

Pre-Purchase Inspection Residential Building Report (Except ACT)

Complies with Australian Standard AS 4349.1-2007

Inspection of Buildings Part 1: Pre-Purchase

Inspections Residential Buildings - Appendix C



Client: Citizen (Pre-purchase), John
Property Address: 18-20 Tognolini Close Redlynch
Date of inspection: 27/08/2011

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Part 1: Purpose and Scope of Inspection

This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings.

Inspection Agreement - Individual title property

Requirement for Inspection agreement AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

Purpose of Inspection

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

Important Information and Disclaimer

Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

What is reported on:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.
- The following areas shall be inspected where applicable:
 - The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
 - The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
 - The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
 - The roof space: roof covering; roof framing; sarking; party walls; insulation
 - The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
 - The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (excluding swimming pool fences) ; surface water (drainage effectiveness)

What is not reported on:

- general exclusions detailed in the standard AS 4349.1 - 2007
- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

Special Requirements

It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Dimensions for Reasonable Access

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

Part 2: General Comments and Weather Observations

Weather Conditions at the time of inspection
Recent weather conditions
Date and time inspection completed
Occupied by owner or tenant?
Report prepared for?

Fine and sunny
Rained lightly overnight
30 August 2011 7:28 PM
Tenant
Mrs John Smith

Part 3: Description of Building

Type of Building

Commercial

Describe use of building

Style of Building

Bungalow

Number of Stories

23

Age of Building (in years)

1963

Roof Covering

Concrete Tiles

Roof frame

The premises has a Timber Hand Pitched roof frame.

Roof Pitch (Approximate, in degrees)

15

External walls

Fibrous Cement

Floor

Raft Concrete Slab

Footings

Timber Stumps

Internal Ceiling

Gyprock

Internal walls

Rendered Masonary

Floor coverings

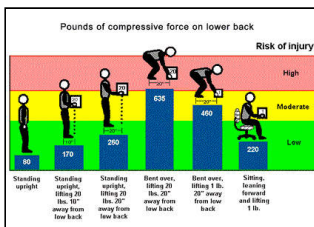
Ceramic Tiles

Outbuildings (List as required)

Shed, carport, clothesline

Front of Building Faces?

North West



Part 3a: Areas Inspected

The Actual Areas Inspected were:

Interior of Building, Exterior of Building, Roof Exterior, Roof Space, The Site

Part 4: Interior of Building

Ceilings; Are all ceilings free of sagging, nail popping and cracking?



No

Water stained and sagging on lounge room

Recommendation: Ceiling requires replacement 3m x 3m section. Plumber required to inspect and report on cause of water leak

Ceilings; Are all ceilings free of dampness/staining or other damage?

Yes

Ceilings; Are all ceilings free of defects, lathe & Plaster key damage, and fibrous plaster scrimming/grouting/strapping?

Yes

Walls; Are all wall linings free of bulging, nail popping and cracking?

Yes

Walls; Are all walls free of dampness/staining, drummy plaster, or other defects/damage?

Yes

Walls; Are all walls free of vertical/horizontal distortion?

Yes

Floors (Timber); Are all floors free of damage or decay?

Yes

Floors (Timber); Are all floors free of movement such as spring and bounce?

Yes

Floors (Timber or Concrete); Are all floors level?

Yes

Floors (Timber or Concrete); Are all floors free of dampness and damp damage?

Yes

Floors (Concrete); Are all floors free of cracking?

Yes

Windows (Timber); Are all windows free of broken/cracked glass, and damage to putty?

Yes

Windows (Timber); Do all sash's operate freely, and are all sash fittings and hardware free of damage?

No

Lounge window binds in frame

Recommendation: Planing and adjustment required



Windows (Timber); Are all sashes and frames free of water staining, and decay?

Not Applicable

Windows (Metal framed); Are all windows free of broken/cracked glass, and damage to glazing seals?
Windows (Metal framed); Do all sash's operate freely, and are all sash fittings and hardware free of damage?

Not Applicable

Not Applicable

Windows (Metal framed); Are all sashes and frames free of water staining, and corrosion?

Not Applicable

Doors/Frames; Do all doors operate freely and do not bind?

Yes

Doors/Frames; Are all doors/frames free of corrosion, decay or other damage?

Yes

Doors/Frames; Are all door hardware items free of damage, corrosion, seizure?

Yes

Doors/Frames; Can you confirm that there are no Loose or badly fitting doors?

Yes

Kitchen; Is the benchtop free of lifting, delamination, water damage or other damage?

No

Laminated benchtop is swollen adjacent to the sink drainer

Recommendation: Replace



Kitchen; Are the cupboards free of water damage, musty odour?

Yes

Kitchen; Do the cupboard doors and drawers operate freely?

Yes

Kitchen; Are the sinks/taps free of chips, cracks and water leaks?

Yes

Kitchen; When water supply is switched on, does it operate and drain correctly?

No

Tap drip regularly from outlet

Recommendation: Plumber required to check taps. Probable washer and o ring replacement required



Kitchen; Are the tiles free of cracking, drumminess, or loose/missing grout/sealant?

