

## Pre-Purchase Building & Pest Inspection Report

Complies with Australian Standard AS 4349.1-2007

Inspection of Buildings Part 1: Pre-Purchase  
Inspections Residential Buildings - Appendix C



## BUILDING & PEST REPORT

Commissioning Party's Name: Seteli

**Property Address: 1 Onslow St, St Clair NSW 2759**

Date of Inspection: 05/02/2025

Inspector's Name : Emilio Calandra

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level 2, 118 Christie St, St Leonards NSW 2065

# **DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:**

## **IMPORTANT**

The information on this page is important and must be read before looking at the accompanying report.

You should not rely on this report if you wish to purchase the property.

This Report has been prepared for the Client, as listed on the cover page of this report, and for the exclusive use of the Client only.

Accordingly, you should not rely upon this document if you intend to purchase the property to which it relates.

In receiving or viewing this report you are acknowledging that you will not rely upon it if you intend to purchase the property.

If you require information contained in this report, you should seek out and commission the completion of your own report.

In that regard, The Property Inspectors can supply a report that you can rely upon.

Please see our website: [www.thepropertyinspectors.com.au](http://www.thepropertyinspectors.com.au) if you wish to purchase such a report.

Alternatively, you can arrange for another contractor to provide you with a report.

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This report does not take into account your individual needs, objectives or intentions in regard to the property.

Consideration of your individual needs and concerns can affect the recommendations and conclusions of the author of the report.

Even if you are in possession of this report or have knowledge of its contents or are aware of the author, as you have not purchased it you have no entitlement to discuss the report or your individual needs or concerns with the author.

You, as reader, must accept sole responsibility for what you do in relation to any material

If you do not agree, do not read this report. You can purchase a report that you can rely upon via our website or by contacting The Property Inspectors.

This report can be relied upon if a sales transaction is made and/or a person's name is added to the report

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# BUILDING

## SUMMARY OF THE BUILDING ONLY

**YOU MUST READ THE ENTIRE REPORT TO UNDERSTAND THE CONDITION OF THIS PROPERTY PRIOR TO PURCHASING THE HOME**

A summary of the results of the building inspection is highlighted below:

Were MINOR DEFECTS, MAJOR DEFECTS or SAFETY HAZARDS found in this property?

Defect Ratings	Found	Not Found
Were Minor Defect Found?	✓	
Were Major Defect Found?	✓	
Were Safety Hazard Found?	✓	

## SUMMARY

The purpose of the inspection is to identify the major defects and safety hazards associate with the property at the time of inspection. The inspection and report is limited to a visual assessment of the building members only in accordance 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 incidences of MAJOR DEFECTS in this property compared to similar buildings is considered to be:**

High / Many instances of major defects found within this property compared to similar properties in age and quality of build.-

**The incidence of MINOR DEFECTS in this property as compared with similar buildings is considered:**

High / Many minor defects found within this property on the day of my inspection.-

The **Overall Condition** of this property in the context of its age, type and general expectations of similar properties is:

THIS PROPERTY NEEDS TO BE RENOVATED - 4 out of 10

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#### OVERALL CONDITION COMMENTS:

##### Special Note:

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

#### Building - Recommendation and Conclusion

This property needs significant repairs carried out to it prior to you moving in. I saw moisture in the internal elevations which should be assessed and comment on prior to buying this home. There are a number of small to medium cracks within this property that should be addressed within next few months. There are minor compliance issues that need to be addressed within the property for the safety of the occupants. There were open ended electrical cables which need to be terminated for safe passage through the property. There were non-concealed electrical cables that could be subject to failures / safety hazard for the occupants within this property. All electrical cables, light fixtures & fittings appeared to be in good order. An electrician should be engaged to inspect, assess, report on and make good the electrical trade within this property as there are more than normal electrical issues within this property. Repairs to the roof plumbing required, as leaks were seen within the gutters and downpipes. The roof plumbing and roof tiles are in need of repair as there is the potential of water ingress within the rooftop elevation. The roof plumbing and roof sheeting are in need of repair as there is the potential of water ingress within the rooftop elevation. A plumber should be engage, assess, repair and make good all plumbing within this property as leaks were seen within the wet rooms. I did not access the entire sub floor area, a pest inspection and treatment and timber framing inspection and report is recommended when access is available. I could not access the roof void in full today I recommend a pest contractor and or a carpenter inspect the timber framing. This property has many defects, major and minor, this property is suited for a seasoned renovator or building contractor. This property is in a POOR state of repair ( urgent works is required throughout the property ).

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 on this summary.

# Pest

## SUMMARY OF PEST ONLY

### WERE ACTIVE SUBTERRANEAN TERMITES (LIVE SPECIMENS) FOUND ?

No, Read the Report in Full

### WAS VISIBLE EVIDENCE OF SUBTERRANEAN TERMITE WORKINGS OR DAMAGE FOUND ?

No, Read the Report in Full

### WAS VISIBLE EVIDENCE OF BORERS OF SEASONED TIMBER FOUND ?

No, read the report in full

### WAS EVIDENCE OF DAMAGE CAUSED BY WOOD DECAY (ROT) FUNGI FOUND ?

Yes, read the report in full

### ARE FURTHER INSPECTIONS RECOMMENDED ?

Yes, read the report in full

### WERE ANY MAJOR ISSUES IDENTIFIED WITHIN THE PEST REPORT (STRUCTURAL ISSUES OR POSSIBLE PEST INFESTATION ISSUES) THAT SHOULD BE CONSIDERED BEFORE YOU BUY THIS PROPERTY ?

Yes, Major issues that should be considered before buying this home - Read the Report in Full

### AT THE TIME OF THE INSPECTION, THE DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION WAS CONSIDERED TO BE

High to Extremely High

## 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 Pre-Purchase Building Inspection Report, 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 unauthorized 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 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.

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## 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.

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## 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 5m 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 weather conditions or when using fittings & fixtures.
- Defects not apparent due to occupancy or occupancy behavior e.g., nonuse 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 above mentioned Australian Standard. If we do comment on an area outside of the above scope, you cannot rely upon the information within the report as it is not deemed as included within our report regardless of if payment has been made towards those areas of property.

## 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 motorized 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 & a structural engineer carry out an assessment of the structural integrity of the property prior to purchasing this property as our comments are general only and you cannot rely upon our report for electrical, plumbing and engineering matters.

This report is limited to (unless otherwise noted) the main structure on the site and no other building, structure or outbuilding within 5m 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 any furniture, floor coverings or stored goods.

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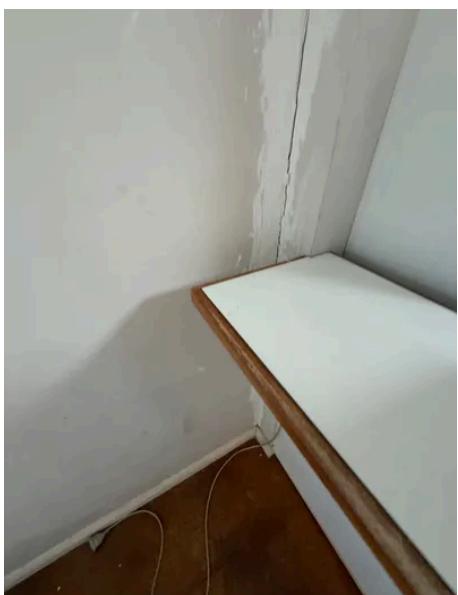
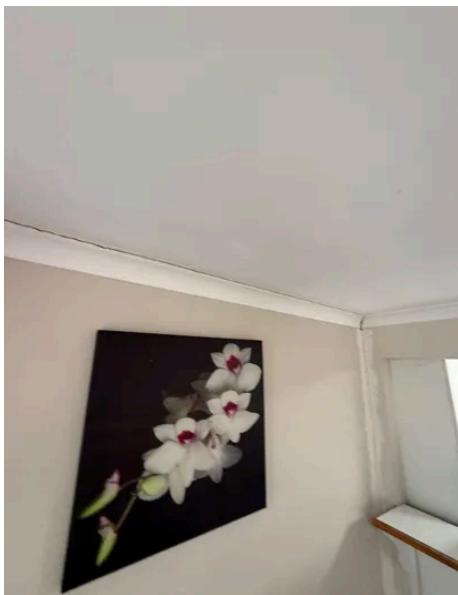
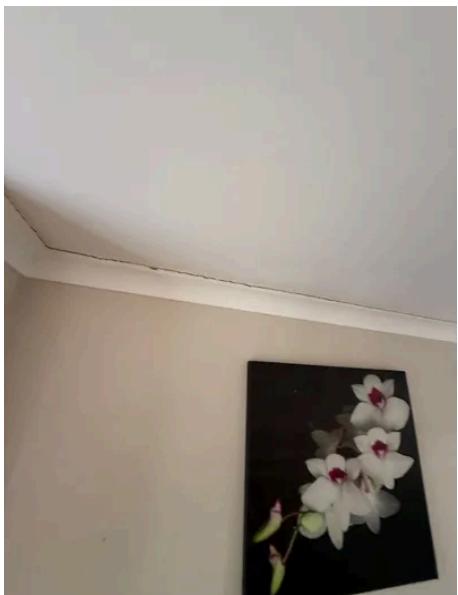
## DIMENSIONS FOR REASONABLE ACCESS

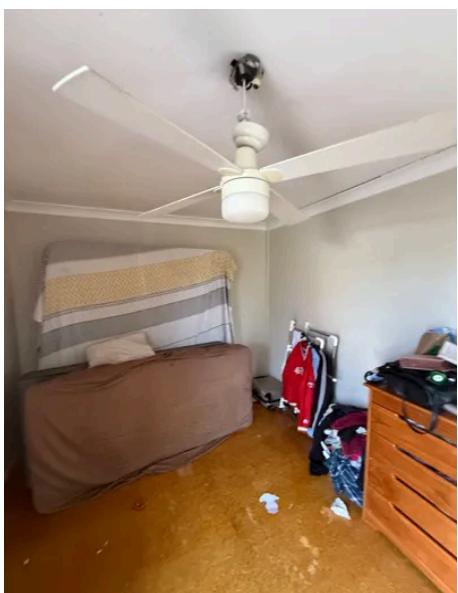
**Roof Interior** - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder. The safe use of a 3.6m ladder requires the ladder to contact the building no greater than 2.7m from the FFL.

**Roof Exterior** - Must be accessible from a 3.6m ladder placed on the ground. The safe use of a 3.6m ladder requires the ladder to contact the building no greater than 2.7m from the FFL.

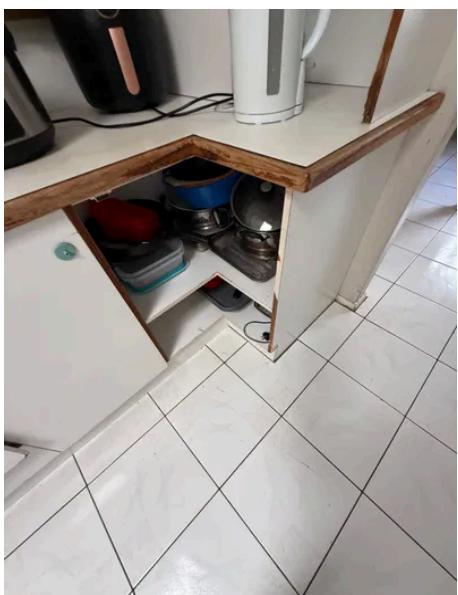
## General Photos

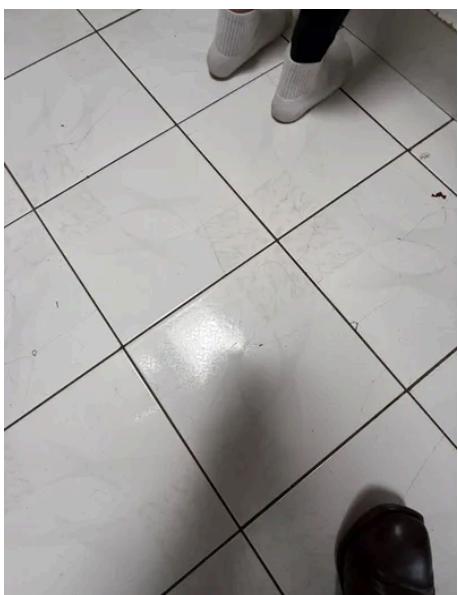
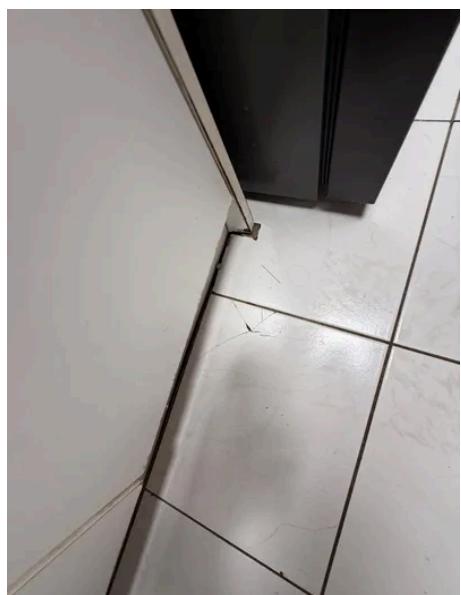
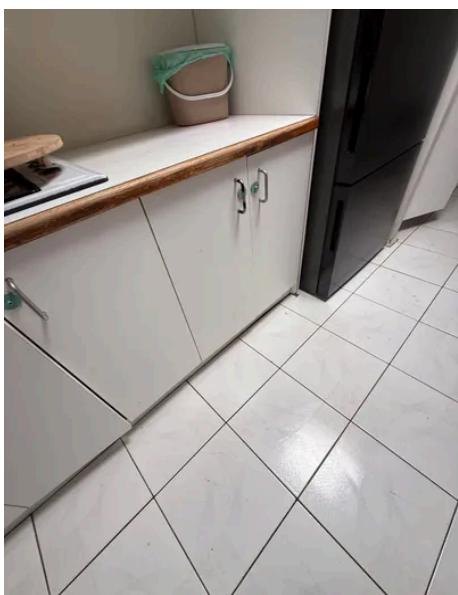


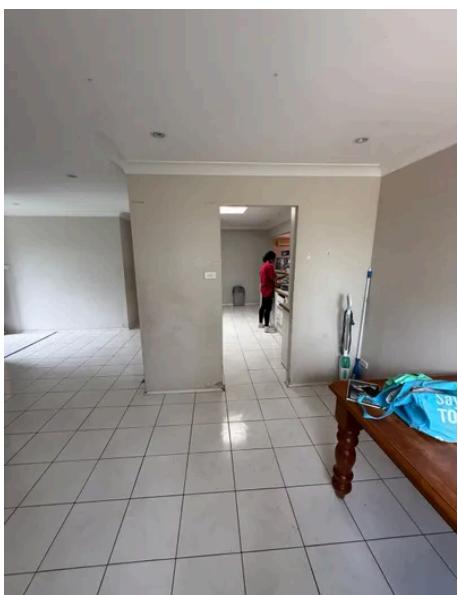
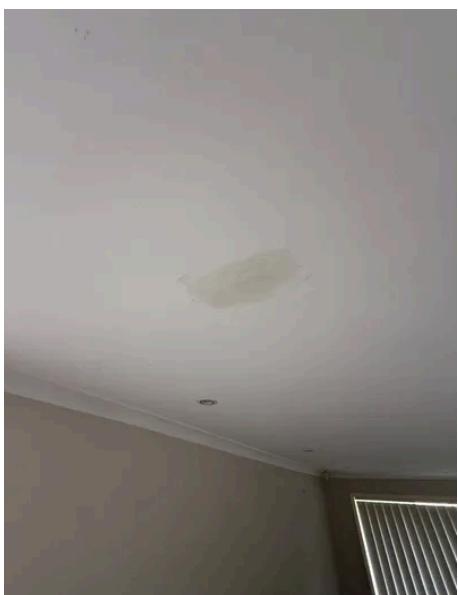
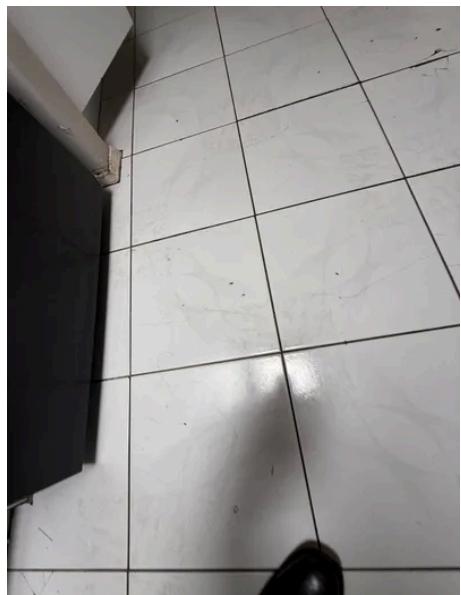


