adjacent the roof light

Family:

There is decay and old termite working to the external timber window and door frames

The low light glass is not restrained by a continuous beading and glazing putty

Windows have cracked glass requiring replacement

Wood burner fireplace installed warning this should not be used without checking by a specialist company with regard to correct installation, operation and cleaning flue of tar deposits

There is smoke marking to the ceiling adjacent the flue

There is water leaking to the north wall

The low light window at the east end has been replaced with acrylic sheeting

There is termite damage visible to the timber panelling to the step up to Enclosed Verandah

Alfresco Deck:

Located to the rear of dwelling is a timber deck structure

There is a built in seat to the deck assisting with support of the balustrade

There are missing sections of decking boards

Hallway:

Smoke detector installed

There is water damage to the random groove ply panelling at the door opening to Entry

Bedroom: Southwest

Door has excess clearance and rattles in the closed position

The lower edge of the door is chipped

No door stop fitted handle impacts wall

The interior of the Robe is not painted

The timber rebated door to Verandah has a twist

The western rebated door has a bow in the closing edge

There is broken lead light glass in the external doors

The window is not installed with a latch

There is water damage to the random groove ply panelling in the ceiling and above the window opening

The mirror tiles on wall are de-silvered

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: Hobbled 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 not sealed with flexible sealer as required
- There are cracked wall tiles

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

- There is corrosion to the door 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

Bath: Steel

- The bath spout is protruding from wall

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:

The lower edge of the door is chipped

The door is missing the internal handle

Door binds on frame and requires minor adjustment

There is scuff marking to the door frame

External corner paint finish is chipped

There is a broken towel rail

Vertical internal corner cracking was found to the northeast corner

Paint finish to the windows is deteriorating

The sliding door tends to bind, there is chipping to the edge of door

WC:

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

No door stop fitted handle impacts wall

Storage Room:

The door to the rear Verandah has been obstructed by shelving

The door has been cut in half (not fitted with an edge rail)

The wiring to the light fitting is not secured

Home Office:

Horizontal cracking to wall linings visible

There are water stain marks to the wall

The interior of the Closet is not painted

Closet doors have narrow margins and bind when closed together

The window operation is binding

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? Wall skirt tiles have been removed

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

Tub: Metal tub

- The tub is not fitted with a door
- The tub has corrosion

Ventilation: No fan installed

Was evidence of mould found? Not found

There is water damage visible to the ceiling lining

The internal door is not fitted with a handle

The door when fully extended impacts the closet

The window latch is bound and broken (this window is not secured)

Stair up:

The balustrade is not set to the current safe height

Upper Level:

There is wear marking to the floor

Landing:

Spiral balances to the window sashes are faulty warning the window may suddenly drop

There is wear marking to the lower doorframes

Bedroom: East

Door binds on frame and requires minor adjustment

No door stop fitted handle impacts wall

The edge of the door is chipped

There are old termite workings visible in the northeast Storage Closet

Twist was found to the Closet doors when closed

The doors are not fitted with handles

Closet doors have narrow margins and bind when closed together

Windows are bound and require easing

Bedroom: West

The latch to the south window is not aligned

The ply panelling has been bent around the corner of the roof frame in the Closet

There is water damage visible adjacent the dormer window

There is scuff marking to the ceiling

Closet doors have narrow margins and bind when closed together

There is some missing ply panel in the storage closet off the northwest corner of Bedroom

The wiring to the lights in the Closet is not located in conduit

Attic Storage

This area has unlined ceilings

There are old termite workings visible in the northeast corner Storage Closet

Small timber block adjacent the Stair balustrade is dislodged

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

Original Dwelling/Storage Shed: West

Floor type: Concrete floor

Wall construction: Timber with fibre cement sheeting

Roof Materials: Timber frame with profiled metal sheeting

There are damaged areas of fibro sheeting

The fibre cement sheeting is expected to contain asbestos materials

There are missing corner moulds

The front Verandah is supported off cast iron columns

The roof sheeting has extensive surface corrosion visible

There is decayed external timbers and old termite damaged timbers visible in the frame plates

There is a tilt off plumb to the piers

There is corrosion to the barge flashing and deterioration to the timber barge boards

Interior:

Window has cracked glass requiring replacement

There is termite damage visible to the dwelling interior timber panelling and door and window frames

There are areas where the internal lining has been removed

Moulding timbers to the door opening have been removed

There is a small Bathroom/Laundry area with pipes and waste not completed

The south window latched are loose

Wood burner pot belly fireplace installed warning this should not be used without checking by a specialist company with regard to correct installation, operation and cleaning flue of tar deposits

There are electrical cables jointed and taped all jointed cables should be located in a junction boxes

Workshop/Shed: South west

Timber structure with a gravel floor

There is corrosion to the roof sheeting

There is fibro roof sheeting, the fibre cement sheeting is expected to contain asbestos materials

There are no gutters installed water is discharged to ground

There are timber posts and frames in ground contact

Termite working were found throughout the timber structure

The wired glass roof is the southwest corner has been damaged

The rear wall (west) has a tilt off plumb

BBQ: There is a free standing brick structure located off the southwest corner of dwelling

Cubby House:

Located to the rear of the dwelling is a timber structure

The roof tiles to the Verandah are cracked

The Louvre glass has loose louvre mechanisms

The window to the north elevation is a falling hazard

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 crawl access in the subfloor

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

- Floor covering restricted internal inspection, the items were not moved for inspection purposes

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:

At the rear northwest corner

Location of roof void manhole access was found to:

- There is limited access to roof timbers in the upper level Storage areas and Mezzanine floor

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

Single phase wiring is present

Supply type and Location: Overhead mains with meterbox on the south wall of Original Dwelling

Off Peak Water Heating: Installed

Safety RCD switches installed: Not installed

- There is a meter box on the southwest corner of main Dwelling

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 16

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: In Laundry

Type: Dux 160 Ltr mains pressure electric heater

Date of manufacture: 09/08/2006

- Hot water heaters over ten years old may be at the end of their serviceable life

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

- Tempering valve not installed
- Pressure relief valves require regular servicing, the valve is not fitted with a drip pipe

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

Septic tank is located to: Rear of Dwelling

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, the material may be concealed 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:

- 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:

- 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 is 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

- Electrical safety issues and/or possible compliance problems were identified in this report which require further investigation by a competent and licensed electrician
- Check and/or correctly install smoke detectors prior to occupancy
- NOTE: Where no safety switches are installed you are advised to have a residual current device fitted to offer some protection

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

Approved structures:

- There are a number of additional structures on this site, the inspector has made no determination if the structures are approved by the relevant council

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

Glass caution:

Glazing in older houses (built before 1978) may not necessarily comply with current glass safety

Termite working and damage: The damage caused by termites to wall frame and other timber sections not readily accessible require further inspection involving removal of wall linings this is invasive and outside the scope of this report

Fire safety consultant:

- A fire-safety consultant should be contacted to determine the bush fire risk rating level for this property, to make further recommendations and prepare a bush fire plan with regard to minimizing risk to property and occupants during a fire

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 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