

TOPNOTCH BUILDING INSPECTIONS

+61 417870087



colin@chtopnotch.com.au

<https://topnotchbuildinginspections.com.au/>



## PRACTICLE COMPLETION STAGE INSPECTION

1234 Main St. Preston Victoria 3072

Buyer Name

04/04/2021 9:00AM



Inspector

Colin Hamilton

*Colin Hamilton*

Registered Building Practitioner DB-U 17607

CDB-U 48813

+61 417870087

[colin@chtopnotch.com.au](mailto:colin@chtopnotch.com.au)



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

## TABLE OF CONTENTS

1: Inspection Details	9
2: Inspectors Comments	18
3: Grounds / Site	19
4: Exterior	30
5: Switchboard	51
6: Roof	53
7: Roof Space / Attic	61
8: Entry	66
9: Hallway (Ground Floor)	67
10: Master Bedroom	68
11: Master Ensuite	70
12: Bedroom 2	73
13: Bedroom 3	75
14: Bedroom 4	76
15: Kitchen	78
16: Family	81
17: Dining Room	82
18: Sitting Room	83
19: Leisure	84
20: Bathroom (Main)	85
21: Powder Room	90
22: Laundry	94

---

23: Garage	98
24: Hot Water System	101
25: Cooling	103
26: Heating	104
27: Environmental Concerns	105
28: TERMS AND CONDITIONS	106
Standard of Practice	114

---

### **The purpose of the inspection**

The purpose of the inspection is to provide advice to you (the client and/or your nominated party acting on your behalf), regarding the condition of the property at the date and time of inspection.

The inspection shall comprise 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.

An estimate of the cost of rectification of defects is not required in an inspection report.

In addition, we strongly recommend that upon receipt of your report, that you read carefully and heed all recommendations made by the Inspector. We also recommend you call the Inspector to clarify anything that you do not understand.

Please be aware that a *Building Report* is NOT a Timber Pest Report, Electrical Report, Plumbing Report, Pool Report, Cost Estimate Report, Compliance Certificate or a Guarantee against future problems from developing. The report does not include identification of unauthorised building works or works not in compliant with building regulations, local laws or bylaws.

### **Conditions of Inspection**

A report may be conditional on the following:

Information provided by the person, the employees or agents of the person requesting the report.

Apparent concealment of possible defects.

Prevailing weather conditions.

Furniture and stored belongings.

Any other factor limiting the preparation of the report.

### **Areas for inspection**

The inspection shall cover all accessible areas.

The client shall arrange right of entry, facilitate physical entry to the property 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 property. Areas where reasonable entry is denied to the inspector, or where reasonable access is not available, are excluded from, and do not form part of, the inspection.

### **Safe and reasonable access**

The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The

inspector shall also determine whether sufficient space is available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Reasonable access is described below in accordance with AS4349.1

The inspector shall inspect an elevated area only where— (a) it is at a height at which safe reasonable access is available, or where safe and reasonable access is otherwise available; or

(b) an unobstructed line of sight is present from safe use of a 3.6 m ladder and the building elements present are close enough to allow appraisal.

NOTE: 'Elevated area' includes the roof, roof space, crawl space, landing feature, and the like, generally elevated above the ground and not intended for normal use by occupants.

**Roof exterior:** accessible from a 3.6m ladder placed on the ground.

**Roof interior:** 400mm x 500mm access hole, 600mm x 600mm crawl space.

**Sub Floor:** 400mm x 500mm access hole with a 400mm x 500mm crawl space.

Reasonable access *does not* include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

Sub floor areas sprayed with chemicals should not be inspected unless it is safe to do so.

### **Access limitations may include**

Legal right of entry, denied entry, locked doors / gates, locked windows, locked cupboards, pets, security systems, furniture, rugs, stored items, duct work or other obstructions. Other limitations may include physical access such as but not limited to, thick vegetation, narrow areas that cannot be entered, tight roof and crawl spaces, inaccessible spaces, or adverse weather conditions. The report shall identify any area or item within the scope of an inspection that was not inspected and the factor that prevented inspection.

### **What is reported on**

The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

The following areas shall be inspected where applicable:

**The interior of the building:** ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; bedrooms, lounge, dampness problems.

**The exterior of the building:** walls (including lintels, cladding's, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades.

**The roof exterior:** roof (including tiles, slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; down-pipes; eaves, fascias and bargeboards.

**The roof space:** roof covering; roof framing; sarking; party walls; insulation.

**The sub-floor space:** timber floor (including supports, floor, ventilation, drainage,

damp); suspended concrete floors

**The property** within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (excluding swimming pool fencing and enclosures) ; surface water (drainage effectiveness)

# SUMMARY



MAINTENANCE ITEM /  
GENERAL ADVICE



MINOR DEFECT



MAJOR DEFECT / SAFETY  
HAZARD

- ⚠️ 3.1.1 Grounds / Site - Grading and Drainage: Incomplete
- ➖ 3.7.1 Grounds / Site - Electrical Meterbox: Poorly Installed
- ➖ 3.9.1 Grounds / Site - Gas Meter: Gas Pipe Protruding
- ⚠️ 4.2.1 Exterior - Foundation: Vapour Barrier and Damp Proof Location
- ⚠️ 4.3.1 Exterior - External Cladding: Brickwork Overhang
- ➖ 4.3.2 Exterior - External Cladding: Voids and Holes in Mortar
- ➖ 4.3.3 Exterior - External Cladding: Perpend Width
- ⚠️ 4.3.4 Exterior - External Cladding: Incomplete Brickwork
- ➖ 4.3.5 Exterior - External Cladding: Brickwork Not Level
- ➖ 4.4.1 Exterior - Eaves, Soffits & Fascia: Gap
- ➖ 4.4.2 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- ➖ 4.4.3 Exterior - Eaves, Soffits & Fascia: Poorly Installed
- 🔧 4.7.1 Exterior - Verandah: Bolts
- 🔧 4.7.2 Exterior - Verandah: Timber Posts (Alignment)
- ⚠️ 6.3.1 Roof - Gutters / Downpipes: GUTTER POORLY FIXED
- ➖ 6.3.2 Roof - Gutters / Downpipes: Downpipe Chips
- ⚠️ 6.4.1 Roof - Flashings: Loose/Separated
- ⚠️ 6.4.2 Roof - Flashings: Poor Install and non-compliant
- ➖ 6.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Fixing of Dektites
- ➖ 6.5.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Unsecured Pipe
- ⚠️ 7.1.1 Roof Space / Attic - Roof Structure: Binders
- ➖ 10.2.1 Master Bedroom - Windows: Binding
- ➖ 10.2.2 Master Bedroom - Windows: Missing Sill Flashing
- ➖ 11.2.1 Master Ensuite - Doors: Rough Edges
- ➖ 20.13.1 Bathroom (Main) - Mirror: Not Level
- ➖ 20.15.1 Bathroom (Main) - Bath: Not Centred as Drawn
- ➖ 21.1.1 Powder Room - Doors: Door Doesn't Latch
- 🔧 21.5.1 Powder Room - Toilet: Visible Packing Under Pan

- 
- ⌚ 22.3.1 Laundry - Doors: Door Gaps (Margins) Inconsistent
  - ⌚ 22.3.2 Laundry - Doors: Door Gaps (Large)
  - ⌚ 22.3.3 Laundry - Doors: Damage to Bottom Edge of Door
  - ⌚ 22.3.4 Laundry - Doors: Latch / Striker Installed Underflush
  - ⌚ 23.5.1 Garage - House / Garage Door: Weatherstrip/Seals Missing
  - ⌚ 23.6.1 Garage - Pedestrian Door: Weatherstrip/Seals Missing
  - ⌚ 23.11.1 Garage - Floor: Chip

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Client	<b>Weather Conditions</b> Fine & Dry	<b>Land Size</b> 1080 M2
<b>Building Type</b> House	<b>Direction House Faces</b> North	<b>Number of Storeys</b> Single Storey
<b>Number of Bedrooms</b> 4	<b>Number of Bathrooms</b> 1 Bathroom, Master Ensuite, Powder Room	<b>Construction Type</b> Brick Veneer, Weatherboard / Composite
<b>Roof Design</b> Hip & Valley <a href="#">Roof Designs</a>	<b>Roof Cladding</b> Metal (ColorBond)	<b>Footing Type</b> Waffle Pod Slab
<b>Utilities: Mains Water</b> Connected	<b>Utilities: Gas</b> Connected	<b>Utilities: Sewer</b> Connected
<b>Utilities: Smoke Detectors</b> Not Tested	<b>Water Tank</b> Not Installed	<b>Solar Hot Water System</b> Connected, Not Tested
<b>Areas Restricted To Inspection</b> Underground Stormwater Pipes, Underground Sewer Pipes, Agi-Drains, Sections Of Roof Space, Cathedral Ceiling	<b>Areas Not Inspected</b> Underground Stormwater Pipes, Agi-Drains, Underground Sewer Pipes	

## General Information: Overview of Inspection

### Inspection Process

The inspection shall comprise of a **visual appraisal** and limited assessment of serviceability.