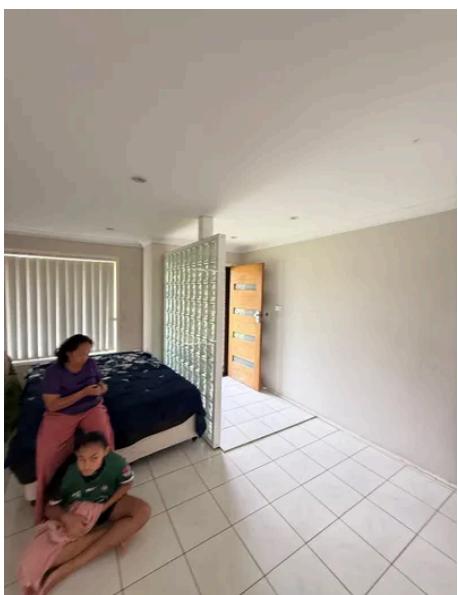
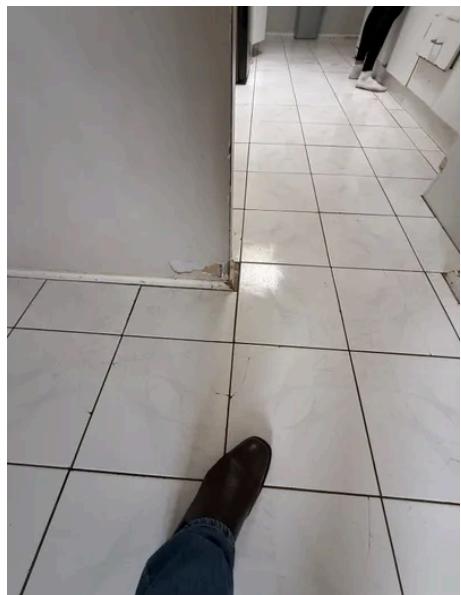


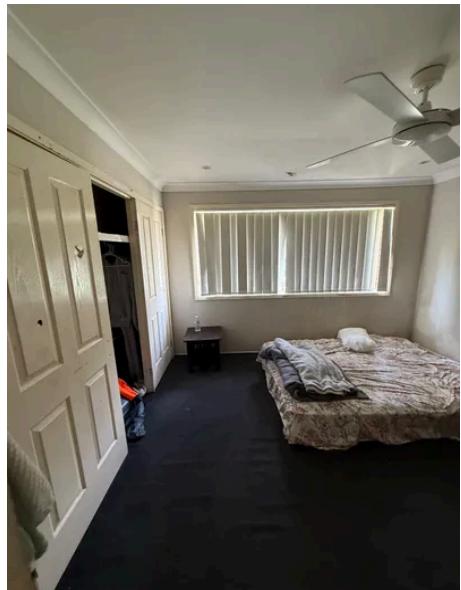




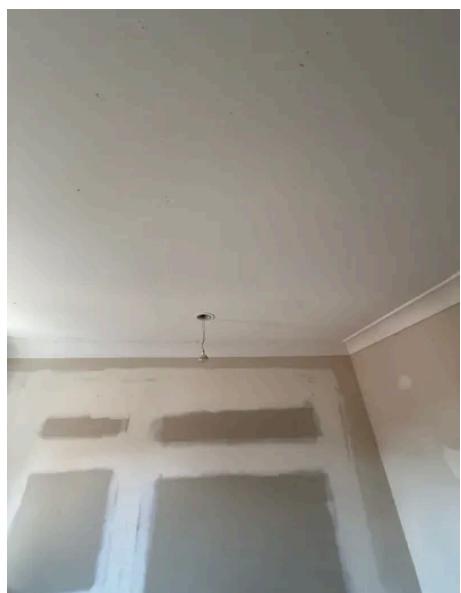
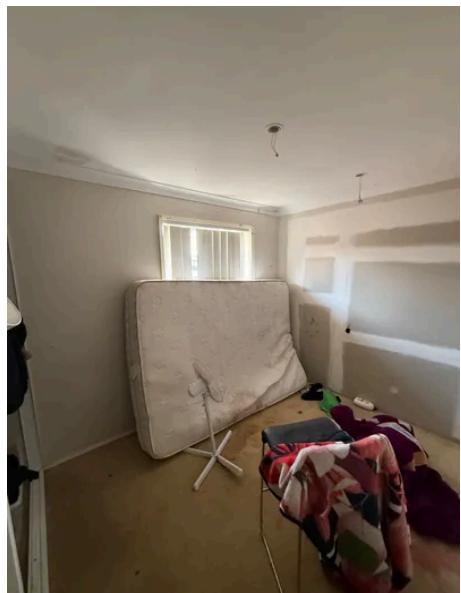








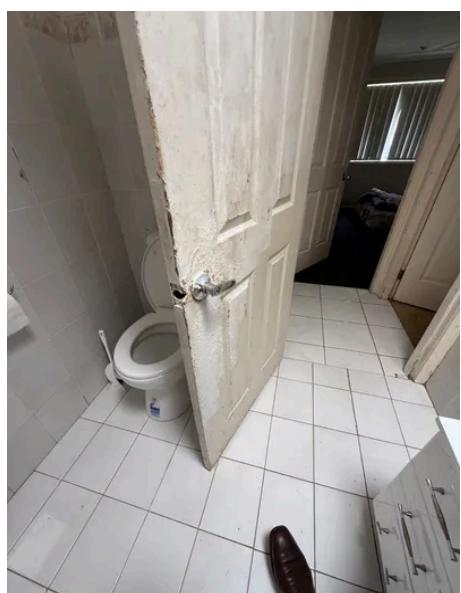


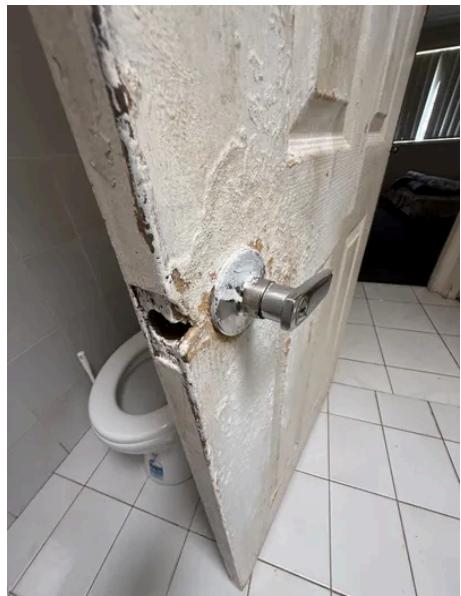






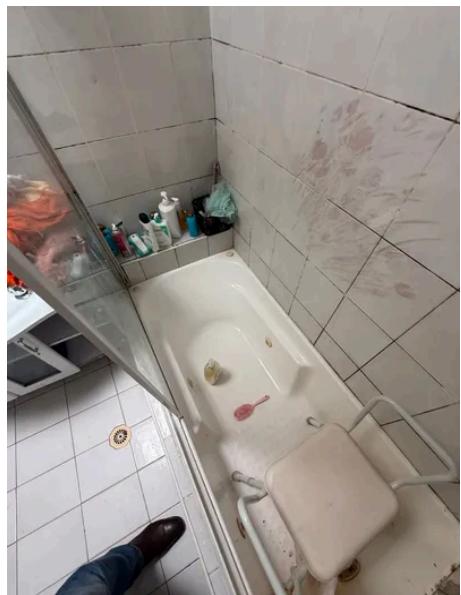






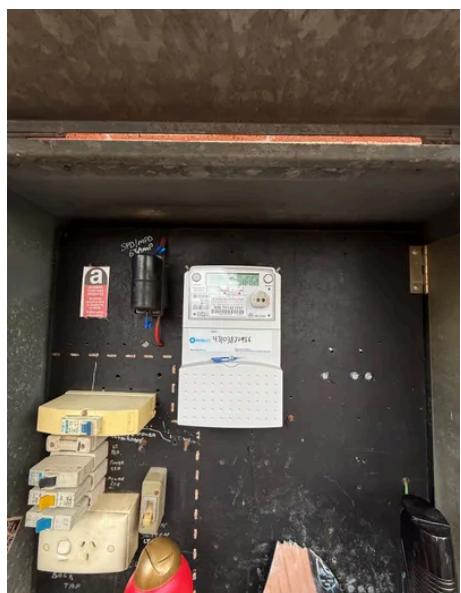
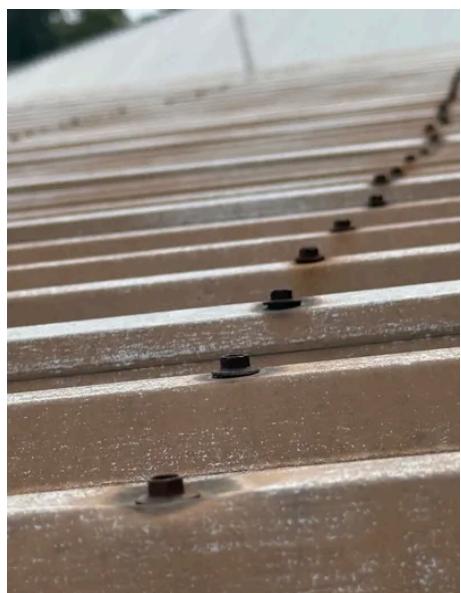
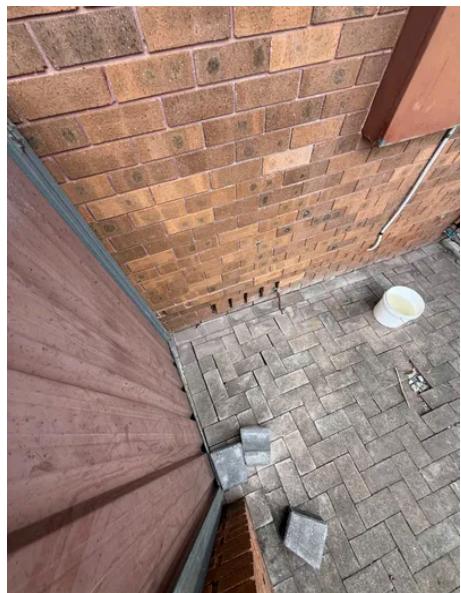


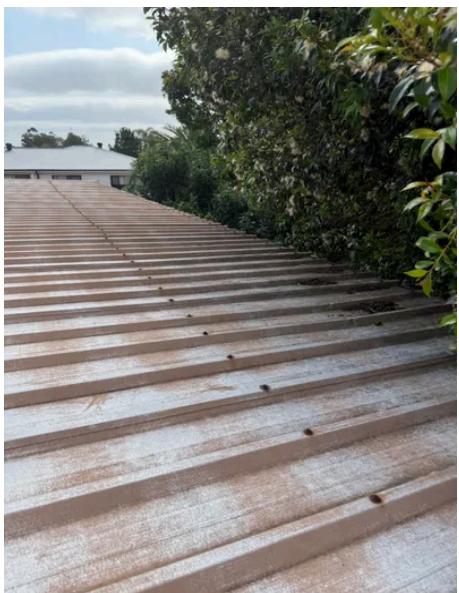


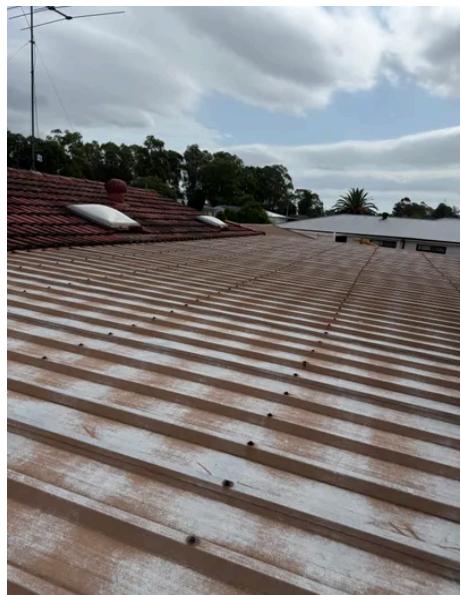






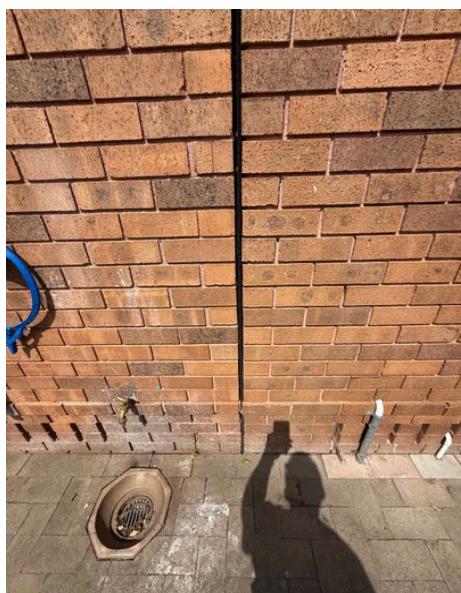


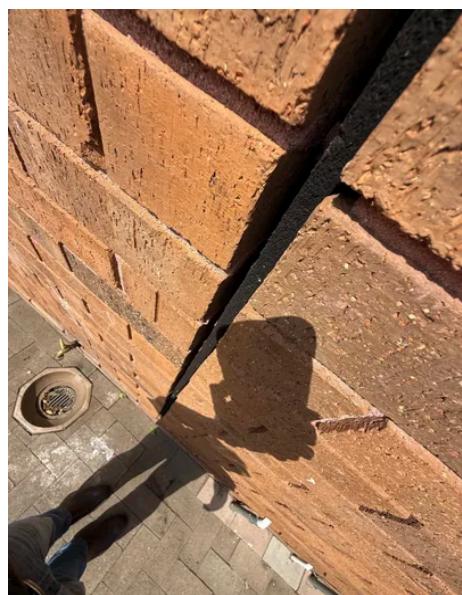












## The Key Aspects Of The Building That Was Inspected

### SUB\_Q: TYPE OF BUILDING

Residential House

### SUB\_Q: TYPE OF STRUCTURE

House

### SUB\_Q: APPROXIMATE AGE OF ORIGINAL BUILDING - GUESSTIMATION

**Approximately 75-100 years old**

No Home Owners Warranty is available for this property if it's older than six years old. Your solicitor must do their own investigation to confirm if this is the case or not (we only assume the age of the property). If renovation works / new building works have been completed within the past six years and the contract sum was above \$20K you will then have the right to request a copy of the Home Owners Warranty Insurance Policy that belongs to the property and the works carried out. We strongly recommend that you request a certificate of currency of the Home Owners Warranty Policy to be supplied by the Builder/Developer/Owner Builder prior to the settlement of this property. Department Of Fair Trading guidelines make Builders, Owner Builders or Developers provide the consumer/the owner of the property a warranty for the period of two years and or six years against all defects from the date of the Practical Completion of the project.

