

5/10 YEAR MAINTENANCE PLAN

Inspection Date: 10/03/18

Property Address: 15-17 Point Walter Rd Bicton W.A 6157



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# About this report

## Report details

|  |  |
| --- | --- |
| Report on (address) (the **Property**): | 15-17 Point Walter Rd Bicton W.A |
| Client name (the **Client** or **you**): | Owners of strata plan 2818 |
| Client's phone number: | 0417955417 |
| Client's email address: | lain@kenworthyrealestate.com |
| Building inspector: | Joshua Briggs |
| Builder's registration number: | 101288 |
| Company name: | Master Building Inspectors |
| Company address and postcode | Po Box 6249 Swanbourne WA 6010 |
| Company email address | info@masterbuildinginspectors.com.au |

If you would like to discuss any aspect of this report please contact:

Joshua Briggs

0415 237 273

info@masterbuildinginspectors.com.au

## Special conditions or instructions

A report may be conditional on information provided by a person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

|  |  |
| --- | --- |
| **Special condition/instruction** | **Comments** |
| N/A |  |

## Important information to help you interpret this report

### Defined terms

This report uses the terms defined in Section IV. Where capitalised terms appear in this report you should give those terms the same meaning as set out in Section VI.

### Scope, exclusions and limitations

You should read Section V of this report in full. Section VII explains the scope of this report and the exclusions and limitations which apply to it. When reading this report you should interpret it in light of the exclusions and limitations set out in Section V.

If you have any doubt about the purpose, scope and acceptance criteria on which the report is based please discuss your concerns with the Building Consultant on receipt of the report.

### Recommendations in this report

You acknowledge that, unless stated otherwise, you should as a matter of urgency implement any recommendation or advice given in this report.

# Results of your property inspection

## Summary

This summary is not a substitute for the report, which you should read in full.

### Our view on the condition of the PropertIES

The maintenance schedule is attached below.

### Table of defects

The table below details the issues we identified during our inspection of the Property. Safety hazards and Major defects are identified in red.

|  |  |
| --- | --- |
| **Issue** | **Details** |
| Safety Hazard | N/A |
| Major Defect | N/A |
| Minor defect | Detected |

## General description of the Property

|  |  |
| --- | --- |
| Building type: | Residential |
| Main building floor construction: | Concrete |
| Number of storeys: | Single |
| Main building roof construction: | Timber/pitched, tiled |
| Main building wall construction: | Full masonry |
| Other timber building elements: | N/A |
| Occupancy status: | Occupied |
| Furnished or unfurnished: | Furnished |
| Strata or company titles: | Strata |
| Orientation: | N/A |
| Prevailing weather conditions at the time of inspection: | Fine |

## Accessibility

### Areas Inspected

The following areas were inspected: external walls, roof exterior, & common areas. As documented in your pre inspection agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed or access is provided.

The following areas were inaccessible: units 5, 8, 9, 10, 16, 18, 19 rear court yards.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The Client is strongly advised to make arrangements to access inaccessible areas.

### Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection: N/A.

The presence of obstructions increases the risk of undetected defects. The client should make arrangements to remove obstructions wherever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

### Undetected defect risk assessment

A risk rating to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of inspection.

The risk of undetected defects is: medium

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Please contact us for further advice.

# Significant items

| **Defect type** | **Details** | **Picture of defect (where available)** | |
| --- | --- | --- | --- |
| **Current Issues Requiring Repair** | | | |
| Deterioration was evident to the following external timbers:  \*Unit 4- rear pergola & entry barge board.  \*Unit 5 - bargeboard rot/twisting.  \*Unit 10 - entry barge board.  \*Unit 12 - rear pergola & carport barge board deteriorated (rear).  \*Unit 14 - entry barge board.  Wood rot which is technically known as Fungal Decay occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.  This could be the result of exposure to weathering in the long term.  A carpenter will be required to replace affected building materials. | | |  |
| **Defect 2** | | | |
| The unit 17 balustrading shows evidence of rusting and corrosion which is likely to have developed as a result of excessive exposure to moisture.  Surface rust provides no protection to the underlying iron, so the condition will continue to worsen unless addressed.  Rust formation can be controlled with coatings; such as paint that isolate the iron from the environment. | | |  |
| **Defect 3** | | | |
| The paint finish to a section of the unit 2 eaves was substandard.  Substandard paint finishes should be sanded back, filled, levelled and repainted as applicable.  A painting contractor could be appointed to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against deterioration.  Alternatively, the homeowner following manufacturer’s instructions may be able to provide this service. | | |  |
| **Defect 4** | | | |
| Damage was evident to a section of the front boundary brickwork (L/H/S).  Repair work is generally required when managing damage of this degree.  This may involve replacing a section of the brickwork. | | |  |
| **Defect 5** | | | |
| The following maintenance issues were also noted:  \*Unit 4 - Paint deteriorated front window.  \*Unit 7 - Paint deteriorated front window.  \*Units 2, 3, 4, 5 - Deterioration to window putty.  \*Concrete repairs required to units 17, 18 & 19 stairs as per XL Concrete Repairs quote.  \*Repairs to unit 5 concrete paving, as per XL Concrete Repairs quote.  \*Sealing to front porch steps x 9 units as per XL Concrete Repairs quote. | | |  |
| **Expected Maintenance Requirements** | | | |
| |  |  |  |  |  | | --- | --- | --- | --- | --- | | **Categories** | **Monthly** | **12 Months** | **5 Years** | **10 Years** | | Electrical Systems |  |  | Inspect 5 Yearly |  | | Roof items |  | Inspect yearly |  |  | | Drainage & Water Systems |  | Inspect yearly |  |  | | External Timberwork |  |  |  | Repaint every 10 years | | Fencing |  |  | Inspect 5 yearly |  | | Landscaping | Undertake monthly |  |  |  | | Pest Control |  | Inspect yearly |  |  | | External Brickwork - Mortar fretting |  |  | Inspect 5 yearly |  | | Driveway - Patching to cracks |  | Inspect yearly |  |  | | | | |

# Understanding this report- defintions

This Report uses the terms defined below. This means that where the capitalised terms below appear in the report you should give them the same meaning as set out below.