**Topnotch Building Inspections** strives to perform all inspections in substantial compliance with the Australian Standards for Building Inspections. As such we inspect the readily, accessible, visually observable, systems and components within the home as described by the standards. Where systems or components as described in the Standard were not inspected, the reason(s), limitations of why the item was not inspected will be stated. The Practical Completion Inspection (PCI) is neither technically exhaustive nor quantitative.

There may be comments made in this report that exceed the required reporting of the Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when the inspector feels he has the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in the inspectors professional judgement, were not functioning properly, deficient, absent, unsafe or not completed in a professional and workmanlike manner. **All items in this report that are designated as a defect, deficient, not functioning properly, absent, unsafe, not completed in a professional and workmanlike manner; or, require repair, replacement, maintenance, or further evaluation should be investigated by the builder prior to settlement of the property.**

The Practical Completion Inspection (PCI) shall comprise of 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.

*Where an estimate of the cost of rectification of defects is included in the scope of the inspection, the estimation may be based on indicative cost data, quotations or opinion derived from the past experience of the inspector. It should be emphasized that the cost of work is ultimately dependent on what a contractor is prepared to do the work for.*

### Areas for inspection

- Grounds / Site
- Exterior
- Interior

The inspection shall cover all **accessible areas**.

The client shall arrange right of entry, facilitate physical entry to the property 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 the property or parts of the property.

Areas where reasonable entry is denied to the inspector, or where reasonable access is not available, **are excluded from**, and do not form part of, the inspection.

NOTE: Those areas may be the subject of an additional inspection and fee, following the provision of reasonable entry and access.

### Extent of reporting

A defect is described as a fault or deviation from the intended condition of a material, assembly or component.

Significant items to be reported are as follows:

(a) **Major** Defects.

A major defect is described as a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. Where a major defect has been observed, the inspector will advise to seek rectification by the builder which may involve further evaluation and advice by a qualified professional.

(b) **Minor** Defects.

A Minor defect is described as "A defect, other than a major defect".

(c) **Maintenance** Items / FYI

A Maintenance Item and similarly an FYI is generally for your information.

FYI's may include handy tips, additional information and websites or a professional opinion on an item that doesn't fall into the defects categories.

Safety Hazards or Concerns will be listed in the Major Defect (Red) or Minor Defect (Orange) categories depending on their perceived danger, but should always be addressed ASAP.

These categorisations are in my professional judgement and based on what I observed at the time of inspection. This categorisation should not be construed as to mean that items designated as "Minor defects" do not need repairs or

---

replacement. The recommendations in each comment is more important than its categorisation. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold. It is the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

## Acceptance criteria

The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and it's components. AND IT SHOULD NOT BE RELIED ON AS SUCH.**

## General Information: What is Glancing Light

### What is Glancing Light?

"Glancing light" is the term most commonly used to describe a critical lighting condition which exists when light hits a painted surface at an acute angle and casts shadows that highlight any surface irregularities.

Whilst glancing light is not a problem in itself, this critical lighting condition can accentuate any uneven variations in the plasterboard itself, especially the appearance of joints. It can highlight other surface irregularities, such as variations in sheen, texture or surface uniformity, that may still be present after walls and ceilings have been painted.

### Why?

When looking directly at a painted surface, the light has a tendency to scatter before it comes back to your eye, which can 'trick' the eye into seeing a very even surface. As the angle of viewing becomes more acute or critical, the amount of non-scattered light reflected back to the eye is increased and surface imperfections therefore become more visible.

Surfaces that are very smooth (non-textured) or glossy will reflect more light rather than scatter it. The more the light is reflected, the more visible the surface imperfections become.

### How does it occur?

When designing a building it is vital to fully consider the effects that both natural and artificial light can have and how light will impact (positively or negatively) painted surfaces throughout the whole day.

Glancing Light conditions are most commonly found in the following situations:

- Brightly lit rooms
- Windows directly adjacent to walls
- Windows at the end of long corridors
- Windows that span from floor to ceiling
- Unshaded ceiling lights
- Ceiling mounted fluorescent lights
- Wall lighting (especially upward facing)
- Downlights located close to walls
- Other design features that interfere with the way light is reflected or scattered
- New homes before blinds or curtains have been installed

Particular attention should be given to mornings and evenings when light from the sun casts elongated shadows across painted walls and ceilings which can magnify any surface variations present.

**Final Appearance:** The painted surface should exhibit uniform colour, sheen, opacity and film thickness along with freedom from painting defects such as brush or roller marks, spray pattern texture irregularities and other inconsistencies.

To avoid glancing light issues, it is recommended that visual inspections of finished surfaces be carried out in normal daylight conditions, between the hours of 10am and 2pm. No torches or artificial light to be used.

Also, the inspection of a particular surface should be carried out (as per the diagrams) at a distance of 1.5 to 1.8 metres and viewing angles should be 90° & 30°. Viewing at more acute angles or under strong illumination is not an endorsed method or standard therefore should not be imposed.

Differences in appearance will occur however where such differences are not clearly visible from a viewing distance of 1.5 to 1.8 meters, then the finish is considered "Acceptable" according to AS/NZS 2311 (2009).

### Solution

Positive design steps will need to be taken prior to painting, in order to minimize the adverse effects that critical lighting may have on painted surfaces. The selection and positioning of internal lighting plays a vital role. The installation of curtains, blinds and awnings should also be part of the solution.

Please note that blemishes and surface irregularities cannot always be hidden by paint.

Careful patching and filling will be necessary to eliminate all serious defects.

Minor but numerous irregularities in existing broadwall areas can be minimized by skim coating the entire affected surface with a specially designed plasterboard primer/surfacer type paint (spray applied), such as Dulux Professional® FastFinish™ Level 5 prepcoat, followed by detailed fine sanding prior to the application of the acrylic sealer/undercoat and decorative topcoats.

### Prevention

Client expectations can only be satisfied by carefully specifying both the level of finish and the level of decoration required on the ceilings and walls for each room of the building, at the design stage.

For best results on a new plasterboard surface, AS/NZS2311: "Guide to the Painting of Buildings" advocates that a sealer/undercoat followed by two coats of water based topcoat should be applied as a minimum.

Roller application, using the correct nap sleeve and application technique, will impart the desired soft texture to the surface that is necessary for effective light scattering conditions.

If spray application is employed, the final coat (including the prepcoat if not sanded) should be backrolled while the paint is wet, to again create a soft but uniform textured finish.

The selection of paint colour also needs to be considered carefully. Light colours will diffuse light much more effectively than dark colours and can thereby minimize the effects of glancing light.

The choice of paint sheen level can also have a direct and significant impact on the visual appearance of the painted surface, especially when glancing light conditions are present. A dead flat sheen level is recommended for ceilings and a matt or low sheen finish will provide best all round properties and visual appearance on broadwall surfaces.

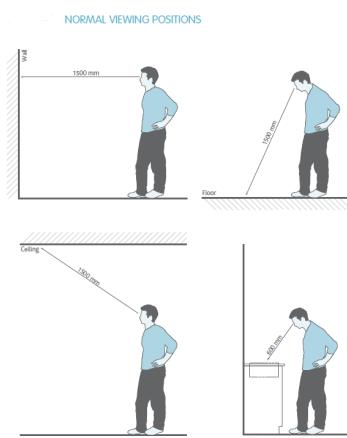
In situations where dark colours and/or higher sheen levels (satin, semi-gloss or gloss) are needed, it is recommended to specify and install a level 5 finish on plasterboard in accordance with AS/NZS2589 (2007), in order to avoid glancing light issues.