### SUB\_Q: ROOF COVERING

Metal Deck Roof Sheets

Tile roof

### SUB\_Q: EXTERNAL WALLS

Face Brickwork - Standard Masonry Walls

Metal Cladding Walls

### SUB\_Q: FLOOR CONSTRUCTION

Concrete - Slab On Ground

Concrete floors require the edges of the slab visible for periodic pest inspection. Pest inspections should be carried out every six to nine months to monitor any potential pest activity. The exposed concrete edges and

*slabs should be inspected and reported on every twelve to fourteen months for concrete cancer or any deterioration of the concrete slabs*

## **Timber Flooring**

*Timber floor covering on a timber structure can be a combination of hard or softwood joists covered with plywood, particle board flooring, hard or softwood strip flooring All floor framing should be inspected and treated every six to nine months for pest activity*

## **Timber Flooring - Fibrous Cement Flooring / Particle Board**

*We cannot confirm if this property has compressed fibrous floor linings within the wet rooms We assume that this property has been built with timber frames and compressed fibrous floor linings, In newly built properties it is common to find particle board flooring installed over the timber floor joints and then waterproofed within each bathroom, laundry/wet rooms All floor framing should be inspected and treated every six to nine months for pest activity*

## **External Pavers / Tiles**

*This property has pavers applied to the external floor linings, which needs to be maintained*

## **SUB\_Q: OUTBUILDINGS / DETACHED STRUCTURES FROM THE MAIN PROPERTY**

### **Garage**

**Unable to confirm as I did not get into all roof voids within the property**

## **SUB\_Q: ROOF PITCH (APPROXIMATE PITCH OF STEEPEST ROOF)**

**15 - 20 degrees**

## **SUB\_Q: NUMBER OF STOREYS**

**Single Storey Building**

## **SUB\_Q: STYLE OF BUILDING**

**Non Period Building**

## **SUB\_Q: FOOTINGS**

### **Brick - Pad Footings**

*This property appears to have brick footings embedded within the foundations*

### **Brick - Strip Footings**

*This property looks to have brick footings within the foundation / soil material*

## General Observations

### SUB\_Q: WEATHER CONDITIONS - ON THE DAY OF THE INSPECTION

#### Clear & Sunny

*Special Note : We have been engaged to inspect this property at the requested date and time by the commissioning party In some events we do not have opportunity to gain full access to all areas as they are locked or unavailable at the time of the inspection In some events we are unable to inspect all areas due to the loss of natural daylight or the sun setting whilst we are surveying the property We often lose the natural daylight whilst the inspection is in progress and therefore our assessment and report is limited due to the reduced visibility and access within the property. We do our best to carry out this inspection by using a flashlight, this limits our ability to carry out a detailed and comprehensive assessment of the property. We do not carry any responsibility in the event that we have missed any area that is vital in creating this report due to the lack of natural daylight or if access to the property was reduced due to limited areas being available to us at the time of the inspection Our reports and working conditions are in line with Work Health & Safety Regulations We encourage the reader or the commissioning party of this report to re-engage our office to re-inspect the property to make sure all vital aspects of the property are seen and reported on. We Do Not Take Any Responsibility For Any Aspect Of The Property If We Did Not Get The Opportunity To Inspect The Property In Natural Daylight Or If We Did Not Have Access To All Areas Of The Property At The Time Of The Inspection*

### SUB\_Q: WEATHER CONDITIONS - WITHIN THE LAST 7 DAYS

#### Light rain - In the past 7 days

*Due to recent inclement weather in the past 7 days , it is not unusual to see the sub-floor area of the property to be damp or wet. This does not mean that the sub-floor ventilation is inadequate though the area should be monitored and re-evaluated once the wet weather has past.*

### SUB\_Q: IS THE BUILDING FURNISHED?

#### Yes, EXESSIVE LEVEL OF FURNITURE, and belongings found within the property

*Yes (there was excessive furniture and belongings found within the property at the time of the inspection) This limits our ability to assess and report on the conditions of the property We have not reported on the room(s) conditions or areas which have excessive belongings or belongings up against the walls, floors, ceilings, or belongings that fill the room, making our assessment of the areas non-compliant with Australian Standards conditions and requirements of the consultant We do not move the Vendor/Tenants belongs when we carry out our inspection. We do not move nor touch objects within the property. For Example: We do not move any objects in the following areas, nor do we look at nor report on the conditions of the property, if they*

are obstructed by the vendor or tenant's objects / belongings stored within the following rooms, and not limited to these rooms and objects: 1. We do not look behind bed heads, nor beds when they are up against a wall or two walls within the room 2. We do not look at the walls and floors which are covered by furniture or objects stored or placed up against the walls and floors 3. We do not look at the walls and floors which are covered by portable cupboards / furniture / tables 4. We do not look behind nor move curtains, blinds or fixed or loose shutters 5. We do not look behind nor move goods within robes / walk-in robes / linen cupboards / stairwells / kitchen and laundry cupboards / vanity units 6. We do not look behind nor move goods found in the garage or storeroom 7. We do not look behind nor move goods within the roof voids 8. We do not look behind nor move goods within the subfloor areas If a defect is hidden behind or in these areas due to an obstruction we don't report on them nor do we take responsibility for including these defects within our report

- bedrooms , living room and subfloor

#### **SUB\_Q: THE FOLLOWING AREAS WERE - NOT INSPECTED**

#### **SPECIAL NOTE: I COULD NOT INSPECT ALL AREAS WITHIN THIS PROPERTY TODAY .I DID NOT INSPECT THE FOLLOWING AREAS AS NOTED BELOW :**

*I could not inspect all areas of the property today The areas noted below are excluded from our report, you cannot rely upon any facts within this report for these areas, even if I make comment to them in this report, as I may have been able to inspect the areas in question IN PART BUT NOT IN FULL. As I could not inspect the areas in FULL, I, therefore, make the entire area(s) excluded from our report I strongly recommend the commissioning party or the reader of this report request that the vendors or their agent make the following areas available to be inspected/re-inspected once access is created We encourage you to re-engage our office to carry out a second inspection to include the non-inspected areas, an additional fee is applicable for a second inspection The areas not inspected in full nor included in this report are:*

#### **Roof void due to manhole being blocked/inaccessible at the time of the inspection**

*No access to the roof void due to the manhole being blocked/inaccessible at the time of the inspection The roof void was inaccessible when i was on site We therefore did not inspect nor report on the roof void/s within this property If this part of the property needs to be inspected and reported on a second site inspection is required once access is created meeting current regulations.*

#### **Roof void due to a flat skillion roof**

*I could not gain access to all roof void(s) within this property due to the property having a flat metal roof, with no access hatches to service the roof voids.*

#### **Roof void due to manhole being in an unsafe location for the inspector to install a stepladder**

*No access to the roof void due to the manhole being in an unsafe location for the inspector to install a stepladder.*

#### **Subfloor area, due to excess personal belongings stored within the subfloor at the time of my inspection**

*The Subfloor area was not able to be accessed/inspected in full at the time of this inspection*

## **SUB\_Q: WE FOUND EXCESS BELONGINGS WITHIN THE PROPERTY AT THE TIME OF MY INSPECTION**

**Excess goods were found within the Linen Cupboard, Laundry Cupboard, Wardrobes / Walk in Robes, Kitchen Cupboards & Pantries**

*Once the vendor/tenants belongings are removed within these areas we will be able to inspect and report on the condition of these areas*

**Excess goods were found within the Bedrooms**

*Once the vendor/tenants belongings are removed within the bedrooms we will be able to inspect and report on the condition of this room/space.*

**Excess goods were found within the Living Room**

**Excess goods were found within the Dining Room**

**Vendor**

## **SUB\_Q: THIS REPORT IS VALID FOR**

**21 Calendar Days**

*The findings recorded within this report were seen and noted on the day of our inspection. Buildings move and settle on a daily basis, with the most movement and changes to the property are seen between the change of a wet and dry season. We are experiencing inconsistent weather patterns and extended dry periods, within which, buildings tend to re-stabilize or move during prolonged dry or wet periods, making new defects apparent when it has changed from a prolonged dry period to a wet period and vice versa. In most events, properties have been prepared for sale and cracks or imperfections are concealed by freshly painted walls, ceilings, cornices and other internal linings which we are unaware of at the time of our inspection, making them unable to be seen or reported on. It is most common to find new defects within three to six months of the date of the home being repaired or renovated and having passed a summer or winter period. Our inspections are a visual inspection only, with no thermal cameras, moisture meters nor torches being used within the internal habitable rooms, meeting Department of Fair Trading Standards & Tolerances Guidelines, it is best, once you have read this report to re-inspect the property in different times of the day, as defects may be concealed when the morning sun or afternoon shade sets in place which we did not have the benefit of during our inspection.*

## **SUB\_Q: AT THE TIME OF OUR INSPECTION, WE ASSUME THIS PROPERTY WAS OCCUPIED BY**

**The vendor**

**The vendors met me on site to provide me access**

## Question 1. ARE THE INTERNAL - CEILINGS, WALLS & FLOORS FREE OF DEFECTS ?

### SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE - CEILING

#### Sagging through center of the ceiling sheets

*There is sagging through the center of the sheets, this is a common occurrence in properties and it can be left as is. The ceiling plasterboard sheets are normally securely fastened at the edges however the adhesive in the centre of the sheets may have let go, allowing some sag to take place, which is not structurally significant. Sagging of the plasterboard ceiling is evident in places which is very common in period style properties, as the timber battens give way, or in newer properties or renovated properties ceilings glue gives way creating minor defects within the plasterboard ceiling linings, this leads to minor cracks found in the cornices and wall junctions and minor cracks found in the cornices and ceiling linings*

#### Moderate ceiling cracks

*Moderate settlement cracks were noted within the ceiling linings. The ceilings require repair or maintenance to be carried out. Advice should be sought from an experienced wall and ceiling plastering company / carpenter / builder or engineer*

#### Poor ceiling sheet linings and joints

*Poor ceiling joints and setting was noted to the ceiling lining. Re-topping of the joints is recommended. Advice from an experienced wall and ceiling plastering contractor is required.*

#### Water stains / Discoloration in the ceiling / cornices

*There are imperfections in the ceiling, it appears to be old moisture stains within the ceiling / cornices A painter can repair and make good these issues quickly and inexpensively*

#### Yellow stain in the ceilings

*Yellow stains normally mean that there was or still is water / moisture ingress into the internal elevations of the property, this should be looked at to see if it is a current issue or an old and past / rectified issue, and then all that is required is prep work and re-painting of the area in question*

#### Yellow stain in the cornices

*Yellow stains in cornices are not ideal as it could mean that there was or still is water / moisture ingress into the property Further investigation is recommended to see if it is a current issue or an old issue*

#### Mould seen within the ceiling

*Mould should always be removed and the cause found and rectified, if not already done so when you take ownership of this property*

## **Mould in the cornices**

*The moisture source should be found and rectified, so the surface of the cornices and their surrounding areas can be treated*

## **Moisture damage to the bathroom ceiling**

*Further investigation is recommended to confirm the source / cause of the defect*

## **Moisture damage to the bedroom ceilings**

*Further investigation recommended confirming the source of the moisture*

## **Moisture damage to the hallway ceilings**

*The source of the water ingress is important to understand, to eliminate this issue and any further issues developing*

## **Moisture damage to the kitchen ceiling**

*It's best to have the source of the water supply addressed / confirmed to eliminate any additional defects developing in the ceiling*

## **Moisture damage to the living room ceiling**

*Further investigation is required to confirm the source of the moisture*

## **Moisture damage to the dining room ceiling**

*Further investigation is required to confirm the source of the moisture so it doesn't develop any further than in its current state*

## **Defect\_Rating\_MAJOR\_DEFECTS**

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE - WALLS**

#### **Moderate cracks within the wall linings (larger than hairline cracks), clay soil movement**

*The cracks evident are common in properties of this age, but they should be monitored to see if they develop any larger than their current state. These cracks are due to a variation in the moisture content in foundation material, which causes expansion and contraction and subsequent movement of the footings. High clay content in the ground is a common contributing factor to cracks or defective / leaking stormwater lines. Period style properties are built with lime mortar within the brick joints and within the internal render linings, lime mortar is weak and unforgiving to the continual settlement of a building, and due to the weakness of the lime mortar these cracks are common to see in properties built pre 1960s and expected to be seen in most properties built before the 1960s and / or in homes that are in original conditions (unrenovated)*

#### **Dampness and / or staining of the wall linings / skirting**

*Dampness and / or staining was identified as a result of : 1. Leaking water pipes or 2. Rising damp or 3. Rainwater entry or 4. Blocked cavity or 5. Non-cavity brick wall or 6. Missing weep holes in the external walls*

or 7. Missing or defective damp proof course A licensed building contractor or specialised contractor should be engaged to determine the cause(s)

### **Yellow stain in the wall linings**

*Yellow stains normally mean that there was or still is water / moisture ingress into the internal elevations of the property, this should be looked at to see if it is a current issue or an old and past / rectified issue, and then all that is required is prep work and re-painting of the area in question*

### **Mould seen within the wall linings**

*Mould should always be removed and the cause found and rectified, if not already done so when you take ownership of this property*

### **Moisture damage to the bathroom walls**

*Further investigation is recommended to confirm the source / cause of the defect*

### **Moisture damage to the bedroom walls**

*Further investigation recommended confirming the source of the moisture*

### **Moisture damage to the hallway walls**

*The source of the water ingress is important to understand, to eliminate this issue and any further issues developing*

### **Moisture damage to the kitchen walls**

*It's best to have the source of the water supply addressed / confirmed to eliminate any additional defects developing in the ceiling*

### **Moisture damage to the living room walls**

*Further investigation is required to confirm the source of the moisture*

### **Moisture damage to the dining room walls**

*Further investigation is required to confirm the source of the moisture so it doesn't develop any further than in its current state*

## **Defect\_Rating\_MAJOR\_DEFECTS**

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE - FLOORS**

### **Minor spring / bounce / squeaky floor**

*The flooring has minor spring and bounce, which is a typical issue within a timber floor and a building of this age All timber floors tend to be bouncy underfoot when assessed If the furniture begins to move when normal foot traffic is applied to the floor, a carpenter must be engaged to assess and report on the floor substructure (ground floor bearers and joists and first or second floor, floor joists) for the structural integrity of the floor A pest contractor must inspect, report on and treat this property every six to nine months for pest activity Good crossflow ventilation to the subfloor areas is a very important factor to maintain a healthy*

*subfloor structure (structural members and floor coverings) Ample air vents or a simple mechanical fan should be installed to encourage movement of air to the subfloor areas throughout the property if it does not already exist*

### **No expansion joints installed to the floor finishes**

*There are no expansion joints installed to the floor finishes All floors must have expansion joints It is good building practice to have an expansion joint every 5.5 L/M in timber flooring or up to 6 L/M maximum as per DFT Standards & Tolerances 12.10 Movement Joints Expansion joints should be installed to all timber, concrete, or tiled floor finishes that have a length of 5.5m or an area greater than 5.5m squared for tiled or concrete floor finishes*

**Old veranda(s) have been enclosed and now this area is an internal habitable space, but the floor is still sloping from the original build, it is common for the floor to be sloping, bouncing and squeaking underfoot and no ant capping's installed to the underside bearers and joist**

*It is very common to see the floor to be sloping to the external walls to allow water run off from the original build of the deck It is common for the floor to be sloping, bouncing and squeaking underfoot and no ant capping's installed to the underside bearers and joists*

### **Floor out of level**

*The flooring finish is out of level This is may not be structurally significant Some floors are out of level because the room may have been an external veranda which has now been converted into a new room and the purpose and use of the room has changed but the floor finish and levels may have not changed Some floors are out of level due to subsided piers or substrate structures*

### **Moisture / staining found within floor linings**

*There is evidence of moisture within the floor linings, further investigated by a suitability qualified contractor is recommended*

### **Damaged timber skirting boards**

*Imperfections found within the skirting boards that need to be assessed and made good by a carpenter and painter*

### **Damaged tile skirting boards**

*Loose and defective skirting tiles in need of repair by a tiler or handyman*

### **Cracks seen within the floor tiles**

*A tiler needs to lift the defected floor tiles and re-lay new floor tiles*

**I could feel the floorboards deflecting under the weight of my own body under a normal foot traffic assessment**

### **Defect\_Rating\_FURTHER\_INVESTIGATION\_REQUIRED**

## **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN HOME IN RELATION TO - MOISTURE**

### **Rising damp evident to lower portions of the walls / skirting**

*We have tested the walls and skirting and we have found excessive moisture within the walls / skirting We recommend a Hydraulic Engineer and a contractor specialising in rising damp to assess and advise on this issue*

### **Water stains within the internal walls, condensation / condensation damage seen within the wall linings**

*On inspection of the wet rooms, I saw signs of condensation, an environmental scientist should be engaged to confirm the state of play within the room*

### **Ceiling water damage evident**

*Discolouration of the ceilings, further investigation is recommended to locate the source of the water entry*

### **Walls adjacent to a wet room**

*Dampness found to the walls adjacent to a wet room Further investigation is recommended to locate the source of the water entry*

### **External doors, considerable moisture entry is seen to be entering the property via the external doors**

### **External windows, considerable amount of moisture seen within the house in and around the window frames / reveals / architrave**