**Client** has the meaning given in Section I.A of this report.

**Conditions Conducive to Structural Damage** means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

**Building Consultant** means Master Building Inspectors Pty Limited ACN 601 308 936 represented by a person, who is qualified and experienced to undertake a building inspection in accordance with Australian Standard AS 4349-2007.

**Building & Site** means the inspection of the Property together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and storm water run-off within 30 m of the building, but within the Property boundaries.

In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

**Finishing Elements** means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

**Major Defect** means a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

**Minor Defect** means a defect other than a Major Defect.

**Primary Elements** means those parts of the Property providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, load bearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

**Property** has the meaning given in Section I.A of this report.

**Readily Accessible Areas** means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the Building Consultant’s unobstructed line of sight and within arm’s length.

**Secondary Elements** means those parts of the building not providing load bearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

**Serious Safety Hazard** means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

**Structure** means the load bearing part of the Property, comprising the Primary Elements.

**Structural Damage** means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs;

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s);

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements; or

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

**Tests** means where appropriate the carrying out of tests using the following procedures and instruments:

(a) *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the Building Consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed; and/or

(b) *Physical Tests* means the following physical actions undertaken by the Building Consultant: opening and shutting of doors, windows and drawers; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

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# Scope, limitations and exclusions

## SERVICE

As requested by the Client, the inspection carried out by the Building Consultant was a building Inspection Report. A pre- inspection agreement was issued for this service and forms part of the service agreement.

## PURPOSE

The purpose of this inspection is to provide advice to the Client regarding the condition of the Property at the time of inspection. No person other than the Client may rely on this report.

## SCOPE OF INSPECTION

The Building Consultant will carry out a visual assessment of the Property to identify major defects, urgent and serious safety hazards and to form an opinion regarding the general condition of the Property at the time of inspection. An estimate of the costs to rectification of defects is not required in an inspection report. The inspection is limited to Readily Accessible Areas of the Building and Site and is based on a visual examination of surface work (excluding furniture and stored items) and carrying out of Tests.

The client shall arrange right of entry, facilitate physical entry and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is not responsible for arranging entry to property or parts of the property, where reasonable access or entry is denied those areas are excluded from and do not form part of the inspection.

## ACCEPTANCE CRITERIA

The Property was compared with a Property that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability. Unless noted in Section I.B (Special Conditions or Instructions), the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Building Consultant about the readily observable state of the Property at the time of inspection. The Report therefore cannot and does not deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

## Limitations

The Client acknowledges that:

(a) the Building Consultant will conduct a visual inspection only;

(b) this report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified.

(c) this Report does not include the inspection and assessment of items or matters that do not fall within the Building Consultant’s direct expertise;

(d) the inspection only covered the Readily Accessible Areas of the Property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth;

(e) Australian Standard AS4349 -2007 recognises that a property inspection report is not a warranty against problems developing with the building in the future; and

(f) the Building Consultant is not liable for any reliance placed on this report by any third party.

## Exclusions

The Client acknowledges that this report does not cover or deal with:

(a) any individual Minor Defect;

(b) solving or providing costs for any rectification or repair work;

(c) the structural design or adequacy of any element of construction of the Property;

(d) detection of wood destroying insects such as termites and wood borers;

(e) the operation of fireplaces and chimneys;

(f) any services including building, engineering (electronic), fire and smoke detection or mechanical;

(g) lighting or energy efficiency;

(h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;

(i) any appliances such as dishwashers, incinerators, ovens, stoves and ducted vacuum systems;

(j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;

(k) a review of environmental or health or biological risks such as toxic mould;

(l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;

(m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; or

(n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

## Accessibility

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior: The consultant did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

NOTE. In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report, which is adequately specified.

Building Exterior, Roof Exterior and Site: the Building Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish, etc. Such items may be concealing defects, which may only be revealed when the items are moved or removed.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 400 mm by 500 mm access manhole.

Subfloor Space Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible sub Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. For further advice consult the person who carried out this report.

## Other Important points to note

Special attention should be given to this Section V of this report.

Unless stated otherwise in this Report, the Client as a matter of urgency should implement any recommendation or advice given in this Report. Importantly, Australian Standard AS4341-2007 Inspection of Buildings recognises that a standard property report is not a warranty against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the Property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems.

The absence of any dampness at the time of inspection does not necessarily mean the Property will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, where a shower recess has been water tested for a minimum of ten (10) minutes, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem, may require the monitoring of the building over a period of time.

Consideration should also be given to the inspection and assessment of: any individual Minor Defect;

(a) solving or providing costs for any rectification or repair work;

(b) the structural design or adequacy of any element of construction;

(c) the operation of fireplaces and chimneys

(d) any services including building, engineering (electronic), fire and smoke detection or mechanical;

(e) lighting or energy efficiency;

(f) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;

(g) any appliances such as dishwashers, incinerators, ovens, stoves and ducted vacuum systems;

(h) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;

(i) a review of environmental or health or biological risks such as toxic mould; and

(j) in the case of strata and company title properties, the inspection of common property areas or strata/company records. This additional information or advice may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.