#### References

Further information on the installation, fixing and finishing of plasterboard can be found in the Australian Standard AS/NZS 2589 (2007) "Gypsum Linings – Application and Finishing" or by contacting the Association of Wall & Ceiling Industries (AWCI) AUS & NZ ([www.awci.org.au](http://www.awci.org.au))

Detailed information on the preparation and painting of plasterboard can be found in the Australian Standard AS/NZS 2311(2009) "The Painting of Buildings" Sections 2.4.5 and 3.12.

Detailed information on the preparation and painting of plasterboard can also be found in the Dulux Technical Advice Note – "Levels of finish for plasterboard and their decoration".



Slight variations in the colour and finish of materials do not always constitute a defect.

## General Inspection Limitations: Accessibility

### Limitations

Limitations that are reasonably expected to be present or that reasonably may occur shall be identified. An increased risk of unidentified defects exists in the presence of obstructions. The client should arrange for obstructions to be removed prior to the inspection.

Building defects may be concealed, either deliberately, or by obstructions which is a limitation and may prevent a full inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present.

The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection, as conditions can change. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including but not limited to: roof leaks, or water infiltration into sub-floor areas or basements. Refer to the Inspection agreement regarding the scope and limitations of this inspection.

## Obstructions - Defect Risk Assessment

Where the presence of an obstruction has limited the inspection, a risk rating will be provided to you, to help you understand the level of a defect risk associated with the obstruction. When the defect risk is rated as high, it is strongly suggested further inspection of the area is undertaken once the obstruction has been removed.

## General Inspection Limitations: Electrical

An Electrical Inspection is beyond the scope of a Practical Completion Inspection.

Any comments or defects found and stated in this report are made for you as a courtesy only.

Electrical items will only be operated via normal operations such as an on/off switch to evaluate operation of device.

You are advised to contact a Licensed Electrician should you require an electrical inspection or further information.

## General Inspection Limitations: Items Not Inspected

**ITEMS NOT INSPECTED** - There are items that are not inspected in a Practicle Completion Inspection such as, but not limited to; electrical installation or safety, pools and spas, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground water tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. The inspector does not have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move or remove obstructions, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

The compliance or non-compliance with codes, regulations, requirements or restrictions may be made by the inspector if the inspector has the knowledge or experience to do so.

Lastly the inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mould, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated timbers, mercury, carbon monoxide or the like.

## Thermal Imaging Information

**THERMAL IMAGING:** An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me schedule this service.

## Client Present at End of Inspection

Yes

We invite the client to attend their home inspection. Following the home inspector is advantageous for a prospective buyer as it enables the client to ask questions during the home inspection and it enables the client to learn what the home inspector desired to teach the client about the house.

## Notices to Third Parties

**Notice to Third Parties:** This report is the property of Topnotch Building Inspections and is **Copyrighted as of 2020**. The Client(s) named herein have been named as licensee(s) of this document. This document is non-transferable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare a repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorised recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

## Inspection Categories: Inspection Categories

### **Explanation of Ratings (How to Read Report)**

This report divides deficiencies into three categories; **Major Defects (in red)**, **Minor Defects (in orange)**, and **Maintenance Items / FYI (coloured in blue)**. Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger but should always be addressed ASAP.

I = **Inspected and Serviceable**. The inspector has viewed the subject area, system or component and no major defect, minor defect or repair recommendations were found. Unless otherwise noted, the system or component was found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary, but whenever possible additional information about materials used in the construction and how to care for or maintain the home are included.

D = **Minor Defect**. A defect other than a major defect. A fault or deviation from the intended performance of a building element or system.

M = **Major Defect**. A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. A fault or deviation from the intended structural performance of a building element.

F = **General Advice / Maintenance / FYI**. The inspector may choose to comment on the item, system or component where it doesn't fall into the above categories with General Advice and further information for the clients knowledge.

U = **Unable to inspect due to access**. An area, system or component where there is unsafe, insufficient or unreasonable access.

NA = **Not Applicable**. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

### **GENERAL ADVICE / MAINTENANCE ITEMS / FYI**

General advice, maintenance items, FYI items, or recommended upgrades will fall into this category. Some of these concerns may lead to Prioritised Observations or Immediate Concerns if left neglected for extended periods of time.

### **MINOR DEFECT**

A Minor defect is described as "A defect, other than a major defect". A functional component or system that is not operating as intended or defective.

### **MAJOR DEFECT / SAFETY HAZARD**

A Major Defect is one of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact or deterioration of the home, or unreasonable risk (unsafe) to people or property are also considered to be a Major Defect.

These categorisations are in my professional judgement and based on what I observed at the time of inspection. This categorisation should not be construed as to mean that items designated as "Minor Defects" or "Maintenance Items" do not need repairs or replacement. The recommendations in each comment is more important than its categorisation. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold. Once again, it is the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

## Limitations

### Property Information

### **PARTLY UNDER CONSTRUCTION**

Portions of the home are still under construction or have not been completed, these areas will be noted in the report as not complete. The Inspector will visibly inspect the components or items installed, yet cannot inspect incomplete items or components such unfinished plumbing or electrical installations.

---

Property Information

**HEATING / COOLING UNITS NOT INSTALLED OR COMPLETED**

The heating / cooling unit(s) were not installed or completed at the time of the inspection.

This was a limitation to the inspection.

---

Property Information

**HOT WATER SERVICE NOT INSTALLED**

The hot water service was not installed at the time of the inspection.

I was not able to assess the water pressure or temperature at the outlets.

This was a limitation to my inspection.

## 2: INSPECTORS COMMENTS

			I	F	D	M	U	N/A
I = Inspected - Serviceable	F = Maintenance / FYI	D = Minor Defect	M = Major Defect	U = Unable to Inspect due to Access	N/A = Not Applicable			

### Information

#### Inspectors Comments

I have attended the property to undertake a Handover Inspection with the Owner and the builder, however the builder was not in attendance.

The body of this report outlines defects or other items that are required to be attended to prior to completion.

Please read the full report for all recommendations and feel free to contact me to discuss further should you require. Furthermore, I note that the appliances were not installed at the time of my inspection and therefore I was unable to determine if they could function as intended. This was a limitation to my inspection and I suggest a re-inspection when the builder has attended to the items and defects noted in this report.

Thank you for trusting me to undertake your inspection.

Kind Regards  
Colin Hamilton



Topnotch Building Inspections

### 3: GROUNDS / SITE

		I	F	D	M	U	N/A
3.1	Grading and Drainage				X		
3.2	Driveway						X
3.3	Paths and Walkways						X
3.4	Steps						X
3.5	Vegetation / Trees			X			
3.6	Retaining Walls						X
3.7	Electrical Meterbox				X		
3.8	Water Meter		X				
3.9	Gas Meter						X

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

#### Information

##### Driveway: Condition

Not Installed



##### Retaining Walls: Photographs

Retaining wall photographs



Soils Battered

##### Paths and Walkways: Path and Walkway Materials

Soil

##### Paths and Walkways: Condition

Not Installed

##### Electrical Meterbox: Location

Front, North

**Water Meter: Location**

Front

**Gas Meter: Gas Meter Location**

External, North, Front

**Areas to be Inspected**

Inspection of the Site is a visual inspection only.

Inspections typically include: Car accommodation, detached laundry, garden sheds, driveway and walkways, steps, surface drainage, fencing, potential tree problems, and retaining wall conditions that may affect the structure.

Note: The General Inspection does not include inspection of landscaping, landscape irrigation and drainage systems, ponds, fountains, decorative items, well & septic systems, or swimming pools/spas and associated filtration and similar equipment, health hazards such as but not limited to allergies, soil conditions or toxicity, lead content, asbestos, urea formaldehyde, timber pest activity, mechanical or electrical equipment such as gates and inclinators, rubbish, stored items and environmental matters such as BASIX, water tanks, and BCA Environmental Provisions.