### **Moisture damage seen within the internal doors suites**

### **Moisture damage seen within the internal window frames / window suites**

### **Water stains seen on the internal walls**

### **Water stains seen on the ceilings**

### **Moisture damage seen within the timber skirting / architrave**

### **Moisture damage seen within the doorjamb**

### **Mould / Moisture seen in the SINGLE LEAF INTERNAL DOORS**

### **Mold / Moisture seen in the ROBES DOORS / CUPBOARDS**

### **Mould / Moisture seen in the CORNICES**

### **Mould / moisture seen in the CEILINGS**

### **Mould / Moisture seen in the WALLS**

## **Mould / Moisture seen in the SKIRTING / ARCHITRAVE**

## **Mould / Moisture seen in the DOORS**

### **Defect\_Rating\_MAJOR\_DEFECTS**

### **Overall\_Defect\_Rating\_MAJOR\_DEFECT**

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## **Question 2. ARE THE INTERNAL & EXTERNAL - DOORS & WINDOWS - DEFECT FREE ?**

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### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE – INTERNAL DOORS**

#### **Moisture damage present within the internal elevation of the external doors**

*External door(s) are damaged due to not being adequately protected from the weather*

#### **One or more doors bind on the frame**

*One or more doors bind on the door frame. The doors require minor adjustment and once rectified the doors are to be appropriately protected (Painted or Stained, so they are sealed)*

#### **Door hardware requires adjustment**

*Door hardware requires adjustments so they operate as designed.*

#### **Robe doors bind and they need attention to have them working well and as originally designed and installed**

#### **Doorjambs have moisture damage seen at the base of the door jambs**

*A flood test should be commissioned to see where the moisture is coming in from*

#### **Missing door hardware**

*Minor defect, easy and inexpensive fix*

#### **Defective door hardware**

#### **Linen cupboard doors bind up on each other**

*A carpenter can adjust and make good, It's an easy fix*

#### **Linen cupboard doors bind on the doorjamb**

*Linen cupboard door or doorjamb needs to be adjusted*

#### **The doors need to be sanded back and re-painted**

#### **The doors need to be prepared / worked on and re stained with lacquer / clear coat**

#### **SPECIAL NOTE: RE INTERNAL DOORS**

- extensive work required to the internal doors and windows - costly and timely project as it requires new door jamb, skirting and architrave and new doors and door hardware and painting trade

## Defect\_Rating\_MAJOR\_DEFECTS

### SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE – EXTERNAL DOORS & WINDOWS – METAL FRAMED

#### One or more window / door units require maintenance

One or more windows require maintenance carried out to maintain the operation and function of the external windows / doors

#### Hardware Missing

#### Window & door hardware not operating correctly

Window hardware is damaged or not operating as designed A carpenter / glazier or handyman can easily repair and make good the issues

#### Not all windows / doors were able to be opened and tested on the day of the inspection

All doors and windows need maintenance and regular upkeep Prior to purchasing this property, I suggest that you have the vendor / agent open all doors and windows for your assessment / consideration as they can become expensive to repair

## Defect\_Rating\_MAJOR\_DEFECTS

### SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE – EXTERNAL DOORS & WINDOWS – TIMBER FRAMED

#### Do not operate freely or lock up the property

The windows and doors do not operate freely and a carpenter needs to work on the door / window suites so the property can be locked up

#### Evidence of major rotting

Timber fungal decay evident within the external door and window suites. A carpenter needs to replace the rotten timber and have the new and existing timber re-painted by a painter

#### There was hardware missing from the door / window units

#### Window hardware damaged / not operating

Window hardware is damaged or not operating as designed.

#### There is weather damage evident to external door(s)

External door(s) are damaged due to not being adequately protected from the elements.

## **Weather damage evident to external window(s)**

*The external window(s) are damaged due to not being adequately protected from the elements*

## **The external windows / doors / architrave and mouldings need to be maintained with paint / stain to preserve them from further deterioration**

*All external timber windows and doors should be re-painted or stained, as the existing timber units are slightly deteriorated and in need of re-coat / repair, Minor defect*

## **The doors need to be sanded back / prepped & re-painted**

## **Not all external doors and windows were able to be opened / inspected / tested at the time of my inspection**

*All doors and windows need maintenance and regular upkeep Prior to purchasing this property, I suggest that you have the vendor / agent open all doors and windows for your assessment / consideration as they can become expensive to repair*

## **Defect\_Rating\_MAJOR\_DEFECTS**

### **SUB\_Q: ARE THE BEDROOM WINDOWS COMPLIANT?**

#### **Yes, All bedroom windows are compliant with current regulations**

*To my best knowledge, the bedroom windows are compliant with current regulations as per the date of my inspection and subject to the age of the original build / renovation to the bedroom windows*

### **SUB\_Q: OTHER THAN BEDROOM WINDOWS, ARE THERE ANY OTHER NON-COMPLIANCE WINDOWS?**

#### **NO, All other windows are compliant with current regulations**

*To my best knowledge, the windows in the other internal rooms are compliant with current regulations as per the date of my inspection*

## **Question 3. IS THE - 'KITCHEN' - FREE OF DEFECTS ?**

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – KITCHEN DOORS & DRAWER FRONTS**

#### **Cupboard doors / drawers misaligned**

*Cupboard doors / drawers are misaligned requiring adjustment or replacement of the hardware*

#### **Drawers swollen and binding**

*Drawers are swollen due to exposure to excess moisture and are binding, modifications are to be made if able, or item to be replaced*

**Door and / or drawer hardware loose**

*Door and / or drawer hardware is loose and requiring adjustment*

**Door and / or drawer hardware missing**

*Door and / or drawer hardware is missing, replacement item required to match existing*

**The kitchen is old and in need of repair / replacement****The kitchen doors and drawer fronts and end panels need to be sanded back and re-coated****SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – KITCHEN BENCHTOP****General delamination due to age**

*General delamination of benchtop due to the age of the kitchen fit-out*

**Silicone to the benchtop and splashback defective**

*Silicone to the benchtop and splashback junction is missing or incomplete requiring re-applying*

**Laminate benchtop chipped**

*Laminate benchtop can be seen to be chipped*

**Subsided benchtop****Swollen benchtop****Moisture damage seen within the benchtop****Cracked benchtop****Chipped benchtop****The kitchen is old and a new benchtop is required****SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – KITCHEN CUPBOARDS / CARCASSES****Within the undersink cabinet MINOR water damage was seen**

*Cabinet under the sink can be seen to be damaged due to possible leaking waste or pressure lines*

**The back wall of the kitchen cupboards has moisture damage seen within the internal linings, this could be due to moisture coming through the back wall or from the benchtop above**

*Finding the water source and repairing it is recommended to alleviate any further damage to the kitchen cupboards / joinery*

**Multiple cabinets water damaged**

*Multiple cabinets can be seen to be water damaged due to a past or present water leak*

## Cupboards are beyond repair, replacement of kitchen joinery required

### SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – KITCHEN SPLASHBACK

#### Cracked tiles

*Tile(s) in the splashback can be seen to be cracked, requiring replacement*

#### Drummy tiles

*Tile splashback is drummy, this is due to inadequate or poorly applied adhesive To rectify this issue, the tiles would be required to be removed and re-applied with the correct and appropriate amount of adhesive*

#### Loose / missing grout

*The grout between the tiles can be seen to be loose or missing The loose grout would be required to be removed with new grout applied to the affected area, this may result in a colour variance, to alleviate this, the entire area would need to be re-grouted*

#### Gaps in sealant

*The sealant can be seen to be incomplete, requiring sealant to be re-applied to the affected area*

### Overall\_Defect\_Rating\_MAJOR\_DEFECTS

## Question 4. ARE THE - 'BATHROOMS' - FREE OF DEFECTS ?

### SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM - TOILET - PANS & CISTERNs

#### Pan cracked

*Cracks can be seen in the toilet pan, it would be advisable to have a plumber replace this item Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.*

## **Cistern cracked / dislodged from the wall or pan below**

Cracks can be seen in the cistern, it would be advisable to have a plumber replace this item. Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

## **Pan & cistern cracked**

Cracks can be seen in both the toilet and cistern, it would be advisable to have a plumber replace the entire toilet suite. Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

## **Water leakage from pan**

Water can be seen to leak from the toilet pan, this area is to be assessed by a plumber and the appropriate remedial works be undertaken to rectify this issue Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and

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### **Water leakage from cistern**

Water can be seen to leak from the toilet cistern, this area is to be assessed by a plumber and the appropriate remedial works be undertaken to rectify this issue Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

### **Cistern flush mechanism faulty**

The flushing mechanism is faulty, requiring assessment by a plumber and the appropriate remedial works be undertaken to rectify the issue Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our

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## **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM - TOILET - PANS / CISTERNs / BIDETS - INSTALLATION**

### **Cistern partially detached from wall**

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### **Pans inadequately secured to the floor**

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## **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM - TOILET – PANS & CISTERNs / BIDETS – WATER SUPPLY**

## **The toilet has a missing flush button**

Works are required to the toilet cistern Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

## **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM - BATHTUB**

### **Chipped and / or cracked bathtub**

*The bathtub was defective due to chips / cracks within the bathtub linings*

### **Bathtub is NOT recessed into the wall, it is likely to leak at the junction**

*New silicone is required around the bathtub to seal the bath substructure and adjacent walls from water ingress*

### **The bathtub has defective / old / poorly applied silicone around the wall tiles and hob tiles of the bathtub junction**

*Re-sealing of the bathtub and its surrounding materials are recommended, so there are no leaks / pooling of water within the bathroom (easy fix)*

### **The bathtub is old and in need of repair / replacement**

*A new bathtub is recommended to be installed or the existing repaired and made good*

## **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – BATHTUB - TAPWARE**

### **Tap(s) dripping / leaking, faulty o-ring, spindle**

*Tap(s) can be seen to be leaking through the spindle, the o-ring requires replacement which can be undertaken by a plumber*

### **Tap(s) dripping/leaking, faulty washer**

*Tap(s) can be seen to be dripping due to a faulty washer, this item can be replaced by a plumber*

## **Leaks or cracks noted in pipes**

Leaks within the pipework have been observed, assessment of the area is recommended by a plumber and the appropriate remedial works be carried out Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

## **Defective taps / spout**

A plumber should be engaged to inspect and repair any leaks or defective fittings Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

## **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – BATHTUB - TILES**

### **There are cracked tiles**

Tiles can be seen to be cracked, these tiles are to be replaced to avoid the possibility of water exiting the shower cubicle

## **There are drummy wall tiles**

*Tiles have been assessed to be drummy due to failed or inadequate adhesive These tiles are to be removed if possible and re-laid correctly or replaced if this is not achievable*

## **There is loose / missing grout**

*Grout can be seen to be missing or dislodged requiring the area to be re-grouted*

## **Gaps in the silicone / sealant applied**

*Grout can be seen to be missing or dislodged requiring the area to be re-grouted*

## **There is no silicone / sealant applied within the bathrooms**

*All internal corners, both vertical and horizontal, should have silicone sealant applied to the junctions*

## **There is no silicone found in the bathtub and wall / tiles**

### **Existing silicone around the bathtub is mouldy and inadequate**

**I can see moisture is able to seep out of the bathtub and adjacent wall / floor tile junctions which could pool below the bathtub**

## **Defect\_Rating\_MAJOR\_DEFECTS**

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – BASIN / VANITY UNIT - TAPWARE**

## **Defective Tapware**

*A plumber should be engaged to inspect and repair any leaks or defective fittings Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.*

## **The spout is loose / defective, minor issue**

*Minor adjustments are required to the basin spout, to have it fixed off to the vanity unit / basin Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.*

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – BASIN / VANITY UNIT / CABINETS & MIRRORS**

#### **Faulty mirror**

*There was delamination / deterioration of the mirrored surfaces*

#### **Cracked vanity basin**

*The basin was seen to have a crack / chip / defect within the bowl*

#### **Sealant missing around the basin / vanity benchtop and the wall linings**

*Missing sealant around the vanity / basin, if left as is, over time, this will contribute towards the joinery rotting out and disengaging from the wall*

#### **Water damage to vanity cabinet**

*Evidence of water damage within the vanity unit*

#### **Doors / drawers bind on cabinet frame**

*The hinged doors and / or drawers require adjustments or repairs so they operate correctly and so they have equal margins*

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – WALL & FLOOR TILES**

#### **Cracked tiles**

*Tiles can be seen to be cracked, these tiles are to be replaced to avoid the possibility of water exiting the shower cubicle*

## **Drummy tiles**

*Tiles have been assessed to be drummy due to failed or inadequate adhesive These tiles are to be removed if possible and re-laid correctly or replaced if this is not achievable*

## **Loose / missing grout**

*Grout can be seen to be missing or dislodged requiring the area to be re-grouted*

## **Gaps / defective sealant**

*Areas of sealant can be seen to be incomplete or defective requiring attention*

## **No silicone sealant within the bathrooms**

*Silicone sealant not evident at the time of inspection Sealant should be applied to all internal and external tiled junctions*

## **Minor cracks in the FLOOR & WALL wall tiles junctions**

*Typically, these cracks are minor and common issues found in most homes / bathrooms due to various reasons All cracks should be monitored and sealed with bathroom silicone if they are seen to be stable / stagnant over a period of twenty four months*

## **Minor cracks in the VERTICAL WALL TILE junctions**

*These cracks are minor and commonly seen in most properties These cracks are typical settlement cracks seen within masonry and timber framed walls within wet rooms and bathrooms The reason for these cracks can vary but they are normally concealed by grout or silicone and we don't normally see them in new / modern bathrooms as current "new construction regulations" requires tradesmen to apply silicone to all internal junctions of the wall and floor, vertical wall tile junctions within the bathrooms, shower cubicles, laundry floors and walls plus kitchen benchtop and wall junctions All cracks should be monitored and sealed with bathroom silicone if they are seen to be stable / stagnant over a period of twenty four months.*

## **Minor cracks were seen in the WALL TILES & CORNICES / CEILING junctions**

*Typical settlement of the wall and ceiling junctions makes these cracks appear These cracks are very common in masonry walls and timber-framed ceiling / floor structure junctions within bathrooms*

## **Hairline cracks within the body of the WALL TILE MORTAR JOINTS**

*I saw cracks in the grout of a wall tile The wall tiles can be loose and drummy, further investigation is required as it's not normal to see a tile with cracks within the tile or within the mortar joints around wall or floor tiles, as this could mean the glue has disengaged from the tile or the substrate or that there is an issue within the substrate that is forcing the tile loose / off its original position Further investigation is required*

## **There is a bow in the wall tiles**

*Further investigation is required to see, if in fact, the wall tiles are loose or if the wall was bowed or defective*

## **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – SHOWER SCREEN**

## **Inadequately sealed at floor / wall junctions**

*Inadequately sealed at floor / wall junctions: New silicone sealant is required to the wall and floor tiles where they are in contact with the shower screen*

## **Cracked / delaminating glass shower screen**

*Cracked shower screen: Repair or replacement of the shower screen is required*

## **Shower screen and tile junctions need to be cleaned and re-sealed**

*The shower screen and tile junctions need to be cleaned and re-sealed. New silicone sealant is required to the wall and floor tiles where they are in contact with the shower screen, once the bathroom is cleaned*

## **The shower screen door does not operate smoothly**

*Minor works / adjustments are required to the shower screen door / frame / hardware*

## **Defect\_Rating\_MAJOR\_DEFECTS**

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – SHOWER CUBICLE – WATER LEAKS**

## **Water damage along adjacent wall, suspected membrane failure**

*Flood test is required, to know if the waterproofing membrane within the bathroom or shower cubicle has failed or if there is a leak. Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.*

## **Water damage found at the base of the doorjamb and architrave**

*Flood test is required, to know if the waterproofing membrane within the bathroom or shower cubicle has failed. Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our*

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### **Efflorescence appears to be leaching out of the BATHROOM floor tiles**

*The waterproofing within the shower cubicle may be leaking / leaching out, as there is efflorescence present in the bathroom floor tiles This could be due to moisture leaking out of the shower cubicle or the moisture within the shower cubicle is bridging over the shower-screen barrier as there is excessive moisture in the floor / wall tiles Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid. Further investigation is required to understand the true extent of this issue, if any, as sometimes it's just the sand leaching out salts present within the tile mortar bed and it's common that the efflorescence stops leaching out over time or when small remedial works are applied to the area in question*