Yes

Bathrooms/WC; Are cisterns/pans/bidets free of cracking, leaking, and does it flush correctly?

Yes

Bathrooms/WC; Are cisterns/pans/bidets installed correctly and stable/rigid?

Yes

- Bathrooms/WC; Are taps free of leaking, and does the water supply operate correctly? **Yes**
- Bathrooms/WC; Are the tiles free of cracking, drumminess, or loose/missing grout/sealant? **Yes**
- Bathrooms/WC; Is the bath damaged, and is is properly recessed at the junction with the wall? **Yes**
- Bathrooms/WC; Is the bath adequately sealed at its junction with the wall, and is it free of water seepage signs? **Yes**
- Bathrooms/WC; Is the shower screen free of cracks, and is it adequately sealed at the floor/wall junctions? **Yes**
- Bathrooms/WC; Are shower taps free of leaking, and does the water supply operate correctly? **Yes**
- Bathrooms/WC; Are the shower tiles free of cracking, drumminess, or loose/missing grout/sealant? **Yes**
- Bathrooms/WC; Around the shower, is it free of signs of leaking/seepage? **Yes**
- Bathrooms/WC; Is the vanity basin, cabinet and mirrors free of damage, and do the doors/drawers operate correctly? **Yes**
- Bathrooms/WC; For the vanity basin, does the water supply operate correctly, and is the waste free of leaks? **Yes**
- Bathrooms/WC; Is the room free of condensation damage, and is it adequately ventilated? **Yes**
- Laundry; Are taps free of leaking, and does the water supply operate correctly? **Yes**
- Laundry; Is the tub/cabinet free of water damage, corrosion or other defect? **Yes**
- Laundry; Are the tiles free of cracking, drumminess, or loose/missing grout/sealant? **No**

**Laundry tiles are delaminating from the wall
Recommendation: Tiler required to replace tiles**



- Laundry; Is the room free of condensation damage, and is it adequately ventilated? **Yes**
- Stairs; Are the stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage? **Yes**
- Electrical; Do all powerpoints, switches and fittings appear to be cosmetically undamaged? **Yes**
- Electrical; Do all light fittings appear to be cosmetically undamaged? **Yes**
- Electrical; Does the mains power board (or the submain if applicable) have circuit breakers and a safety switch? **Yes**
- Electrical; Do battery or hardwired smoke alarms exist? **Yes**

All rooms; Are all rooms free of damp problems, including rising/falling damp, condensation, horizontal penetrating dampness? **Yes**

All rooms; Are all rooms free of any other damage or defects? **Yes**

Part 5: Exterior of Building

Walls; Are all lintels sufficiently rigid and free of defect/damage? **Yes**

Walls; Is all wall cladding free of defect/damage, and is the paint/coating maintained? **Yes**

Walls; Does the wall cladding have suitable flashings and damp proof course, and is it free of dampness damage? **Yes**

Walls; For doors and windows, do suitable flashings, mouldings, and sills exist and are they free of defect/damage? **Yes**

Wall frames (Timber or steel); Are frames free of bulging, appear plumb and structurally rigid? **Yes**

Chimneys; Do chimneys appear plumb and structurally sound, with adequate flashings? **Yes**

Stairs; Are the stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage? **Not Applicable**

Balconies/verandahs/patios/decks/suspended floors/balustrades; Do they appear structurally sound, free of defects? **Not Applicable**

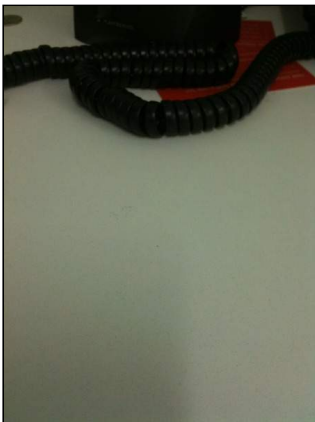
Balconies/verandahs/patios/decks/suspended floors/balustrades; Are handrails at correct height to comply with Building Code? **Not Applicable**

General; Is the exterior free of any other damage or defects? **Yes**

Part 6: Roof Exterior

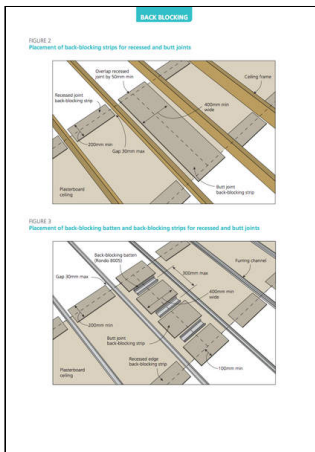
Roof; For tiles, shingles, slates, is the roof free of cracked and broken/decayed tiles? **Yes**

Roof; For sheet roofing, is the roof free of corrosion, or other defects/damage? **No**
Rust hole
Recommendation: Replace roof sheet