Comment on any nearby water courses is not within the scope of our inspection. The owner/occupant or local municipality may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

## Grading and Drainage: GRADING AND DRAINAGE

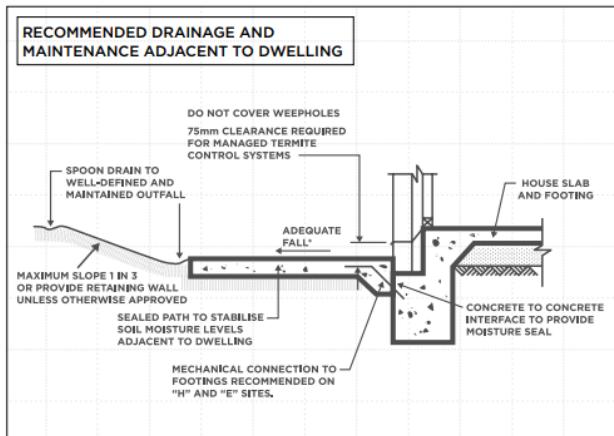
Typically, a well-draining property slopes gently and gradually away from the house.

Surface water should be directed and carried away from the foundations of a dwelling / structure.

Grading and drainage is a common problem facing many homeowners. It's particularly important to ensure your property is adequately drained of surface water to prevent damage to your dwelling, landscaping and plants. A poorly drained property is a haven for mosquitoes and other pests including termites which can wreck havoc on your house and go undetected for some time.

If in doubt, consult an engineer for further advice.

See here for DIY ideas of how to [Install Drainage in The Garden](#)



## Grading and Drainage: DESIGN FOR SITE CONDITIONS

Design for site conditions, location of retaining walls, paths, swimming pools, future structures or proposed extensions etc. should all be considered when preparing the site for correct surface water flow.

If the ground slopes towards the house, paths with spoon drains should be provided.

It is also important to place drains uphill of the footings so as to direct water around the house and away from the footings.

A stormwater and roof water drainage management plan should be considered and take into account water flowing from adjoining properties.

Seek the advice of an engineer and professional landscape designer or landscaper for more information.

[See here for more information](#)

## Grading and Drainage: MAINTAINING YOUR HOME

When carrying out work around your home and garden, you need to make sure you don't change the moisture conditions of the foundation. It is also important that the foundation that supports the edges of your footing is not exposed to excess moisture, such as water ponding against footings or walls.

Below are some useful tips to help you protect your home from damage caused by excessive movement of the footings.

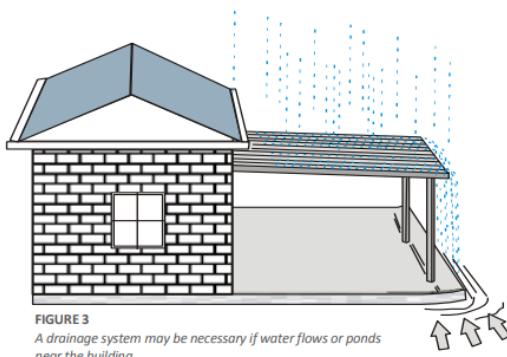
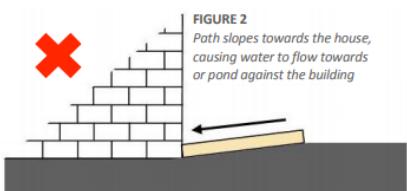
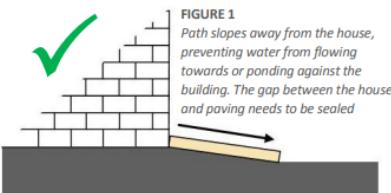
### DON'T

- **Prevent water flowing towards your home's foundations** by sloping the soil, paths and garden beds away from the building (Figure1). As a rule, the more reactive the soil, the steeper the slope needs to be.
- If it is not possible for the surfaces surrounding your home to drain away from the building, you will need to **install garden drainage systems** or drains against your external walls to remove excess moisture to your storm water system. You should seek professional advice about any drainage work.
- Ensure you **properly maintain** any drainage installed by your builder.
- Make sure the roof of any garden shed adjacent to your home has **gutters draining to your storm water system**.
- Ensure there is a minimum slope of 70mm for the first metre away from the house in very reactive soils.

### DON'T

- Install sheds or outdoor roofed areas **without connecting** the roof drainage to storm water systems.
- Lay paving around the building **without sufficient slope away from the building** (Figure2). In large paved areas a drain and storm water collection pit may be necessary.
- Run machinery over shallow drainpipes. This may **break or squash the pipes**, which can cause leaks and subsequent movement of the foundation.
- **Excavate close to building footings**, where possible. If you do need to carry out excavations next to your house, make sure you **don't excavate deeper than the base of the footing**. You should ensure you don't undermine the footing.
- Place garden beds alongside the house, where possible. If garden beds must be next to the house, make sure not to over water them. Footings constructed in reactive soil during dry conditions may experience damage if the perimeter of the house is watered unevenly or excessively.

[More information can be found here.](#)



## Driveway: Driveway Materials

### Gravel / Dirt

Driveways should not allow or facilitate the ingress of water under a dwelling, or allow water to pool, or collect at the dwellings foundations. Driveways should fall away from the dwelling allowing water to freely shed away and preferably be collected and drained into the storm water system.

## Driveway: Trees

Trees and shrubs, particularly large trees are a common cause for cracking, lifting and movement in driveways.

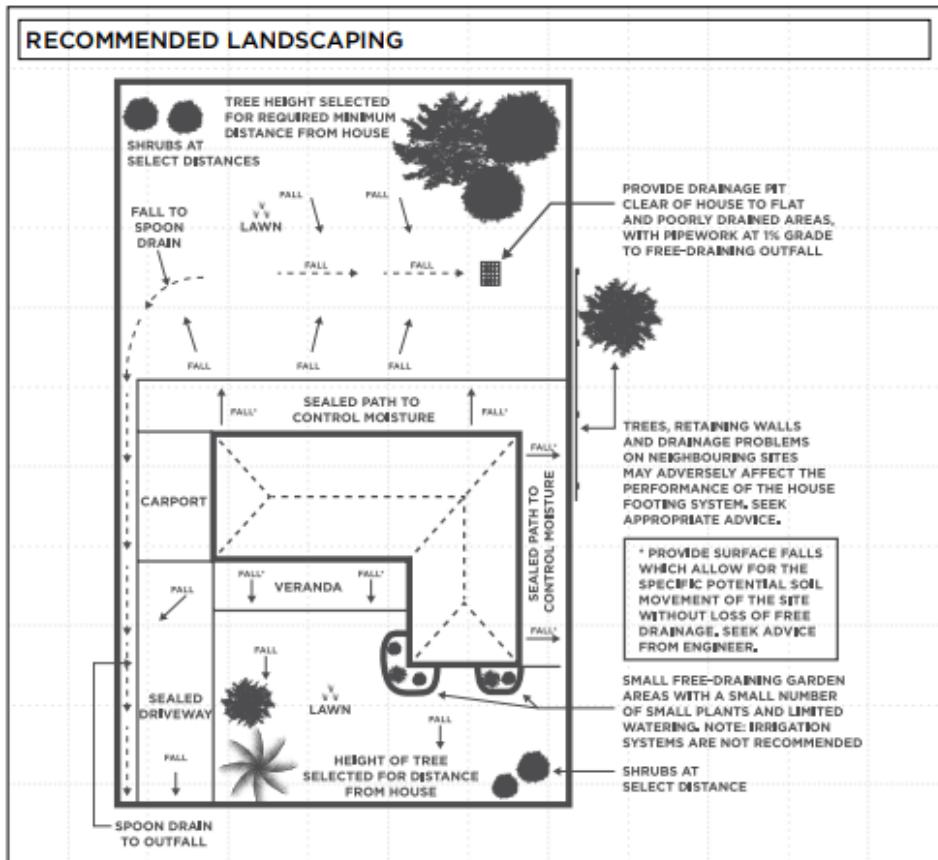
Careful consideration should be given when planting trees or shrubs around a driveway or any rigid structure for that matter.

Note: Driveways should fall away from the house to prevent water entering beneath the dwelling or affecting the foundations. The use of spoon drains or channel drains can help to carry surface water away from the dwelling.

## Paths and Walkways: Paths and Walkways

Paths should be laid hard against brickwork or footings with a fall away from the house to a stormwater discharge point. Avoid placing large expanses of concrete on one side of the house and heavily watered garden beds on the other. The water saturated clay in the gardens will expand and swell while the soil under the concrete may not move. Structural damage can result from this unco-ordinated movement. Concrete pavements should be constructed in a way that will not impede surface water flowing away from the building or cause water to pond adjacent to the footings causing clay foundations to swell. On "H" & "E" site classifications, particular detail is required to prevent pavement from moving away from the building. Movement in paths could cause stress on pipes and inspection openings and/or breakages in pipes. Resulting leakages may cause movement and damage as a result of clay soils under the house swelling.