### **Efflorescence appears to be leaching out of the SHOWER CUBICLE floor tiles**

*Efflorescence was present in bathroom shower cubicle floor tiles There are many reasons why efflorescence appears within bathroom floor tiles, a common reason is a tiler sometimes gets contaminated sand delivered to site, and then the sand used in the mortar bed is a mixture of "Sydney Sand" & "Bush Sand", as the salt level within the bush sand is high, which therefore assists in generating / contributing to these issues This issue has many solutions within the market place, one is to remove the grout and to re-grout the subject area with a product called FLOCK, which is placed / mixed within the new grout / mortar, to be applied to the subject area It's best to first understand if the subject area has excessive moisture issues or if it's simply the*

incorrect sand used and once determined it can be easily prepared by a tiler or builder Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

## **Defect\_Rating\_MAJOR\_DEFECTS**

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – SHOWER CUBICLE – WALL & FLOOR TILES**

#### **There are cracks within the tiles of the shower cubicle**

Tiles can be seen to be cracked, these tiles are to be replaced to avoid the possibility of water exiting the shower cubicle

#### **There are drummy tiles within the shower cubicle**

Tiles have been assessed to be drummy due to failed or inadequate adhesive These tiles are to be removed if possible and re-laid correctly or replaced if this is not achievable

#### **There is loose and missing grout within the shower cubicle tiles**

Grout can be seen to be missing or dislodged requiring the area to be re-grouted

#### **Gaps in the existing sealant / silicone / grout**

Gaps can be seen in the sealant, this will require the area in question removed and new sealant applied

#### **No silicone sealant is applied within the BATHROOM**

All internal corners, both vertical and horizontal, should have silicone sealant applied to the junctions within the bathroom, WC, laundry

#### **No silicone is applied within the SHOWER CUBICLE / internal junctions within the shower cubicle**

Within the shower cubicle, there should be silicone or a flexible sealant applied to all wall and floor tiles junctions, plus vertical wall tile junctions and wall and floor tiles where they meet the shower screen, this is not the case within this property This is an easy fix for any handy person or tradesman This assists in retaining

moisture within the wet room / shower cubicle and this assists in limiting any cracks occurring within the wall and floor tiles when the building settles / moves between seasons This is a minor defect and commonly found in older style homes or not so recently built or renovated properties

**I suggest you apply a bead of silicone to all internal junctions within the shower cubicle (over the existing grout / sealant) to keep all moisture within the shower**

**There was Efflorescence seen to be leaching out of the bathroom floor tiles**

The waterproofing within the shower cubicle may be leaking / leaching out, as there is efflorescence present in the bathroom floor tiles This could be due to moisture leaking out of the shower cubicle or the moisture within the shower cubicle is bridging over the shower-screen barrier as there is excessive moisture in the floor / wall tiles Further investigation is required to understand the true extent of this issue, if any, as sometimes it's just the sand leaching out salts present within the tile mortar bed and it's common that the efflorescence stops leaching out over time or when small remedial works are applied to the area in question

**A fresh bead of silicone is required to all internal junctions over the existing mouldy silicone**

The internal junctions within the shower cubicle need to be cleaned and re-sealed to retain all the moisture within the shower cubicle

#### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – SHOWER CUBICLE – TAPWARE**

**The shower tap(s) are dripping and leaking, possible faulty o-ring or spindle**

Tap(s) can be seen to be leaking through the spindle, the o-ring requires replacement which can be undertaken by a plumber

**The shower taps appear to be free of leaks and the water supply looks to operates correctly**

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## **Within the shower, the tap(s) are dripping and leaking, possible faulty washer**

*Tap(s) can be seen to be dripping due to a faulty washer, this item can be replaced by a plumber*

## **Within the shower, the tap(s) appear to be leaking / dripping, further investigation required to find the cause of this issue**

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## **There were leaks / cracks seen within the shower pipes**

*Leaks within the pipework have been observed, assessment of the area is recommended by a plumber and the appropriate remedial works be carried out Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.*

## **Tapware appears to be damaged / defective**

*A plumber should be engaged to inspect and repair any leaks or defective fittings Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the*

water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

**The showerhead appears to be damaged / defective, it is in need of repair or replacement as it looks like there may be a water leak / deteriorated showerhead fitting**

Showerheads can be fixed / repaired easily by a handyman or homeowner, or better still, a new shower head can be supplied and installed quite quickly and it's often a better solution Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

**SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN – BATHROOM – CONDENSATION - EXHAUST FANS - MOISTURE**

**Exhaust fan looks to be faulty / not in working order at the time of my inspection, further investigation required**

Condensation damage evident, exhaust fan may be faulty, an electrical should be engaged to prepare & replace or make comment on this fitting Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor physical testing of any electrical fixtures and fittings, nor do we test the circuits for faults. However, our office does assess the Electrical trade of

the property which is over and above the standard Building & Pest Report. Within our Electrical Report, we physically test all electrical fixtures and fittings, excluding the appliances, (excluding the rangehood, oven, hotplate, hot water system & insinkerator) seeking defects to be added to our report. The Electrical Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Electrical Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Electrical Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Electrical Report within the section of this report titled Electrical. Should you have not already purchased the Electrical Report, feel free to call our office and we can upgrade your initial report to have the Electrical Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

### **Mould / moisture seen within the bathroom cornices**

Rectification works recommended in order to find the cause of the water / moisture entry to alleviate this issue from further developing

### **Mould / moisture seen within the bathroom ceiling**

Finding the cause / moisture entry point would be recommended so works can be carried out to stop water ingress into this section of the home

### **Mould / moisture seen within the bathroom walls**

It is best to have the contractor carry out a flood test or do some preliminary moisture tests to find the cause and moisture entry point so that this issue can be addressed

### **Peeling paint within the ceilings**

It is best to find out if the peeling paint is because of poor preparation or if the paint is peeling due to moisture within the ceiling linings of the bathroom. It is best to always have an exhaust fan running when a shower is being used, or a window open, as this will allow fresh air to circulate within the room as this will also allow a portion of the moisture / condensation from the shower to be drawn out the window

### **Peeling paint / defective wall linings within the bathroom**

It is best to find out if the peeling paint is because of poor preparation or if the paint is peeling due to moisture within the wall linings of the bathroom

### **Moisture seen within the bathroom ceilings & walls**

It is best to find out if the peeling paint is because of poor preparation or if the paint is peeling due to moisture. It is best to always have an exhaust fan running when a shower is being used, or a window open, as this will allow fresh air to circulate within the room as this will also allow a portion of the moisture / condensation from the shower to be drawn out the window

### **I saw moisture within the bathroom internal linings that should be addressed and made good**

### **Overall\_Defect\_Rating\_MAJOR\_DEFECT**

## Question 5. IS THE - 'LAUNDRY' - FREE OF DEFECTS ?

### SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE TAPWARE

#### The laundry tapware does not appear to have any water supply

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### SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE TUB / CABINET

#### Water damage to cabinet / timber joinery

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#### Hinged doors not functioning well

## No laundry tub / tun dish installed

Laundry tub or means for the disposal of wastewater is a requirement under section 3.8.3.2 required facilities of the NCC Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

## The laundry tub is not fixed off to the supporting wall

### SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE LAUNDRY WASTELINE

#### Unable to inspect and comment due to excess goods stored within the cupboard

Have the goods removed and I can re-inspect and comment on the plumbing / wasteline Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

### SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE LAUNDRY TILES

## **No sealant between the internal wall and floor junctions**

*Water can leak out of the laundry if flooding occurs if the floor is not waterproofed. The laundry walls and floor junctions are not sealed / silicone / waterproofed*

## **No silicone found in the wall / floor tile junctions**

*Best Building Practice is to have all internal corners of the wall or floor tiles sealed with mould resistant silicone to tank the room*

## **No wall tiles are installed behind the laundry tub**

*It's best to have a small row of tiles / non-porous material installed behind the laundry tub*

## **No floor tiles are installed**

*Current industry standards are that the floor and wall junctions are sealed with a waterproof membrane and the splashback behind the laundry tub is also sealed with a membrane, this laundry is not compliant with today's standards / regulations*

## **The laundry fit out is old and in original condition, with considerable work required to have it brought up to TODAY'S industry standards**

## **The laundry BENCHTOP and wall junction has missing / defective silicone applied to this internal corner**

*It is best to seal the laundry tub and / or the laundry benchtop to the wall / splashback so that no moisture falls behind the laundry tub or cupboards and it prevents mould and dampness within the laundry room*

## **The laundry TUB and wall junction has missing / defective silicone applied to this internal junction**

*It's best to seal the laundry tub and wall so no moisture falls behind the laundry tub or cupboards in order to prevent mould and dampness within the laundry room or cupboard / joinery within the room*

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE LAUNDRY WATERPROOFING**

**The laundry floor is not tiled nor waterproofed**

**The laundry wall behind the laundry tub is not waterproofed nor tiled**

**The laundry floor has no floor waste installed to collect any overflow**

### **SUB\_Q: THE FOLLOWING DEFECTS WERE SEEN WITHIN THE LAUNDRY VENTILATION**

**No exhaust fan**

**Overall\_Defect\_Rating\_MAJOR\_DEFECT**

**The House is in need of a major renovation in every room , its is a building project and this property is suited to a season renovator or building contractor - This is a high risk purchase due to the extensive quantity of defects within the property**

## Question 8. ARE THE EXTERNAL WALLS - CLADDING - WINDOWS - BEAMS - FLASHINGS - FREE OF MAJOR DEFECTS ?

### SUB\_Q: WERE THERE ANY "MAJOR STRUCTURAL ISSUES" WITHIN THE CORE FABRIC OF THE BUILDING?

#### I saw rusted lintels

*There is rust present within the steel lintel (s) A site treatment of the exposed steel members should be carried out ASAP to prevent the steel from further deterioration A structural engineer and / or builder should be engaged to assess and report on the scope and to have the works carried out to meet current standards*

#### Cement mortar construction - I saw small to medium cracks were found within the external brickwork / masonry

*The property has minor to moderate cracks seen within the external elevations There was evidence of Category 2 cracking in sections of the mortar lines / bricks These issues are non-structural issues but they should be monitored and if they continue to open up or develop over time a structural engineer should be engaged This is a minor defect In the current condition of the property*

#### Cement mortar construction - I saw large cracks within the external brickwork, an engineer should be engaged to assess, comment on, and prepare a scope of works to remediate these issues

*The house has large and major cracks seen within the external elevations of the property The cracks within the external walls need to be addressed as I feel they are over and above acceptable cracks for a house of this nature and size and location These cracks would be classed as Category 3 or above cracking located within this property. This means there are cracks greater than 2mm wide within the external walls These cracks are structural issues, a structural engineer should be engaged to confirm if the cracks found are stable and if any further works are required by a building contractor in the future Further investigation required*

### SUB\_Q: WERE THERE ANY DEFECTS FOUND WITHIN THE "NON-STRUCTURAL" ELEMENTS WITHIN THE BUILDING?

#### There are holes in the external walls that could allow for moisture / vermin to enter the property / cavities / subfloor areas

*All holes within the external walls should be repaired / sealed to reduce the risk of water / moisture entry or pest entry / infestation*

#### Missing weep holes within the external masonry walls

*I found weep holes within the property but not in every location where I would expect to find them Weep holes should be found above and below all external doors and windows if they are wider than 1m in width, weep holes should also be found along the baseline fo the external wall at ground floor level, first level and*

where roof flashings are installed and fixed off to the walls Weep holes could be covered by soil / vegetation / pathways / render You should remove any render or obstructions in front of the weep holes You should lower soil levels so that subfloor vents are clean and allowing free-flowing air to the cavity and subfloor area Covered weep holes also provide concealed entry points for termites Having no weep holes allows water entry into the subfloor area, internal cavity walls and internal walls of the property The water within the cavity walls cannot be expelled from the building / walls and sometimes you will see moisture within the internal walls, skirting and floor coverings due to concealed or missing weep holes If the weep holes are concealed, it allows the water to pool within the subfloor area attracting pest / termite activity, this is also conducive to termite infestation and timber fungal decay

### **Poor pipe penetration sealing / missing brick / mortar**

Penetrations should be well sealed to prevent damp penetration and subsequent deterioration of internal linings Engage a bricklayer to assess and remedy ASAP As per the Guide to Standards & Tolerances 2007 - clause 7.08 - Pipe Penetrations Through External Walls and Inside Cupboards Plumbing holes are defective if they are not properly grouted; or in the case of cabinet work, fitted through neat maximum size penetrations, or fitted with tight-fitting cover plates or collars with penetrations kept to the smallest size particle Contact a plumber or building contractor to seal all openings within the external envelope of the building

### **No DPC seen within the face brickwork**

The external face bricks did not expose where the Damp Proof Course is installed within the face brickwork, the DPC could be embedded within the mortar bed but I could not see it at the time of this inspection

### **Air vents / grills were covered and / or blocked**

The air vents installed to the external walls are covered / obstructed which will allow pests and moisture to enter the subfloor area if left as is The purpose of air vent is to allow fresh air ventilation to the subfloor area meeting current or past regulations I see that there is inadequate vents / grills within the external walls making the subfloor area non-compliant due to poor / reduced volume of air for ventilation and poor crossflow ventilation to the subfloor area

### **Air vents / grills missing from the external walls**

The purpose of air vents is to allow fresh air ventilation to the subfloor to meet current or past regulations I see that there are missing vents / grills from the external walls, therefore making the subfloor area non-compliant due to poor ventilation and poor crossflow ventilation to the subfloor area

### **Soffit linings are defective within the verandas / decks / patios**

Repairs are required to the external ceiling linings

### **Eaves linings were seen to be defective and are in need of repair**

The eaves linings are in need of repair by a carpenter / plasterer plus painter

### **Defect\_Rating\_MAJOR\_DEFECTS**

**SUB\_Q: WERE ANY SIGNIFIGANT ISSUES FOUND WITHIN THE "DOORS & WINDOWS" ?**

## **Missing weep holes above / below the windows or doors**

All doors and windows should have had flashings installed when they were originally installed within the cavity, directed to the external walls of the property Weep holes allow any water within the cavities to seep out from the walls/cavities I assume there are concealed flashings above and below the external doors and windows, this property has minimal to no weep holes above or below external doors and window openings Lack of weep holes will create dampness within the cavity and within the internal wall linings and it will contribute towards the render cracking and render crazing, this will eventually become drummy and fall off the wall, any timber attached to the walls in question will rot and deteriorate before its natural time THIS IS A MINOR DEFECT / ISSUE

## **No flashings / storm moulds within the external doors**

Storm moulds are designed to seal the door junctions to the reveals

## **No flashings / storm moulds within the external windows**

Storm moulds are designed to seal the window junctions to the reveals

## **Excessive gaps around flashing / storm moulds within the external doors allowing water entry into the cavity walls of the property**

There is excessive gaps seen at the base of the door suites and sill junctions

## **Excessive gaps around flashing / storm moulds within the external windows allowing water entry into the cavity walls of the property**

There is excessive gaps seen at the base of the window suites and sill junctions

## **Evidence of water entry through door sills**

The sill and door junctions should be flood tested and made good to prevent any further water entry

## **Evidence of water entry through window sills**

The sill and window junctions should be flood tested and made good to prevent any further water entry

## **Aluminum window frames damaged and in need of repair**

## **Considerable Repairs required to the external doors and windows to have them operate smoothly**

## **SUB\_Q: WERE ANY SIGNIFICANT DEFECTS SEEN WITHIN THE "WALL FLASHINGS & DAMP PROOF COURSE" ?**

## **I cannot see flashings evident above and below the WINDOWS AND DOORS (masonry walls)**

Flashings should be installed above and below each window and door unit Weep holes should be installed to allow moisture to seep out of the wall cavities When no weep holes are installed or seen in a property such as this one, it raises the possibility of moisture being trapped within the internal skin of the property NOTE: This is a common problem found in properties that are rendered after the original build Builders and bricklayers often install flashings and weep holes when they build a new building, but when new owners

move into a property they often render the external wall linings and the weep holes get covered over by the renderer and painter as they don't always expose the weep holes All period buildings that are not renovated do not have weep holes installed over the doors and windows as it was not industry standards back when this home was built **THIS IS A MINOR DEFECT!**

### **I cannot see a damp proof course / flashing evident at the BASE OF THE EXTERNAL WALLS**

*I did not see a damp proof course (DPC) within ALL EXTERNAL WALLS within this building I am not confirming that there is not a concealed DPC within the mortar joints but I am confirming that I did not see the normal PVC / LEAD / SLATE damp proof course embedded within the external walls / brick joints within the external elevations within this property It is best practice to have all surrounding surfaces around the building clear of any materials that may retain moisture, with minimal garden beds up against the building All hard surfaces around the building should direct the surface water and any stormwater away from the building, keeping the walls, foundations and footings of the property as dry as possible limiting the possibility of rising damp. THIS IS A MINOR ISSUE / DEFECT*