Roof; Is the roof free of bulges, sagging or other movement? **Yes**

Flashings; Is the flashing free of uplift, corrosion or other defect/damage? **No**
Flashing lifted near chimney



Recommendation: Roof plumber required to repair flaking and make watertight

- Gables; Are the gables free of defects/damage, and are the paint/coatings in good condition? **Yes**
- Skylights/vents/flues; Do the services and flashings appear water tight? **Yes**
- Valleys/gutters/downpipes; Are they free of rust, and do they appear to drain effectively? **Yes**
- Eaves/fascias/barges; Are they free of corrosion/decay, and do they appear to be sufficiently rigid? **Yes**
- General; Is the roof free of any other damage or defects? **Yes**

Part 7: Roof Space

- Roof; Is the underside of the roof free of water staining or observed daylight? **Yes**
- Roof framing; Does the framing appear to be structurally sound and free of defects/decay/corrosion or other damage? **Yes**
- Roof framing; Is the framing free of modifications? **Yes**
- Sarking; Is the building foil in place, and is it free of holes/tears or other damage? **Yes**
- Party walls; If party walls exist, do they appear structurally sound, and do they fully compartmentalise the roof space? **Yes**
- Insulation; If insulation exists on the upper surface of the ceiling, does it fully cover the ceiling area, and not interfere with electrical fixtures? **Yes**
- General; Is the roof space free of any other damage or defects? **Yes**

Part 8: Sub Floor Space

- Timber floor; Are bearers and joists free of deflection and sag, and free of cracks, corrosion, decay? **Yes**
- Timber floor; Do columns/posts appear to be structurally sound, with undamaged antcaps, and free of cracks, corrosion, decay? **Yes**
- Timber floor; Does the sub floor area appear to be adequately ventilated, and free of dampness? **Yes**
- Timber floor; Are the floor boards free of dampness and decay? **No**
Rotting in one board
Recommendation: Replace board



Suspended concrete floors; Is the floor free of dampness, spalling, concrete deterioration? **Yes**

General; Is the sub floor space free of any other damage or defects? **Yes**

Part 9: The Site

Buildings; For car accommodation, detached laundry/ ablution, garden sheds, do the buildings appear structurally sound and free of defects/damage? **Yes**

Retaining walls; For walls over 700mm high, do they appear structurally sound, and free of decay? **Yes**

Paths and Driveways; Are all areas free of subsidence, undamaged and safe to walk upon? **Yes**

Steps; Are all areas free of subsidence, trips hazards and safe to walk upon? **Yes**

Fencing; Do general fences appear to be structurally sound and undamaged? **Yes**

Swimming Pool; Do fences completely surround the pool, and does the pool appear to be in good cosmetic condition? **Yes**

Surface water; Does rainwater drain effectively and not pond against structures? **Yes**

General; Is the site free of any other damage or defects? **Yes**

Part 10: Restrictions

Did the inspector have unrestricted access to all areas? **No**

Areas not inspected including reasons were: **Sub Floor Space, due to insufficient access**

Areas to which access should be gained, or fully gained, are: **Sub Floor Space, but access point required**

Part 11: Defects and Safety Issues

Major Defects and Safety Issues in this Building:

1. *Rust hole in roof. Category A.*
2. *Water flood under house. Category A.*

Minor and Other Defects in this Building:

None observed

Part 12: Other Inspections & Reports Required

Recommendations for Further Inspections:

1. Pest inspection
 2. Plumbing inspection
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Part 13: Conclusion & Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: **High**

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: **Low**

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is: **Average**

Overall Condition Comments: Reasonable condition for it's age

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

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 this Report and anything in this summary, the information in the report shall override that in this summary.

Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/or poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any Defect other than what is described as a major defect.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Part 14: CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members: **Yes**

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre Purchase Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

Areas Inspected	Location	Description of the Cracking Defect at the time of the Inspection.
Concrete Slabs		
Suspended Concrete Slabs		
Masonry Walls	North face wall	Fine cracking. Non-structural.
Piers		
Retaining Walls		
Other Areas		

IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase.

The scope of this inspection and type of report is set out in the inspection agreement as detailed at the beginning of this report.

That agreement sets out the limitations that are contained as AS 4349.1 for residential pre-purchase inspections. Other specific limitations are also listed where applicable.

The purpose of the inspection is to provide a general overview of defects in the home.

The summary section above includes a list of major & minor defects that should be taken into account in terms of addressing the specific matters or accepting that those defects exist.

Yours faithfully,

matt hanson

Matt Hanson, Licence number 720057

Purely Property

Appendix 1: Explanation of Codes used in the Inspection Report

Defect Types

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 Installation (including omissions)	The element or component is subject to improper or ineffective installation inappropriate use, or missing components.

Defect Significance

Significance Code	Significance Description	Significance Explanation
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MA	Major	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
SH	Safety Hazard	A defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

Defect Significance

Significance Code	Significance Description	Significance Explanation
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MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localized part of the building. While minor defects may be recorded, AS 4349.1 - 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home could have many more minor defects than other homes of similar age & type of construction
FI	Further Investigation	defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.