**Remember do not cover weep holes or sub-floor ventilation**



## Paths and Walkways: Trees

Trees and shrubs, particularly large trees are a common cause for cracking, lifting and movement in path and walkways.

Careful consideration should be given when planting trees or shrubs around a path or walkway or any rigid structure for that matter.

Note: Paths and walkways should fall away from the house to prevent water entering beneath the dwelling or affecting the foundations. The use of spoon drains or channel drains can help to carry surface water away from the dwelling.

**Steps: Steps / Stairs Materials and Location**

Not Applicable

I inspected the stairs, steps, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 190mm (7 1/2 inches) and a minimum riser of 115mm (4 1/4 inches). Tread widths must be a minimum of 240mm (10 inches) and a maximum 335mm (13 1/5 inches). Handrails are required where a height difference in levels is greater than 1000mm (39 1/3 Inches). Handrails must be 1000mm high and balusters must be spaced so that no 125mm (5 inches) sphere will pass through. Handrails on stairways, steps or ramps must be a minimum of 865mm (34 inches) high to 1000mm high at the landing. Balusters should not facilitate climbing.

[See here for more information](#)

**Vegetation / Trees: Vegetation / Trees**

No Vegetation

I inspected the vegetation where they may adversely affect the pathways, driveways, drainage, structure and roofing components of the dwelling.

**Retaining Walls: Retaining Walls**

No Installed, Soil Battered

Retaining walls less than 700mm in height are not deemed to be structural and are not required as per the scope of the inspection. I do however inspect retaining walls under 700mm high where they may adversely affect the dwelling and make comments on my findings. Retaining walls over 700mm high are inspected regardless of their location on the property.

Informational: In today's standard practices, it is preferable that all retaining walls are made of such as to not facilitate or encourage termites or other wood destroying insects by using such materials as termite treated timber, steel, stone, concrete or rocks.

## Limitations

Grading and Drainage

**INSPECTION WAS RESTRICTED**

Construction

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

Driveway

**INSPECTION LIMITED/PREVENTED BY**

Not Installed

The inspection of the driveway was restricted, and the visual-only inspection was limited.

Paths and Walkways

**INSPECTION LIMITED/PREVENTED BY**

Not Installed

The inspection of the paths and walkways was restricted, and the visual-only inspection was limited.

Gas Meter

**GAS NOT ON**

Gas was turned off at the meter.

I do not know why the gas was off at the meter and as such the gas was not turned on for the inspection. I was not able to run any gas appliances and this was a limitation to my inspection.

When the gas is available, I recommend to check all gas appliances for correct function prior to final handover.

## Defects

### 3.1.1 Grading and Drainage

#### **INCOMPLETE**



The site grading and drainage was under construction and not complete at the time of the inspection.

Whether the grading and drainage is part of the building contract or not, it is imperative to the performance of the structure that site grading and drainage is undertaken at the earliest possible time to prevent a build up of moisture at the structures foundations.

#### **As a general rule:**

Surface water must be diverted away from Class 1 buildings as follows:

Slab-on-ground — finished ground level adjacent to buildings:

the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (see Figure 3.1.3.2)—

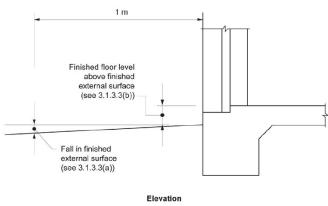
- (i) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
- (ii) 50 mm over the first 1 m from the building in any other case.

- Slab-on-ground — finished slab heights:

the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.1.3.2)—

- (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
- (ii) 50 mm above impermeable (paved or concreted areas) that slope away from the building in accordance with(a); or
- (iii) 150 mm in any other case.

Figure 3.1.3.2 Site surface drainage



I recommend providing adequate grading and drainage as soon as practicable.



3.7.1 Electrical Meterbox  
**POORLY INSTALLED**

MINOR DEFECT

The Electrical Meter Box has been poorly installed.

It has been installed out of level and plumb, with a large gap at the head of the box and it has not been installed in a professional and workmanlike manner.

I recommend installing the meter box in a professional and workmanlike manner ensuring it is both plumb and level and installed into the brickwork without gaps.

Recommendation

Contact your builder.





Brickwork not level

### 3.9.1 Gas Meter

#### **GAS PIPE PROTRUDING**

- MINOR DEFECT

The gas line into the dwelling is unprotected and protruding from the brickwork.

This is a safety hazard.

I recommend installing the gas line closer to the dwelling and protecting the line from being damaged with an appropriate conduit or cover.

Recommendation

Contact your builder.



## 4: EXTERIOR

		I	F	D	M	U	N/A
4.1	General						
4.2	Foundation	X		X			
4.3	External Cladding			X	X		
4.4	Eaves, Soffits & Fascia			X			
4.5	Exterior Doors	X					
4.6	Porches			X			
4.7	Verandah		X				
4.8	Vegetation and Retaining Walls						X

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

**Foundation: Foundation Type and External Cladding: CLADDING Material**

Waffle Pod	Brick Veneer, Weatherboard (Cement Sheet)
------------	---

**Exterior Doors: REAR ENTRY DOOR**

Sliding, Aluminium Framed

**Exterior Doors: LAUNDRY DOOR**

Sliding, Aluminium, With Sidelight

**Exterior Doors: GARAGE / HOUSE DOOR**

Single Door, Hinged, Hollow Core

**Porches: Material**

Under Eaves

**Exterior Doors: FRONT ENTRY DOOR**

Single Door, Solid Door, Hinged, Timber

**Exterior Doors: GARAGE PASSENGER DOOR**

Single Door, Hinged, Hollow Core

**Verandah: Material**

Under Roofline

**General: Inspection Method**

Inspection of the exterior is a visual inspection only.

Inspections typically include: exterior wall cladding, window and door exteriors, balconies, decks, balustrades and stairs.

Note: The General Inspection does not include inspection of footings below the ground, concealed damp-proof course, concealed plumbing, timber pest activity, health hazards such as soil toxicity, lead content, presence of asbestos urea formaldehyde or the like, soil conditions, landscaping, rubbish, concealed framing members, stored items or environmental matters.

Environmental issues are outside the scope of an inspection. This includes issues such as mould, lead-based paint, ground contaminants, asbestos, meth, rot, pests, and wood-destroying organisms.

The inspection is not intended to include rigorous assessment of all building elements in a property.

**General: Homeowners Responsibility**

The exterior of a home is slowly deteriorating and ageing. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weather tightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downpipes and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbours. The ground around your house should slope away from all sides. Downpipes, surface gutters and drains should be directing water away from the foundation.

## General: Trees and Shrubs

The roots of trees and shrubs can affect footings by removing moisture from clay soils immediately underneath the building causing subsidence as the clays shrink.

In its search for water, a tree root system can spread a lateral distance equal to the height of the tree or greater. If in rows or grouped with other trees the roots may spread up to twice the height of the tree. Care should be taken when selecting trees and, as a guide, the trees listed should not be planted within the distance of their mature height from the house depending on the site classification and whether they are to be planted in a line or in a group.

### Height of Tree(h)

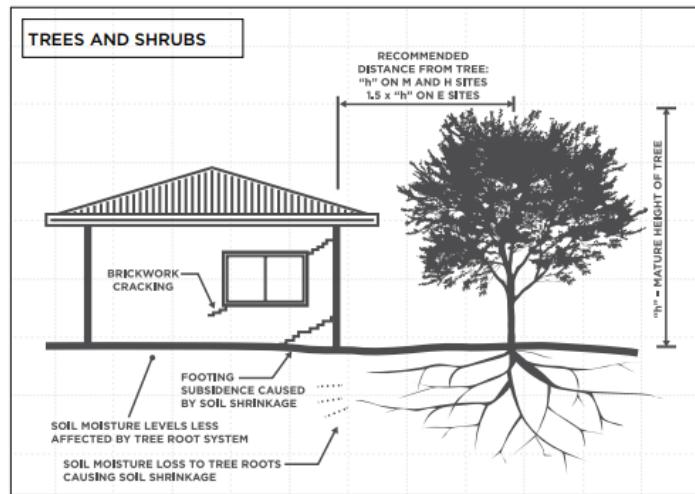
#### Distance from house (d)

$d = 1h$  for class H and M sites.