### **SUB\_Q: ARE THERE EXPANSION JOINTS PERSENT IN THE EXTERNAL WALLS?**

**There were no expansion joints present within the external masonry / brick walls spanning 6m or greater in one run**

*NOTE: External wall linings and the substrate walls should have expansion joints every 8-12m depending upon the size of the percs/brick mortar joints as per Australian standards AS 4773.1.2015 Table 13.3 for clay masonry walls As an average, builders install control joints every 5.5m to 6m interval within the external masonry and timber-framed walls. Bricks grow in time, Concrete shrinks over time: we should allow for this settlement to take place over time within our building, hence why expansion and control joints are recommended by manufactures and projects engineers and noted within the Australians standards*

### **Overall\_Defect\_Rating\_FURTHER\_INVESTIGATION**

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## **Question 9. ARE THE EXTERNAL FLOORS, STAIRS, BALCONIES / VERANDAS, TIMBER & CONCRETE DECKS, DRIVEWAY & PATHWAYS FREE OF MAJOR DEFECTS ?**

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### **SUB\_Q: ARE THERE ANY MAJOR DEFECTS WITHIN THE "STAIRS LEADING TO THE FRONT DOOR" ?**

**The stairs are in good condition and are safe to use**

*Stairs and handrails are in order at the time of this inspection*

### **SUB\_Q: WHERE ANY MAJOR DEFECTS SIGHTED WITHIN THE "SIDE, REAR OR GARDEN STAIRS" ?**

**The stairs have inconsistent step risers with sloping and uneven treads and risers**

*The stairs are sloping and uneven in size and inconsistent Treads and / or risers of varying depths / heights*

Some steps have larger risers and goings The stairs are a safety hazard in their current condition, they do not meet current regulations

## Cracks in the concrete floor

### There was no handrail / grab rail installed to the external stairs meeting current building regulations

Three or more steps constitutes a flight of stairs All flights of stairs should have a handrail / grab rail installed If the staircase and / or landing has a fall greater than 1m then a balustrade and handrail detail should be installed It is common to find older style properties or properties not recently renovated to not comply with current building regulations, this is a common issue seen in older style properties In my opinion, this is not a deal-breaker, as a handrail and / or balustrading detail is not expensive to have installed once you are the owner of this property

### SUB\_Q: WERE THE "BALCONIES / DECKS FLOORS & WALLS" DEFECT FREE ?

#### Concrete floor has cracks within the concrete floor

There are cracks in the concrete floor finish This could be through the structure and floor finish This should be monitored and assessed, if it opens up a concretor or builder should be called in to make good this issue

### SUB\_Q: WERE THERE ANY SIGNIFICANT DEFECTS WITHIN THE "BALCONIES / RETAINING WALLS, HANDRAILS & BALUSTRADINGS" ?

#### Missing handrails and balustrading

Randomly found throughout the house are handrails & balustrades that are not installed in areas that require restraint measures

### SUB\_Q: ARE THERE "EXPANSION JOINTS" PRESENT WITHIN THE "EXTERNAL FLOOR FINISHES" ?

#### No, There were no expansion joints present within the external floor finishes that exceed 4.5m in length

NOTE: External Floor finishes must have expansion joints every 4.5m or every 2.4m a dummy joint within the external concrete pavement. External floors, where any dimensions exceed 4.5m, a movement / control joint is required as per clause 5.4.5.2 (b) (ii) of Australian Standards AS 3958.1 Internal floors should have control joints / expansion joints every 9m or at every 6m interval should the room be subject to sunlight as per clause 5.4.5.2 (b) (i) of Australian Standards AS 3958.1

### SUB\_Q: ARE ALL "FLOOR AREAS" FREE OF "SUBSIDENCE/DAMAGED" AND "SAFE TO WALK UPON" ?

#### Minor cracks in the concrete floor / pavement

Minor and typical cracks seen in concrete floors

## Question 10. STRUCTURAL CRACKS

**SUB\_Q: Are there any major or significant cracks within the CORE BUILDING FABRIC:**

**Yes**

*Note: Building members are core members to the dwellings (not cosmetic or finish linings as these are easily repaired and no advice is required by an engineer)*

Masonry - Walls

- *left side external wall has subsided and the gap between the walls where the expansion joint existing is opened up at the top of the wall*

## Exterior of Building - Summary

**The roof sheets and roof tiles are in need of repair and or replacement and the downpipes need to be connected to the systemwater system as they current drain on the floor and that's not ideal as it will flood the subfloor area of the house and it will increase the risk for termite infestation**

## Question 11. EXTERNAL ROOF & ROOF PLUMBING

### SUB\_Q: DID YOU ACCESS THE "ENTIRE ROOFTOP ELEVATION" ?

#### I inspected the roof up until 2.7m off the natural ground level

I accessed the roof, where it is a single story building which has a gutter level of 2.7m or lower Any areas above 2.7m off the ground was not inspected due to WH&S regulations The roof was access using a 3.6 metre ladder from the natural ground level There were Roof Innings, Gutters / Fascia / Barge boards at 2.7m of lower from the natural ground level, that were inspected making it compliant for an assessment to be carried out Any areas above 2.7m were not inspected and a 2nd inspection is recommend by two inspectors, or via a harness being set up or via drone assessment of the roof, if you want the entire roof top elevation inspected and reported on.

### SUB\_Q: WERE THERE ANY MAJOR DEFECTS WITHIN THE "ROOF TILES, SHINGLES, SLATES" ?

#### Minor repairs are required to the roof elevation to make the roof linings / roof void watertight

Dislodged tiles in a few areas Minor cracks were seen within the roof tiles Minor gaps were seen in the roof tiles and valley iron junctions I encourage you to engage a roof tiler to rectify this issue

#### Cracked roof tiles

There were cracked and chipped roof tiles visible There are gaps in the roof elevations that would allow water to enter in a storm, water could enter the house roof void and possibly walls and ceilings below Replacement of the tiles is required to keep the house watertight This can potentially cause further deterioration to the dwelling, for example, damage to internal ceiling plaster linings and frame

#### Hip / Ridge capping mortar cracking

Hip capping, the mortar has cracks and openings within the pointing visible at the time of my inspection See a roof restoration company to have the roof re-inspected and re-pointed. If not attended to, this can allow water penetration during rainfall and it requires rectification If the roof tiles / capping's are loose on the roof, there is a chance that the roof tiles or capping pieces can fall from the roof in high winds or during heavy storms causing damage to the objects below or humans passing by which could be fatal or cause a major injury

#### Valleys are rusted or in need of repair

Valley gutters are defective and in need of repair or replacement A roof plumber or roof tiler can repair or replace the valley iron / gutter If the valley iron is painted, they should be assessed every twelve to twenty-four months, as this is a common area of water entry within a home

#### Defect\_Rating\_MINOR\_DEFECTS

## **SUB\_Q: WERE ANY SIGNIFICANT DEFECTS SEEN WITHIN THE "ROOF SHEETING"**

### **Lead flashing & colourbond in direct contact with each other**

*There is lead flashing & colourbond metal in direct contact with each other causing a chemical reaction This must be rectified, otherwise the colourbond metal will deteriorate / rust allowing water penetration The replacement of the flashing(s) or additional silicone / PVC flashing to be installed to have the two metals avoid direct contact with each other Have a chat with a roof plumber or builder / carpenter for the best solution to be offered*

### **Minor rust found within the roof sheeting**

#### **Minor rusting to flashings**

*Minor rust found in sections on the roof flashing, repairs or replacement is required ASAP The roof flashings may be able to remain as is, with minor surface repairs carried out. Call a roofing contractor or handyman to have this made good*

#### **Rust to valley gutters**

*Rust found in the valley irons Repairs or replacement required, have a roof plumber assess and report on the best solution*

#### **Roof nails / screws lifted**

*Some roof fixing nails/screws have lifted Have a plumber re-fix with roof fixing screws*

#### **Minor dents in the roof sheets, flashings and capping's**

*Minor imperfections / dents and undulations within the metal deck roof sheets, roof flashings and capping's*

#### **Considerable rust seen within the roof sheets / roof plumbing**

*The rusted roof sheet/s should be replaced as they could allow water entry now or in the near future if not addressed Replacing a single sheet is not an expensive nor labour-intensive exercise You shouldn't be disheartened by this issue as it is a common issue found in older properties*

#### **Roof sheets do not sit tight and flush with each other**

*Minor repairs are required to have the roof plumbing / roof sheets made watertight It is common to leave the sheets as is, with a filling / waterproofing compound applied to the open junction and excessive gaps in between the sheets when they do not sit tight nor hard up against each other*

## **Defect\_Rating\_MINOR\_DEFECTS**

## **SUB\_Q: WERE ANY SIGNIFICANT DEFECTS SEEN WITHIN THE "ROOF FLASHINGS/CAPPINGS" ?**

### **Lifted flashings**

*The flashings installed need to be worked on as they are lifted and defective which could allow water to*

enter the roof void and the internal spaces below A roof plumber should be engaged to repair and make good this issue

### **Corroded flashings**

The flashings are corroded and in need of repair or replacement A roof plumber would be the best contractor to call to have this repaired

### **Impact damaged flashings**

The flashings installed needs to be worked on as they are defective A roof plumber should be engaged to repair and make good this issue

### **Flashing cracked / split**

Flashing can be seen to cracked / split, this area should be attended to by a roof plumber for repair or replacement

### **Rusted capping's / flashing to the roof elevations**

This could allow water to enter the roof and house internal elevations if left as is

### **Damaged and defective roof capping's**

Repairs are required to the roof capping, to make the property and roof framing / void watertight

## **SUB\_Q: WERE THERE ANY "MAJOR UNDULATIONS" WITHIN THE "ROOF PLANE" ?**

### **Minor waves in the roof lines - Further investigation is required**

The roof plane has minor waves not meeting an acceptable standard compared to a newly built property Further investigation by a carpenter within the roof void is recommended, this is a common issue within older properties, as the timber members tend to be over spanned compared to current regulations or supporting members have been removed within the roof space for one reason or the other This could be repaired and made good by a good team of carpenters

## **Defect\_Rating\_FURTHER\_INVESTIGATION\_REQUIRED**

## **SUB\_Q: WERE ANY SIGNIFICANT DEFECTS SEEN WITHIN THE "ROOF GABLE" ?**

### **Gaps in gable linings**

Gaps in gable cladding allowing pests and debris to enter the roof / house cavity

### **Wood rot to gable cladding**

There is deteriorated gable cladding (dry / wet rot) A carpenter and painter need to be engaged to have this repaired or replaced

### **Wood rot to gable bargeboards**

### **Wood rot to gable bargeboard cappings**

**Wood rot to gable fascia**

**Wood rot to gable trimmings / timber members**

**Wood rot in the gable barge / fascia board**

**Twisted and bowed gable end cladding**

**Damaged cladding to the gable end**

**Missing cladding to the gable end**

**Soffit linings / eaves within the gables are defective**

**Paint / coating in poor condition**

*The gable and soffit linings need to be re-painted*

**Gable eave linings are damaged and in need of repair**

**Gable eave linings have signs of moisture damage, in need of repair**

**Minor works are required to repair and make good the roof gable ends**

**Gable roof linings and gable end junction is defective and in need of repair / possible moisture entry within these openings**

**SUB\_Q: DOES THE ROOF APPEAR TO BE "WATERTIGHT" ? CONSIDERING SKYLIGHTS, FLASHINGS, VENTS, VALLEY IRONS?**

**The sewer gully allows the stormwater / surface water to enter the sewer line at will at ground level**

*If the gully is flush or lower than the finished external floor level, it allows the stormwater to enter the sewer line, this is non-compliant with building regulations (sewer lines and stormwater lines should never mix)*

**Sewer air vent pipe / cap is defective**

*It's a quick and easy fix for a professional roofing contractor / roof plumber*

**The skylight was seen to allow water to enter the home when I inspected the internal elevations**

*A roofing contractor or skylight specialist should be engaged to inspect or repair and replace the skylight to create a watertight environment in and around the skylight*

**The skylight flashing was lifted / cracked / damaged, which could allow for water ingress**

*A roofing contractor should be engaged to beat down the flashing or repair / replace the flashing to alleviate any water ingress during a storm*

**Within the roof elevation there was lifted flashings which could allow for water ingress into the roof void / habitable rooms below**

**Lead flashings were seen to be lifted, with excessive gaps found between the flashing and roof linings**

**SUB\_Q: ROOF PLUMBING - WERE ANY SIGNIFICANT DEFECTS SEEN WITHIN THE "ROOF VALLEYS / GUTTERS / DOWNPipes" ?**

**There were missing gutters within the roof elevation**

*Gutters and downpipes should be installed to collect and control stormwater overflow from entering the subfloor areas of the house and surrounding structures*

**I did not access the roof & roof plumbing above 3.6m in height**

*I did not access the roof & roof plumbing as the gutter line was in excess of 2.7m from the ground level below. As per Work Health Occupational Safety Regulations, any roof with a gutter line over 2.7m from the ground level below level is inaccessible for a single inspector as it does not allow the safe use of a ladder as detailed in AS4349.1-2007 section 3.2.2 - Safe and reasonable access, this was the case with this property If I comment on the roof / roof plumbing and it's over 2.7m in height, our assessment is a general comment only, on the basis of the inspection being carried out from afar (ground floor level or from the overlooking windows or verandas) but it's not a comprehensive and complete assessment that you can rely upon when making a decision when buying a property If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a second inspector and then you can rely upon the facts and findings within our report The roof sheeting and roof plumbing on this property is excluded from this assessment and this report NOTE: If comments are made on the roof plumbing, it's because we reported on the areas below 2.7m in height in this report, but anything above that height is excluded from our assessment and this report*

**There were gutters that were rusted in sections**

*Gutters are rusted in sections that are visible around the dwelling Excess water leaking from the guttering is conducive to timber fungal decay and an increased risk of termite infestation. This can cause deterioration of the cladding plus wall and roof framing This also can be the cause for the foundations of the dwelling to swell, and cracking within the walls and footings Liaise with a roof plumber for the best solution.*

**There were gutters that were damaged / dented / defective, gutters are not in a straight plane, the gutters are in need of repair / replacement**

*There is damaged / defective gutters on site. The gutter should be repaired to limit the possibility of having excess water flood the eaves lining, walls and floors below the gutter Constant leaking gutters can contribute towards pavers or tiles subsiding over time and a trip hazard is created, together with excessive water pooling under the subfloor areas of a property*

**There were gutters blocked with debris**

*I found blocked guttering and gutters with excess debris within them The gutters need to be cleaned out to prevent blocking of downpipes and leaking into eaves and fascia*

## **There were gutters were full of leaves & debris**

## **There were gutters that had leaks within the gutter joins**

Gutter joins leaking Excess water leaking is conducive to timber fungal decay and an increased risk of termite infestation if left as is This can cause deterioration of cladding plus wall and roof framing This also can be the cause for the foundations of the dwelling to swell, and cracking within the walls and footings

## **There were gutters that were separated within the gutter joins**

Gutter joins separated Repairs required in order to prevent deterioration by leaking Liasse with a plumber to have rectified

## **There were gutters that hold water / ponding water**

Gutters are ponding Possibly due to debris or poor fall of actual gutter installation You must have gutters cleaned and assessed by a plumber for adequate fall Also regularly clean to prevent ponding, as ponding water will contribute to rust

## **There were gutters disengaged from the fascia**

## **There were gutters disengaged from the rafter end tails**

## **There were gutter external corners that appeared to be aged / weathered / damaged and in need of repair**

## **I saw damaged / dented downpipes**

There are downpipes that need to be repaired within this property Damaged and dented downpipes may lead to excess pooling of water under the subfloor area of the house or deck, pooling water or damp subfloors can draw termites to a property Downpipes are not costly items to be repaired or replaced, most handy homeowners can replace a downpipe within thirty minutes with supplies from bunnings or a plumbing supplier

## **Not all downpipes were connected to a stormwater line within the ground**

Not all downpipes are connected to a stormwater system See a plumber to have connected This has the potential to cause differential settlement to the footings, cause rising damp and is also conducive to an increased risk of termite infestation This could lead to being a major defect because of the potential problems relating to excess water within the subfloor