$d = 1.5h$  for class E sites.

$d = 2h$  for rows or groups of trees.

10 to 20 metres	20 to 30 metres	30 to 60 metres
Acacias	But-But	Blue Gum
Ash	Cedars	Cypress
Athel Tree	English Oak	English Elm
Candlebark	Lemon Gum	Figs
Manna Gum	Palms	Karri
Pepper tree	Planes	Pines
Willows	Sheoaks	Poplars
Yate	Silky Oak	River Gum
Yellow Gum	Spotted Gum	Sugar
	Casuarina	



## General: Rising Damp

### What is Rising Damp

Rising damp is ground moisture containing salts rising up a masonry wall.

### Why Does Rising Damp Occur

Ground moisture will rise up any permeable masonry wall by capillary action. Capillary rise is a natural phenomenon which can only be stopped by the introduction of an impermeable horizontal barrier at the base of the wall. This barrier is commonly called a damp-course.

[More Information can be found here.](#)

## External Cladding: CRACKING DEFECTS INFORMATION

### Determining defect

Cracking in a building element may constitute a defect in a variety of ways. In many cases a particular cracking occurrence may result in more than one type of defect. For example, a particular crack might at the same time be a structural defect (**Major** Defect), a serviceability defect (**Minor** Defect) and an appearance defect (**Maintenance** Item). I, the inspector will determine whether the cracking constitutes a major or minor defect, based on the expected impact of the cracking.

### MAINTENANCE FYI ITEM

Cracking of a building element is an *appearance defect* (maintenance / FYI Item) where in the opinion of the inspector the only present or expected consequence of the cracking is that the appearance of the element is blemished.

### Minor Defect

Cracking of a building element is a serviceability defect (minor defect) where in the opinion of the inspector the present or expected consequence of the cracking is that the function of the building element is impaired.

Examples of serviceability defects resulting from cracking are as follows:

- (a) Windows or doors not opening and closing properly.
- (b) Minor water leakage occurring through a building element, which otherwise should not allow water entry.

### Major Defect

Cracking of a building element is a structural defect (major defect) where in the opinion of the inspector the present or expected consequence of the cracking is that the structural performance of the building element is impaired, or where the cracking is the result of the structural behaviour of the building.

The criteria for determining whether cracking is a structural defect are not solely related to crack width. Cracks 0.1 mm wide may be a structural defect while cracks 5.0 mm wide may not be structural defects. Cracking in a structural element does not necessarily indicate a structural defect.

## CATEGORISATION OF DAMAGE TO WALLS CAUSED BY MOVEMENT OF SLABS AND FOOTINGS AND OTHER CAUSES

Description of typical damage and required repair	Width limit	Damage category
Hairline Cracks	$\leq 0.1\text{mm}$	0
Fine Cracks	$\leq 1.0\text{mm}$	1
Cracks noticeable but easily filled. Doors and windows stick slightly	$\leq 5.0\text{mm}$	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick, service pipes can fracture. Weather tightness is often impaired.	$>5.0\text{mm}, \leq 15.0\text{mm}$ (or a number of cracks 3.0m m or more in one group)	3
Extensive repair work involving breaking out and replacing sections of walls, especially over	$>15.0\text{mm}, \leq 25\text{mm}$ but also depends on number of cracks	4

er and around doors and windows. Door and window frames distort, walls lean or bulge noticeably, some loss of bearing of beams or lintels. Service pipes disrupted

#### NOTE

1. Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50 per cent for each damage category.
- 2 Crack width is the main factor by which damage to walls is categorised. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
- 3 In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.

### External Cladding: WALLS AND CLADDING INFORMATION

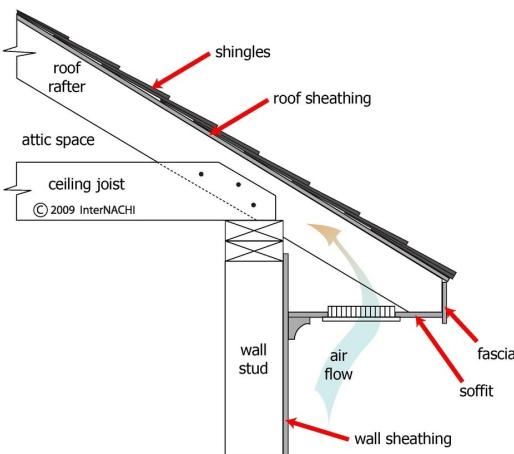
The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc.  
No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

### Eaves, Soffits & Fascia: Material

Metal Fascia, Cement Sheet Eaves

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.

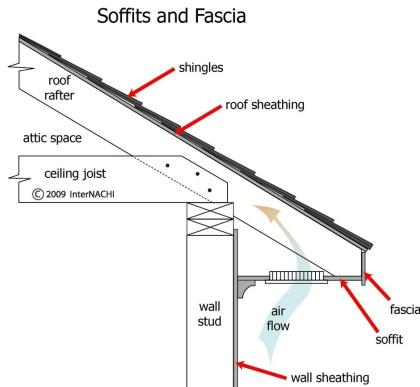
Soffits and Fascia



## Eaves, Soffits & Fascia: Eaves, Soffit and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.

For more information on Eaves see [build.com.au](http://build.com.au)



## Exterior Doors: EXTERNAL DOOR LOCK INFORMATION

External door locks (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

## Porches: Appurtenance

Front Porch, Covered Porch

The porch is the first thing that greets you when you come home at the end of the day or are visiting family and friends. It's what frames the door and could be flat to the ground or slightly raised, with several steps. Concisely, it's a covered shelter, which is projected directly out from your home.

## Verandah: Rear Verandah

Verandah, Back

A Verandah (or Veranda) is a roofed platform along the outside of a house. Verandah's may wrap around your home and are found on the ground level. They may be slightly raised and can be made from any material, most commonly the same material as your home. The key variable here is that a verandah must be covered.

## Defects

### 4.2.1 Foundation

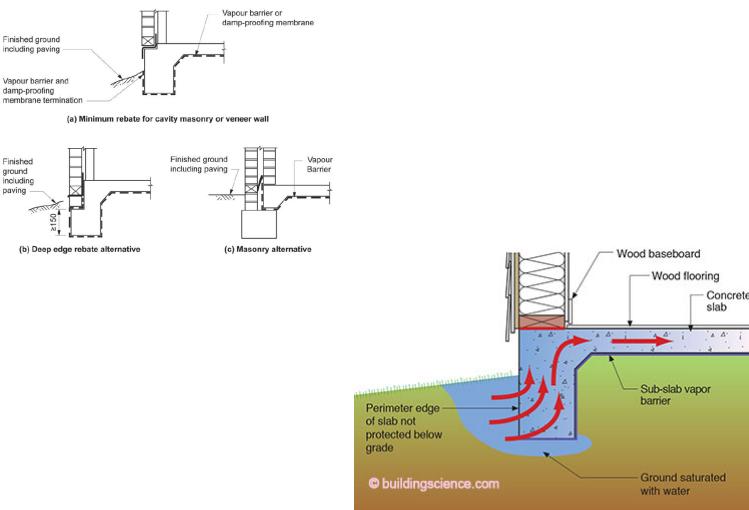
### VAPOUR BARRIER AND DAMP PROOF LOCATION



MAJOR DEFECT / SAFETY HAZARD

Although the dwelling is not complete and still under construction, as per NCC2019 Vol 2 (Amd 1), Vapour barriers must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and extends under edge beams to finish at ground level in accordance with Figure 3.2.2.3.

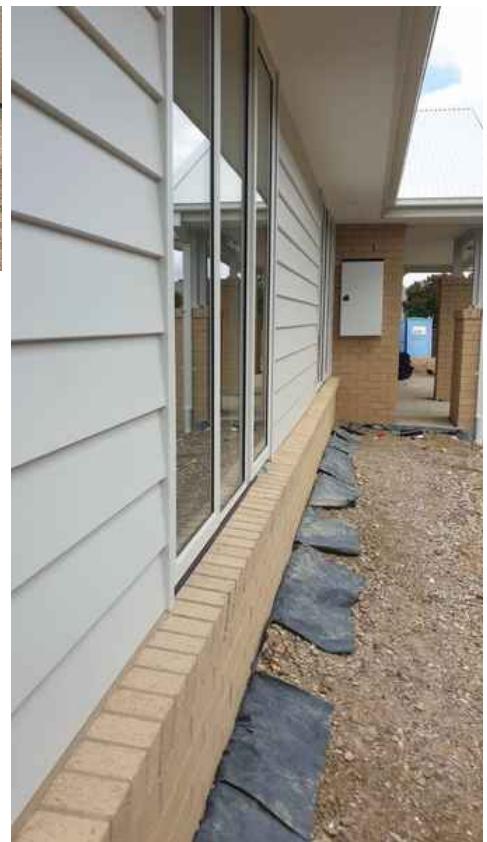
Figure 3.2.2.3 Acceptable vapour barrier and damp-proofing membrane location



When the external finishes are installed, I recommend ensuring the vapour barrier is terminated in strict compliance with this requirement to prevent moisture wicking into to slab.

Recommendation

Contact your builder.





#### 4.3.1 External Cladding

### **BRICKWORK OVERHANG**



MAJOR DEFECT / SAFETY HAZARD

Areas of brickwork were observed to be overhanging the concrete slab rebate by more than the maximum allowable 15mm.

#### NCC2019 Vol 2 (Amd 1)

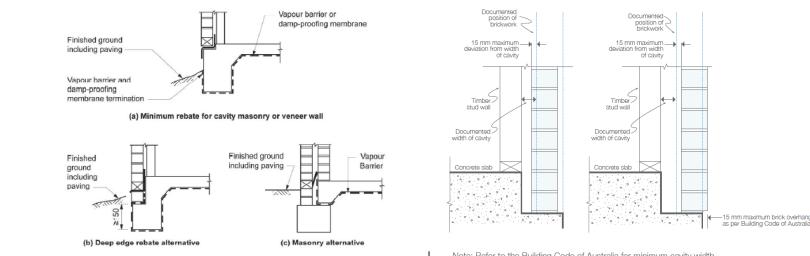
##### **3.2.2.7 Edge rebates**

*Edge rebates for slab-on-ground, stiffened raft or waffle raft with masonry cavity or veneer construction must comply with the following:*

- (a) *The rebate must not be less than 20 mm, except as provided for in (d).*
- (b) *Exterior masonry must not overhang more than 15 mm past the edge of the slab.*
- (c) *The edge rebate must be flashed and drained in accordance with Part 3.3.4 and where it cannot be flashed it must be filled with mortar.*
- (d) *Edge rebates are not required for single leaf masonry.*

Figure 3.2.2.3 Acceptable vapour barrier and damp-proofing membrane location

DIAGRAMS FOR TABLE 3.04 TOLERANCES IN MASONRY CONSTRUCTION

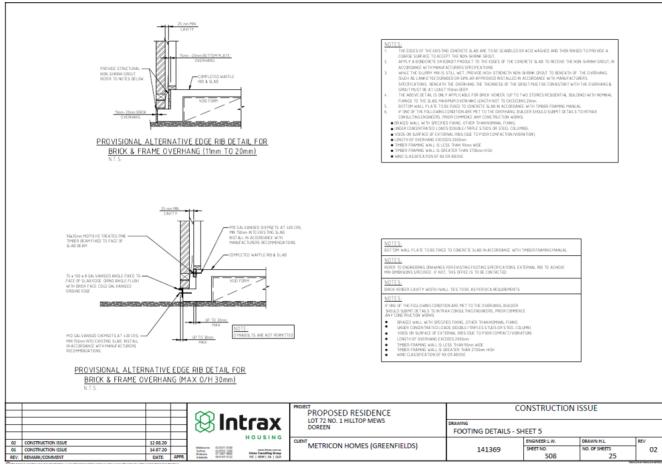


I recommend supporting the brickwork as required by the project engineer.

See diagrams below.

Recommendation

Contact a qualified professional.



Rear Pergola



Rear Pergola



Rear Pergola

#### 4.3.2 External Cladding

### VOIDS AND HOLES IN MORTAR

Voids and or holes were observed in the masonry mortar.

#### The Guide to Standards and Tolerances - 2015

##### **3.09 Voids and holes in masonry**

*Mortar is defective if it is not in accordance with the requirements of the Building Code of Australia or the contract specifications.*

I recommend repairing all mortar defects with mortar to match existing.

Recommendation

Contact your builder.

- MINOR DEFECT

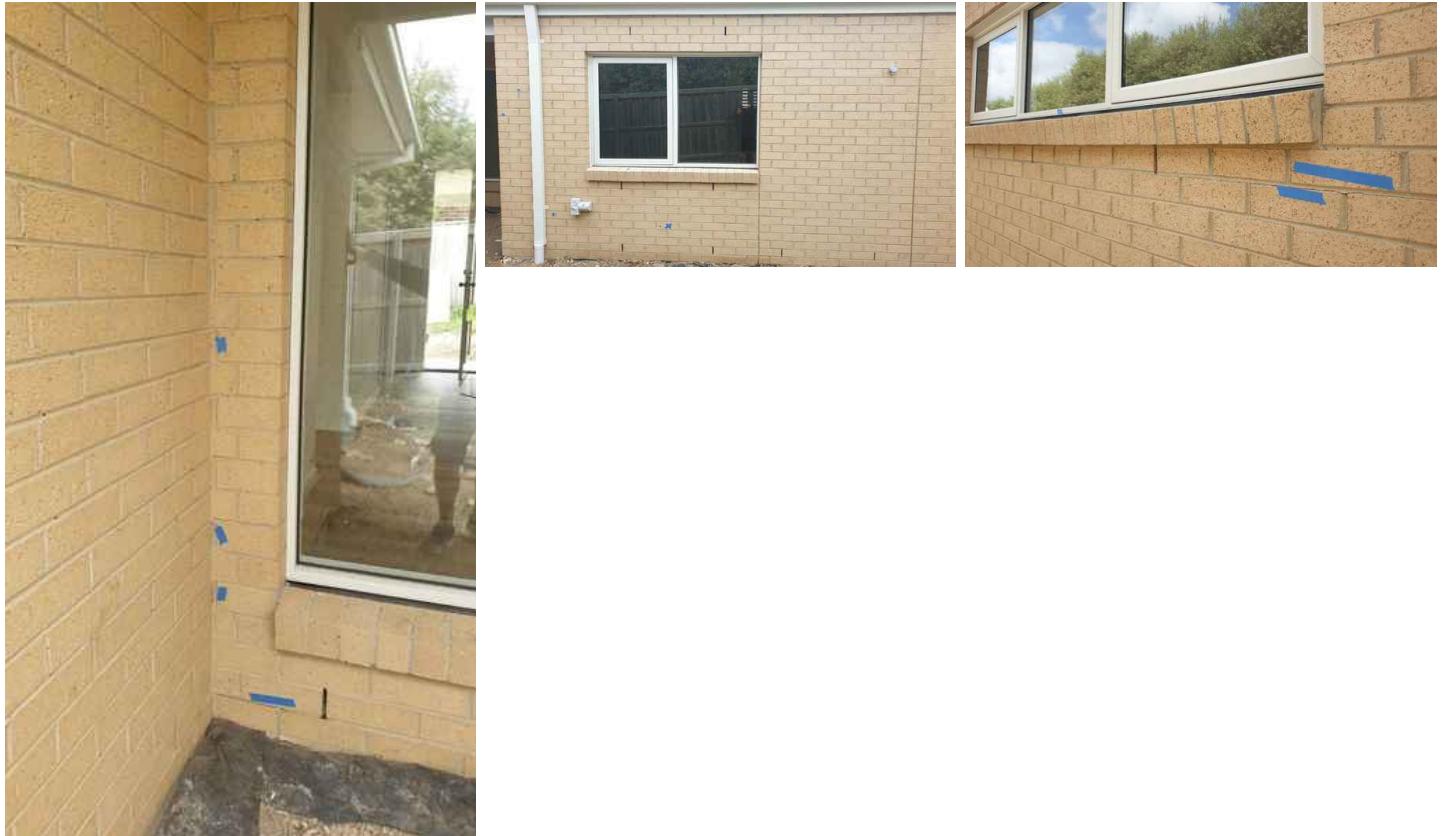












#### 4.3.3 External Cladding

### PERPEND WIDTH

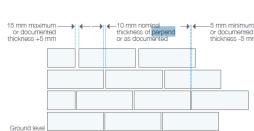
Some brick perpends are in excess of the maximum allowable width.