## **I saw leaks within the downpipe joins**

Downpipe joins leaking, have a roofing plumber repair / seal this issue while it's a minor defect

## **I saw excessive dampness on the floor / walls / surrounding areas below the roof plumbing (gutters and downpipes)**

Further works / investigation is required to address the excessive moisture seen on-site within this property (walls and floors)

**There were stormwater lines in ground not capped off and debris is able to enter the stormwater line at will**

*If the stormwater lines are not capped off / sealed it's only a matter of time when an object will fall into these holes and the stormwater line will block up*

#### **SUB\_Q: WERE ANY SIGNIFICANT DEFECTS SEEN WITHIN THE "EAVES / FASCIAS / BARGES" ?**

**The eave and soffit linings were detached / defective**

*Eave and soffit lining detached, damaged and loose. Get a carpenter to repair or replace the eaves / soffit linings.*

**The eave and soffit lining have moisture staining / bubbling visible within the finished surfaces**

*Staining / bubbling visible Have a painter re-paint / treat the surfaces to preserve the timber / fibro linings  
The staining appears to be old and not a recent leak, but the staining is visible Staining can occur due to blocked guttering An assessment by a plumber is advised prior to the painting of the timber or fibro*

**The eave and soffit linings had missing pieces, in need of minor repair from a carpenter or handyman to rectify this defect**

**There ere missing eave lining boards**

*Minor works are required to install and make good the eaves within this property*

**There were damaged / defective eaves linings**

*The eaves / soffit linings are in place but they are in need of repair due to the defects seen within the eaves linings*

**Moisture damage to the eaves / soffit linings board**

*Moisture / discolouration of the eaves linings, source of moisture should be determined and repaired and then the lining board should be repaired / made good*

**There was bowed and defective eave lining boards**

**The fibro eave lining boards are bowed and distorted**

**The eave lining boards sheet joints are damaged and defective**

**The timber fascia has fungal decay**

*Timber fungal decay evident Have carpenter repair or replace*

#### **SUB\_Q: CLOSING STATEMENT**

**The roof is in FAIR & REASONABLE condition, subject to what I could see on the day of the inspection**

*I did not inspect the entire roof elevations due to height restrictions and WH&S regulations for a single inspector working at heights*

**The roof is in INADEQUATE CONDITIONS to keep the property dry / free of water entry, work is required to have the roof watertight**

*I did not inspect the entire roof elevations due to height restrictions and WH&S regulations for a single inspector working at heights Work is required by a roofing contractor to make the roof void and property below water tight*

## Question 12. 'ROOF VOID' / 'ATTIC' / 'ROOF SPACE'

### SUB\_Q: DID YOU ACCESS THE ROOF VOID ?

**The roof void was not inspected within the flat skillion roof area**

*I was not able to reach the roof void because there was no access hatch within the ceiling at the time of my inspection This is normal for flat metal roof construction, as roof voids normally do not exist as the plasterboard linings are normally fixed directly to the underside of the roof rafters / beams We, therefore, exclude this portion of the building within our report and you cannot rely upon this report for the element / roof void*

**I did not access the roof void as there were obstructions below and around the manhole**

*There were obstructions in and around the manhole limiting the installation of a ladder and a safe entry and exit of the roof void Access was obstructed due to furniture / belongings / obstructions located below the manhole We recommend further inspection once access is made available within the roof void*

**I did not access the roof void due to the manhole being located above the toilet suite and I could not safely install my ladder to access the roof void**

*We recommend further inspection once access is made available within the roof void*

### Question 13. 'SUBFLOOR'

**SUB\_Q: DID YOU HAVE "FULL & UNOBSTRUCTED ACCESS" TO THE SUBFLOOR AREA WITHIN THIS PROPERTY?**

**No, because there was rubbish and debris blocking the access passage to the subfloor**

*A second inspection is recommended once access is provided*

**No, because there was building materials / debris blocking the access / passageway**

*A second inspection is recommended once access is provided*

## Question 14. 'SURFACE WATER / BOUNDARY FENCES / RETAINING WALLS'

### SUB\_Q: ARE THERE ANY SURFACE WATER INGRESS ISSUES WITHIN THIS SITE ?

**There is water pooling on the pavement and external walls / supporting member of the building - water is pooling on the pavement and wall / footing junction**

*Paving or paths along the sides of the property require amending to fall away from the walls of the dwelling. See a plumber or landscaper to assess. Further investigation required.*

**There are Garden beds installed against the external elevations of the property**

*Having garden beds installed close to or hard up against a building / your property is not ideal. Most homeowners love the idea of having soft landscaping next to a hard structure but in fact, it attracts moisture to the foundations, footings and subfloor areas of the property. All moisture should be directed away from a building/supporting wall/member and subfloor areas. It is common to find masonry walls within subfloor areas to be affected by dampness/moisture, with no building defect to be found but the moisture within the subfloor walls, this can be due to the owners watering their gardens which are in close proximity to the subfloor walls or adjacent foundations of a property.*

### SUB\_Q: WHAT ARE THE CONDITIONS OF THE BOUNDARY FENCES ?

**The boundary fences appears to be in reasonable condition for their age**

## Question 15. 'DETACHED / EXTERNAL GARAGE'

### SUB\_Q: WERE THERE ANY SIGNIFICANT DEFECTS SEEN WITHIN THE DETACHED GARAGE?

**All appears to be in good order within the garage**

## Question 44. THE ACTUAL AREAS INSPECTED WERE:

### SUB\_Q: The following areas were inspected and reported on within this report

#### Interior of Building

I inspected the internal areas, however, not all aspects were able to be inspected due to obstructions in the property. It is best to have a final inspection prior to exchange and again prior to settlement on the property as all furniture removed from the property will expose the entire property and areas that may have been concealed by blinds, furniture, clothing, personal belonging or blocked / obstructed areas within this initial inspection report.

#### Exterior of Building

I inspected the exterior of the property. It is best to have a final inspection prior to exchange and again prior to settlement on the property as all furniture removed from the property will expose the entire property and areas that may have been concealed by furniture, personal belonging or blocked / obstructed areas within this initial inspection report.

#### PARTIAL Roof Exterior

I inspected the roof top elevation in part but not in full. If a full assessment is required by the purchaser, a second inspection is required as I could not inspect the entire roof exterior at the time of my inspection

#### No Subfloor

Subfloor was not inspected in any way. The subfloor is a high-risk area. You should not proceed to purchase this property until the subfloor area is inspected and the condition of the subfloor is known. This is a high risk aspect with any property.

#### No Roof Void

There was no roof void that I could inspect therefore the roof void is excluded from this assessment and report

#### The Entire Site (Within 30m of the main structure)

I inspected the external elevations of the property however not all was inspected within the 30m radius of the main dwelling.

#### Detached Garage

I inspected the detached garage from the main dwelling. All my findings are within the exterior summary and supplementary chapters thereafter

## Question 45. The areas NOT INSPECTED were:

## **SUB\_Q: ROOF VOID**

**Roof void - due to skillion / flat roof construction**

**Roof void - due to the access hatch is within the bathroom and the fit-out / fixtures were located directly below the roof void access door**

## **SUB\_Q: SUBFLOOR**

**Subfloor - due to the vendors belongings were stored within the sub floor obstructing my entry into the subfloor**

## **SUB\_Q: CONCRETE SLAB / SUSPENDED SLABS**

**Concrete Slab & footings - Slab edges not exposed and un- inspect-able due to the way the property was built**

**#SPECIAL NOTE: Should the areas noted in this section as "not inspected" or "not inspected in full" be altered or access provided a second inspection is recommended so I can advise on the conditions within those areas**

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### **Question 47. Incidence of MAJOR Defects compared to similar buildings**

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**High / Many instances of major defects found within this property compared to similar properties in age and quality of build.**

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### **Question 48. Incidence of MINOR Defects compared to similar buildings**

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**High / Many minor defects found within this property on the day of my inspection.**

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### **Question 49. Recommendations for further inspections**

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**Rooftop elevation**

**Subfloor area**

**Roof void**

**Beneath suspended slabs and concrete edges**

**Internal cupboards / robes / linen cupboards / pantries /storage cupboards**

**Pest Inspection and site treatment covering the subfloor and roof voids + all external elevations of the property**

**Electrician to carry out a power and light circuit test**

**Electrician to test and certify the smoke defectors**

**Carpenter to inspect the subfloor area once access is provided**

**Carpenter to inspect the roof void once access is provided**

**Builder to carry out a flood test to confirm if the wet rooms are tanked meeting current building regulations**

**Structural engineer to inspect all structural cracks within this property**

**Loose fill asbestos report be commissioned prior to purchasing this property**

**All Appliances**

**All Air Conditioner units and ducting**

**Gas / Electrical / Oil water heaters & fixtures**

**Plumber to check all Water supply, Sewer and stormwater lines, Gas supply and all the fixtures and fittings attached to the gas and water lines and all compliance matters of the plumbing and gas trades**

**Electrician to check all wiring and fixtures and fittings and compliance matters**

**Council or private certifier for compliance matters of the existing built form / structure and fitout**

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## **Question 50. Overall condition and conclusions**

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**SUB\_Q: OVERALL**

**This property needs significant repairs carried out to it prior to you moving in**

**SUB\_Q: MOISTURE ENTRY**

**I saw moisture in the internal elevations which should be assessed and comment on prior to buying this home**

**SUB\_Q: CRACKS / STRUCTURAL COMMENTS**

**There are a number of small to medium cracks within this property that should be addressed within next few months**

#### **SUB\_Q: COMPLIANCE MATTERS**

**There are minor compliance issues that need to be addressed within the property for the safety of the occupants**

#### **SUB\_Q: ELECTRICAL**

**There were open ended electrical cables which need to be terminated for safe passage through the property**

**There were non-concealed electrical cables that could be subject to failures / safety hazard for the occupants within this property**

**All electrical cables, light fixtures & fittings appeared to be in good order**

**An electrician should be engaged to inspect, assess, report on and make good the electrical trade within this property as there are more than normal electrical issues within this property**

#### **SUB\_Q: PLUMBING**

**Repairs to the roof plumbing required, as leaks were seen within the gutters and downpipes**

**The roof plumbing and roof tiles are in need of repair as there is the potential of water ingress within the rooftop elevation**

**The roof plumbing and roof sheeting are in need of repair as there is the potential of water ingress within the rooftop elevation**

**A plumber should be engage, assess, repair and make good all plumbing within this property as leaks were seen within the wet rooms**

#### **SUB\_Q: WET & DRY ROT & PEST ISSUES**

**I did not access the entire sub floor area, a pest inspection and treatment and timber framing inspection and report is recommended when access is available**

**I could not access the roof void in full today I recommend a pest contractor and or a carpenter inspect the timber framing**

#### **SUB\_Q: CLOSING SUMMARY**

**This property has many defects, major and minor, this property is suited for a seasoned renovator or building contractor**

**SUB\_Q: OVERALL RATING**

**This property is in a POOR state of repair ( urgent works is required throughout the property )**

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**Question 51. Overall Condition**

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**THIS PROPERTY NEEDS TO BE RENOVATED - 4 out of 10**

## Question 52. TERMITES / CHEMICAL DELIGNIFICATION / WOOD ROT / VENTILATION

**We recommend a termite management proposal, but we were not engaged to prepare one for this project.**

*Although we are not engaged to provide a termite management proposal, a full written proposal is strongly recommended. Please contact a licensed pest control operator for further advice. This recommendation should be implemented as a matter of urgency and prior to you buying this property. A full written subterranean termite management proposal is recommended in accordance with Australian Standards*

**No evidence of termite damage was found within the timber members.**

*I have claimed that I have not seen any timber damage due to current termite activity within this property. NOTE: If the inspector claims he has not seen any termite activity within the areas that he has inspected, this does not mean that there are no termites within the property. The inspector does not lift the roof insulation batts, nor can he inspect all timber junctions and timber members within the roof voids, sub floor areas or within the wall cavities due to limited access and limited time available to inspect this property for this pre-purchase inspection and report. In some cases, the vendors belongings can conceal current and past termite activity. We strongly recommend a pest contractor assess and chemically treat the property prior to being purchased, this will give you a twelve-month warranty over the property and it will give you a firm security over the property prior to you investing in it.*

**I saw no evidence of a previous termite management program.**

*I saw no evidence in support that this property has been inspected on a regular basis by a pest contractor for termites. This property must be inspected and treated for past and or present pest infestations and this must be done prior to you buying this property*

**I did not inspect the entire subfloor area within this property.**

*We recommend that a second inspection be carried out, prior to purchasing the home, by a specialist pest contractor. We recommend that the pest contractor or our office return and re-inspect the entire subfloor once access is made available and that a thermal camera assessment be commissioned by the potential purchaser to understand if there are any concealed damage or any pest activity being present within this property that you should consider before purchasing the property*

**I recommend a specialized pest contractor be engaged to carry out an inspection of this property**

**I recommend that you have this property inspected by a PEST specialist before you purchase this property as there is a high risk of pest infestation**

*This property is an extremely high-risk property for ongoing termite issues*

**I did not see a current pest control sticker within the electrical meter box or within the kitchen cupboards.**

#### **SUB\_Q: WERE ACTIVE (LIVE) TERMITES FOUND?**

**No, None were visible at the time of my inspection**

*No visible evidence of active termites found at the time of inspection in the areas that were able to be inspected and noted within this report as inspected*

#### **SUB\_Q: IS A TERMITE MANAGEMENT PROPOSAL RECOMMENDED?**

**Yes, but we were not engaged to prepare proposal**

*Although we are not engaged to provide a termite management proposal, a full written proposal is strongly recommended. Please contact a licensed pest control operator for further advice. This recommendation should be implemented as a matter of urgency and prior to you buying this property A full written subterranean termite management proposal is recommended in accordance with Australian Standards*

#### **SUB\_Q: WAS EVIDENCE OF TERMITE DAMAGE FOUND WITHIN TIMBER?**

**No**

*I have claimed that I have not seen any timber damage due to current termite activity within this property  
NOTE: If the inspector claims he has not seen any termite activity within the areas that he has inspected, this does not mean that there are no termites within the property The inspector does not lift the roof insulation batts, nor can he inspect all timber junctions and timber members within the roof voids, sub floor areas or within the wall cavities due to limited access and limited time available to inspect this property for this pre-purchase inspection and report. In some cases the vendors belongings can conceal current and past termite activity. We strongly recommend a pest contractor assess and chemically treat the property prior to being purchased, this will give you a twelve month warranty over the property and it will give you a firm security over the property prior to you investing in it*

#### **SUB\_Q: WAS EVIDENCE OF A POSSIBLE PREVIOUS TERMITE MANAGEMENT PROGRAM NOTED?**

**No, I saw no evidence in support that this property has been inspected on a regular basis by a pest contractor for termites**

*I saw no evidence in support that this property has been inspected on a regular basis by a pest contractor for termites This property must be inspected and treated for past and or present pest infestations and this must be done prior to you buying this property*

#### **SUB\_Q: WAS THE 'ENTIRE' SUBFLOOR AREA INSPECTED?**

**No it was not**

*We recommend that a second inspection be carried out, prior to purchasing the home, by a specialist pest*

contractor We recommend that the pest contractor or our office return and re-inspect the entire subfloor once access is made available and that a thermal camera assessment be commissioned by the potential purchaser to understand if there are any concealed damage or any pest activity being present within this property that you should consider before purchasing the property

#### **SUB\_Q: DO YOU RECOMMEND A SECOND INSPECTION BY A SPECIALIZED PEST CONTRACTOR?**

**Yes, I recommend a specialized pest contractor be engaged to carry out an inspection of this property**

#### **SUB\_Q: NEXT INSPECTION RECOMMENDED IN**

**I recommend that you have this property inspected by a PEST specialist before you purchase this property as there is a high risk of pest infestation**

*This property is an extremely high-risk property for ongoing termite issues*

#### **SUB\_Q: WAS EVIDENCE OF CHEMICAL DELIGNIFICATION FOUND?**

**No, But I did not access the roof void**

No Chemical Delignification was found. In the past this type of timber damage has been referred to using many different terms, Hairy Timber or Defibrosis. In the early 1990's it was agreed that the true description of this type of timber deterioration is Chemical Delignification. This term describes the deterioration in its true form, the lignin in timber is damaged by airborne chemicals. Lignin is the natural glue that holds the fibres of wood together and is therefore a major component of any wood. When the lignin is broken down or damaged the fibres then detach from each other creating a visible hairy surface to a section of the timber, as the delignification progresses the structure of the timber section is weakened and therefore chemical delignification is regarded as a structural pest of timber in service. Chemical Delignification damage is most commonly found in timber sections used as roof tile battens of buildings that are located in close proximity to the sea, large chemical factories or major arterial roads that have heavy traffic. Buildings close to the sea are exposed to salts brought to land by wind and sea breezes and dwellings within five kilometers of the sea are often found to have chemical delignification in their roof tile battens. Buildings surrounding chemical factories that have chemical delignification would indicate that the air quality where this building is located is influenced by the chemical production process and/or use of chemicals by the adjoining industry. The cost of repair of the chemical delignification damage would need to be taken into account when this damage is found but it also would be prudent to consider the possibility that the air quality in the area may be affected by chemicals and therefore if any health hazards are present that could cause long term damage to an occupant's health. Buildings found to have chemical delignification that are in close proximity to a major arterial road would often be affected by fumes from vehicles using the adjoining roads. Chemical delignification generally will not occur to timbers in service that are sealed, painted or well oiled as the lignin is protected from airborne chemical substances. Therefore as with most timber damage if we can remove the cause of the damage or protect the timber from exposure to the cause of damage the damage will cease. If

the damage is initiating, the timber section can be painted or oiled to stop further deterioration, where the chemical delignification damage is advanced then replacement of the damaged timbers is needed. When chemical delignification is found in roof tile battens or rafters then it is recommended not to have persons walk on the roof as collapse may occur and therefore a fall could cause bodily injury. Chemical delignification is more common in species of softwood timbers although certain species of softwood are more prone to damage than others. Chemical delignification may only occur after timbers have been exposed to airborne substances for a relatively long period of time, it is not common to find chemical delignification in buildings that are younger than ten years. The most common timber species that is used in buildings in the Sydney area that we find damaged is the Douglas fir otherwise known as Oregon. Douglas fir is an imported timber species that originates in Northern America and Canada.

### No, But I did not access the subfloor area

No Chemical Delignification was found. In the past this type of timber damage has been referred to using many different terms, Hairy Timber or Defibrosis. In the early 1990's it was agreed that the true description of this type of timber deterioration is Chemical Delignification. This term describes the deterioration in its true form, the lignin in timber is damaged by airborne chemicals. Lignin is the natural glue that holds the fibres of wood together and is therefore a major component of any wood. When the lignin is broken down or damaged the fibres then detach from each other creating a visible hairy surface to a section of the timber, as the delignification progresses the structure of the timber section is weakened and therefore chemical delignification is regarded as a structural pest of timber in service. Chemical Delignification damage is most commonly found in timber sections used as roof tile battens of buildings that are located in close proximity to the sea, large chemical factories or major arterial roads that have heavy traffic. Buildings close to the sea are exposed to salts brought to land by wind and sea breezes and dwellings within five kilometers of the sea are often found to have chemical delignification in their roof tile battens. Buildings surrounding chemical factories that have chemical delignification would indicate that the air quality where this building is located is influenced by the chemical production process and/or use of chemicals by the adjoining industry. The cost of repair of the chemical delignification damage would need to be taken into account when this damage is found but it also would be prudent to consider the possibility that the air quality in the area may be affected by chemicals and therefore if any health hazards are present that could cause long term damage to an occupant's health. Buildings found to have chemical delignification that are in close proximity to a major arterial road would often be affected by fumes from vehicles using the adjoining roads. Chemical delignification generally will not occur to timbers in service that are sealed, painted or well oiled as the lignin is protected from airborne chemical substances. Therefore as with most timber damage if we can remove the cause of the damage or protect the timber from exposure to the cause of damage the damage will cease. If the damage is initiating, the timber section can be painted or oiled to stop further deterioration, where the chemical delignification damage is advanced then replacement of the damaged timbers is needed. When chemical delignification is found in roof tile battens or rafters then it is recommended not to have persons walk on the roof as collapse may occur and therefore a fall could cause bodily injury. Chemical delignification is more common in species of softwood timbers although certain species of softwood are more prone to damage than others. Chemical delignification may only occur after timbers have been exposed to airborne substances for a relatively long period of time, it is not common to find chemical delignification in buildings

that are younger than ten years. The most common timber species that is used in buildings in the Sydney area that we find damaged is the Douglas fir otherwise known as Oregon. Douglas fir is an imported timber species that originates in Northern America and Canada.

## **SUB\_Q: WAS EVIDENCE OF WOOD BORERS FOUND?**

### **No, But I did not access all areas of the subfloor area due to restricted access within the subfloor**

No borers were sighted today in the areas that I could gain access to within the subfloor area. This home must be treated by a pest contractor prior to purchasing this property if you want to be certain that there are no active borers within the house, garden and surrounding structures within the boundary of this home.

## **SUB\_Q: WAS EVIDENCE OF EXCESSIVE MOISTURE FOUND?**

### **Yes, HWS overflow pipe**

The hot water system overflow pipe may discharge moisture adjacent to the structure. We recommend the overflow be situated/diverted over/into a drain. This should be rectified as moist soil conditions are highly conducive to timber pest attack and can also break down termite barriers quicker than their expected life span.

### **Yes, damp subfloor soil**

Damp subfloor soils need to be improved, extra ventilation holes need to be installed and subfloor drainage needs to be improved, this should be rectified as these conditions are highly conducive to timber pest attack and should be rectified by an authorized tradesperson

### **Yes, water pooling against structure**

Water is pooling on the soil adjacent to the building structure. This may be due to a drainage problem or some other factor. This should be rectified as moist soil conditions are highly conducive to timber pest attack, ideally contact a plumber for their opinion

### **Yes, poor subfloor ventilation**

Poor sub floor ventilation and drainage needs to be improved. This should be rectified as these conditions are highly conducive to timber pest attack.

### **Yes, damp soil abutting structure**

Damp soil conditions abutting the building structure. This maybe due to a drainage problem or some other factor. This should be rectified as moist soil conditions are highly conducive to timber pest attack.

### **Yes, faulty stormwater pipe(s)**

The faulty storm water downpipe(s) should be repaired so that it does not cause excessive moisture. Excessive moisture conditions are ideal for timber pest attack.

### **Yes, faulty guttering**

The faulty guttering should be repaired so it does not cause excessive moisture. Excessive moisture

conditions are ideal for timber pest attack.

## **SUB\_Q: CONDUCIVE CONDITIONS - IS THE SUBFLOOR WELL VENTILATED?**

### **Yes, poor drainage**

Contact a licensed plumber to determine if the drainage is sufficient Due to the slope of the land towards the structure, this may cause drainage issues in rainfall.

### **Unable to comment about the entire subfloor as I had no access to the ENTIRE subfloor area**

Further investigation is required if a full assessment is required / wanted by the buyer

### **The subfloor was not inspected - I can not comment on this aspect of the property - further investigation is required / recommended**

## **SUB\_Q: WAS THE FINISHED GROUND / PAVING LEVEL ABOVE THE INTERNAL FLOORS? OR WERE WEEP HOLES / AIR VENTS OBSTRUCTED?**

### **Yes, soil / paths / paving higher**

The level of some external soil/concrete paths/paved areas is either higher than or at a similar level than, of that of the internal floors. This situation may allow or have allowed concealed termite entry and also may cause drainage issues. We strongly recommend the lowering of concrete and/or soil to that area(s) below the internal slab/floor level to reduce the risk of concealed termite entry and drainage issues.

### **Yes, external cladding in contact with soil**

External cladding is in contact with concrete / soil, this may allow or have allowed concealed termite entry and we recommend modifications be made so that the concrete / soil is not in contact with the cladding

### **Yes, soil / concrete covering ant capping**

Finished soil / concrete levels are in contact with the ant capping shield to the structure We recommend the soil levels be lowered to a minimum of 75 millimetres below the ant capping shield and/or a chemical treatment be installed to rectify this problem.

### **Yes, garden beds abutting structure**

Garden beds close to or abutting the external walls of the structure and have breached any previous barriers. These can allow concealed termite entry into the structure, we recommend the removal of these gardens and termite treatment to rectify.

### **Yes, gravel abutting structure**

Gravel placed against the external walls of the structure We recommend the lowering of these gravel to 75 millimetres minimum below the weep holes

### **Yes, concealed weep holes**

Concealed weep holes, where weep holes are partly or fully covered by such things as paths, patios, pavers,

*lawn, soil, gardens, etc, they may allow concealed termite entry into the structure. Weep holes are installed in external brickwork to allow water penetrating the wall to leak back outside the structure. The weep holes have been either partly or fully covered. Apart from preventing water from escaping, this may allow concealed termite entry into the external walls (this may already be the case). The termites may not be detected until they cause damage either to the inside of the structure or to the roof void timbers. You should obtain written details of any termite barrier that may have been installed to prevent the concealed entry point. If no such barrier has been installed or the expected life span of the barrier has passed or is about to pass, then you should arrange for the weep holes to be exposed or a termite barrier to be installed.*

### **Yes, covered subfloor vents**

*The subfloor vents have been partially covered by an exterior element, either soil or concrete slab This limits the airflow to the subfloor space not allowing it to dry which will see potential from pest attack*

### **SUB\_Q: WAS EVIDENCE OF BRIDGING OR BREACHING FOUND?**

### **Yes, there are concrete slabs against the external walls of the property**

*Concrete slabs/paths placed against the external walls and slabs of the structure increase the chances that pest / termites can enter the cavities of the building via concealed openings within the external walls and floor junctions. We recommend the lowering of these slabs/paths to 75 millimetres below the slab edge or the use of a chemical termiticide treatment as an alternative method if no treatments were made, or if the life expectancy of the treatment has expired or nearly expired.*

### **SUB\_Q: WAS EVIDENCE OF ANY OTHER CONDITION CONDUCIVE TO TIMBER PEST ATTACK FOUND?**

### **Yes, external cladding in contact with concrete/soil**

*External cladding is in contact with concrete/soil, this may allow or have allowed concealed termite entry and we recommend modifications be made so that the concrete/soil is not in contact with the cladding*

### **Yes, missing lineal / wall ant cappings**

*I suggest you consider having the lineal ant cappings installed ( retrospectively ) or have a pest contractor inspect and report on the subfloor conditions on a regular basis*

### **Yes, missing pier ant cappings**

*Ant capping is missing, we recommend you have this addressed via installing new ant cappings or by having the property regularly inspected and treated by a pest contractor*

### **SUB\_Q: IS THERE A PEST NOTIFICATION LABEL WITHIN THE ELECTRICAL METER BOX OR WITHIN THE KITCHEN CUPBOARD?**

### **No, I did not see a pest control sticker within the meter box or within the kitchen cupboards**

*I did not see a pest contractors sticker within the electrical meter box nor within the kitchen cupboard doors*

at the time of this inspection ( Confirming the property has been treated within the last 12 months ). Within the electrical meter box or within the kitchen cupboard doors are the building industry standard locations for a pest contractor to install their stickers confirming their work and the type of spray or treatment used on site.

\* The sticker confirms the last inspection date and type of treatment used. We recommend all properties be inspected regularly, the average life cycle of chemical spray system is less than 12 Months, we recommend all properties be assessed and reported on and a chemical treatment be applied every 6-9 months as a "Best Pest Prevention Plan" for this property. This is a defect and every property should be spray / treated every 6-9 months regardless of the type of building or structure or materials used within the building internally or externally. This defect could become a major issue if not addressed instantly. I strongly recommend this property be inspected within the roof void, Subfloor area, Gardens and all external elevations including boundary fences, Retaining walls, sheds garages etc. etc.

### Overall Defect Rating: MAJOR DEFECT

## Question 53. OBSTRUCTIONS WITHIN THIS PROPERTY AT THE TIME OF MY INSPECTION

### SUB\_Q: WHICH AREAS WERE 'NOT ABLE TO BE INSPECTED IN FULL?'

#### Roof void due to NO ACCESS

We could not gain access to the roof void and we therefore exclude the entire roof void from our assessment and this report

#### Subfloor areas due to NO ACCESS

We could not gain access to the subfloor area We therefore exclude the subfloor areas from our assessment and this report (Building & Pest)

## Question 54. RECOMMENDATIONS

### SUB\_Q: DO YOU RECOMMEND A SUBTERRANEAN TERMITE TREATMENT PROGRAM ?

Yes, I do recommend a subterranean termite treatment program

### SUB\_Q: DO YOU RECOMMEND FUTURE INSPECTIONS BE CARRIED OUT, IF SO AT WHAT INTERVALS ?

#### Yes, every 6 to 9 months

Pest inspections and treatments should be applied to properties between 9 and 12 months but as this property is not a new build and not 100% compliant, I suggest a more frequent inspection and treatment plan be implemented within this property to lower the risk of termite and pest infestation to this property

**SUB\_Q: DO YOU RECOMMEND THAT A SEPARATE, MORE INVASIVE INSPECTION BE CARRIED OUT PRIOR TO PURCHASING THE PROPERTY ?**

**Yes, I do recommend one, as not all aspects of the property were able to be inspected**

I strongly recommend a specialised pest contractor, inspect, report on and treat this property I recommend that you engage a specialised pest contractor that has a thermal camera of a commercial-grade quality which will be able to scan through the walls, ceilings and floors to detect any live and / or concealed termites Should you want our office to carry out such a report, we can send our specialist pest consultant to the property and he can x-ray / apply his thermal camera to the timber members and supply you further advice beyond this standard Building & Pest Report For our office to return and to apply a thermal camera assessment through the timber members our fee will be \$480 + GST and the findings will be integrated within this report once they arrive

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**Question 55. SUMMARY**

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**SUB\_Q: WERE ACTIVE SUBTERRANEAN TERMITES (LIVE SPECIMENS) FOUND ?**

**No, Read the Report in Full**

**SUB\_Q: WAS VISIBLE EVIDENCE OF SUBTERRANEAN TERMITE WORKINGS OR DAMAGE FOUND ?**

**No, Read the Report in Full**

**SUB\_Q: WAS VISIBLE EVIDENCE OF BORERS OF SEASONED TIMBER FOUND ?**

**No, read the report in full**

**SUB\_Q: WAS EVIDENCE OF DAMAGE CAUSED BY WOOD DECAY (ROT) FUNGI FOUND ?**

**Yes, read the report in full**

**SUB\_Q: ARE FURTHER INSPECTIONS RECOMMENDED ?**

**Yes, read the report in full**

**SUB\_Q: WERE ANY MAJOR ISSUES IDENTIFIED WITHIN THE PEST REPORT (STRUCTURAL ISSUES OR POSSIBLE PEST INFESTATION ISSUES) THAT SHOULD BE CONSIDERED BEFORE YOU BUY THIS PROPERTY ?**

**Yes, Major issues that should be considered before buying this home - Read the Report in Full**

**SUB\_Q: AT THE TIME OF THE INSPECTION, THE DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION WAS CONSIDERED TO BE:**

**High to Extremely High**

## Question 59. Incidence of MAJOR Defects compared to similar buildings

High / Many instances of major defects found within this property compared to similar properties in age and quality of build.

## Question 60. Incidence of MINOR Defects compared to similar buildings

High / Many minor defects found within this property on the day of my inspection.

## Question 61. Recommendations for further inspections

**Subfloor area**

**Roof void**

**Beneath suspended slabs and concrete edges**

**Internal cupboards / robes / linen cupboards / pantries /storage cupboards**

**Pest Inspection and site treatment covering the subfloor and roof voids + all external elevations of the property**

**Carpenter to inspect the subfloor area once access is provided**

**Carpenter to inspect the roof void once access is provided**

**Builder to carry out a flood test to confirm if the wet rooms are tanked meeting current building regulations**

**All Appliances**

**All Air Conditioner units and ducting**

**Gas / Electrical / Oil water heaters & fixtures**

**Plumber to check all Water supply, Sewer and stormwater lines, Gas supply and all the fixtures and fittings attached to the gas and water lines and all compliance matters of the plumbing and gas trades**

**Electrician to check all wiring and fixtures and fittings and compliance matters**

**Council or private certifier for compliance matters of the existing built form / structure and fitout**

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## Question 62. Overall condition and conclusions

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The property has a number of areas that need to be repaired once you move in or prior to your initial move in date

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## Question 63. Overall Condition

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**BELOW NORMAL STANDARDS - 5 out of 10**

## Credits

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