The nominal width of a perpend is 10mm or as documented.

The maximum width of a perpend is 15mm or the documented thickness + 5mm

The minimum perpend width is 5mm or the documented width - 5mm.

- MINOR DEFECT



Recommendation  
Contact your builder.

I, J Note: Table 3.04 (K) provides that maximum difference in width of perpends in any wall must not exceed 8 mm.



## 4.3.4 External Cladding

**INCOMPLETE BRICKWORK**

MAJOR DEFECT / SAFETY HAZARD

Some brickwork was not complete at the time of the inspection.  
Incomplete brickwork may give vermin or pests access to the wall /  
roof structure.

I recommend completing the external brickwork.

Recommendation

Contact your builder.



Grand Outdoor Area

## 4.3.5 External Cladding

**BRICKWORK NOT LEVEL**

MINOR DEFECT

There are areas around the dwelling where the brickwork is visible out of level.  
I refer to the builder for a resolution.

Recommendation

Contact your builder.



#### 4.4.1 Eaves, Soffits & Fascia

##### **GAP**

- MINOR DEFECT

There is opening, gap or hole in fascia / soffit which should be repaired.

This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommend qualified tradesperson evaluate & repair.

Recommendation

Contact a qualified carpenter.



#### 4.4.2 Eaves, Soffits & Fascia

### PAINT/FINISH FAILING

MINOR DEFECT

The paint or finish is failing.

This can lead to deterioration and rot of the material.

Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.



#### 4.4.3 Eaves, Soffits & Fascia

### POORLY INSTALLED

MINOR DEFECT

The metal fascias have been installed in an unprofessional and unworkmanlike manner.

In some areas the fascias have scratches or chipped edges, are not level or straight and many corners are visually not square.

I recommend installing the fascia and gutters in a professional and workmanlike manner.

Recommendation

Contact a qualified professional.



Chipping and rust forming



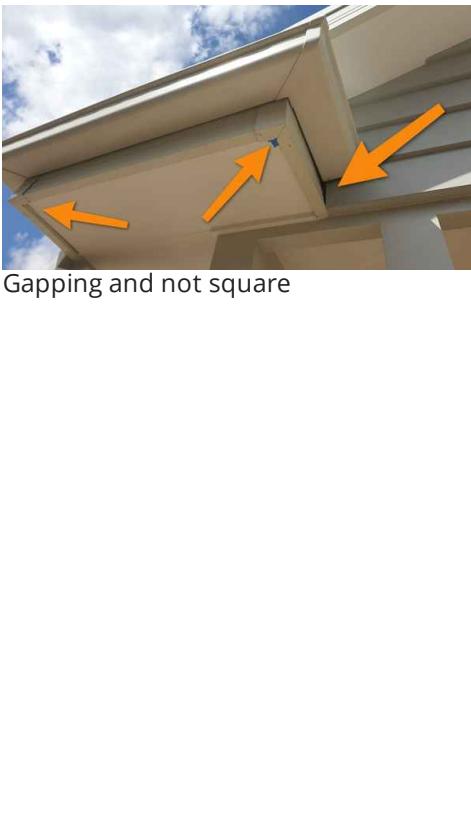
Chipping and rust forming



Chipping and rust forming



Bowed and not square



Gapping and not square



Not Square



18mm out of level over 1m



18mm out of level over 1m





#### 4.7.1 Verandah

#### **BOLTS**

Bolts in the rear verandah beam / posts are excessively long and unsightly.

I recommend cutting the bolts to be more aesthetically pleasing and paint to match.



MAINTENANCE ITEM / GENERAL ADVICE

Recommendation

Contact your builder.



#### 4.7.2 Verandah

### TIMBER POSTS (ALIGNMENT)



MAINTENANCE ITEM / GENERAL ADVICE

The timber posts supporting the rear verandah have been installed out of alignment which has further been exacerbated by the trim that has been installed to the base of the post / brickwork.

I recommend adjusting the trim in an effort to help conceal that the posts are out of alignment.

Recommendation

Contact your builder.



## 5: SWITCHBOARD

		I	F	D	M	U	N/A
5.1	Switchboard	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

#### Switchboard: Information

An Electrical Inspection is beyond the scope of a Practical Completion Inspection.

Any comments or defects found and stated in this report are made for you as a courtesy only.

You are advised to contact a Licensed Electrician should you require an electrical inspection or further information.

**Switchboard: Location**

Inside, Outside



In Garage

## 6: ROOF

		I	F	D	M	U	N/A
6.1	GENERAL INFO	X					
6.2	Roof Coverings	X					
6.3	Gutters / Downpipes					X	
6.4	Flashings					X	
6.5	Skylights, Chimneys & Other Roof Penetrations				X		

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

**GENERAL INFO: ROOF TYPE /  
STYLE**

Hip and Valley

[Roof and Styles Information](#)

**Roof Coverings: ROOFING  
MATERIAL**

Corrugated Iron (Colorbond)

[Click here or more information  
on Roofing materials](#)

## Gutters / Downpipes: INFORMATIONAL

### External / Eaves Gutters

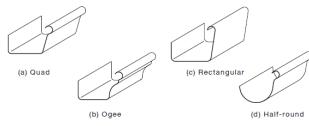


FIGURE 5.6(A) TYPICAL EXTERNAL EAVES GUTTERS

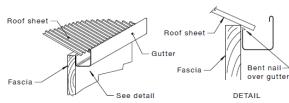
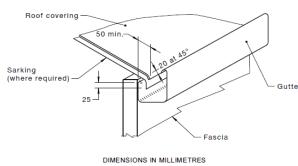
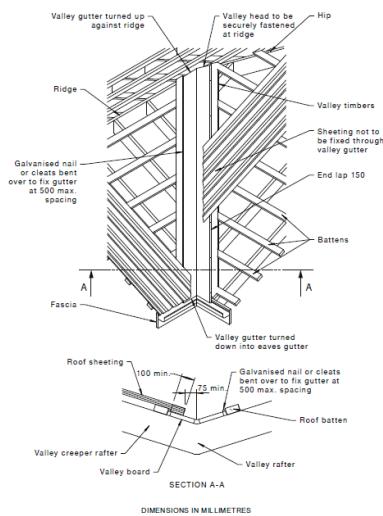


FIGURE 5.6(B) CLEATING

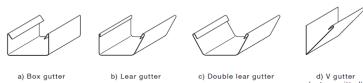


DIMENSIONS IN MILLIMETRES

### Valley Gutters



### Internal / Box Gutters



a) Box gutter    b) Lear gutter    c) Double learner gutter    d) V gutter (not permitted)

### Gutters / Downpipes: GUTTER TYPE & MATERIAL

Eaves Gutter

### Gutters / Downpipes: Downpipe Type & Material

Colorbond

### Flashings: Material

Colorbond

### Skylights, Chimneys & Other Roof Penetrations: CHIMNEY(S) MATERIAL

Steel Flue

### Skylights, Chimneys & Other Roof Penetrations: ROOF PENETRATION TYPE(S)

Plumbing Stack Vents, Aerial(s), Evaporative Cooling Unit

## GENERAL INFO: Inspection Method

Ladder, Ground, Drone

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

## GENERAL INFO: ROOF VIEWS

[See Roof View From Drone Here](#)



## GENERAL INFO: Home Owners Responsibility

**Your job as the homeowner is to monitor the roof covering because any roof can leak.** To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. **No one can predict when, where or how a roof will leak.**

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. **Catch problems before they become major defects.**

## Flashings: Flashing Informational

A "Flashing" refers to pieces of COLORBOND® , ZINCALUME® , GAVINISED IRON, STAINLESS STEEL or Copper installed to prevent the passage of water into a structure from a joint or as part of a weather resistant barrier system.

Flashings come in a variety of standard shapes and sizes and can be custom made to suit most if not all applications of weather sealing.

See link [here](#) for more information

## Limitations

### GENERAL INFO

### ROOF LIMITATIONS

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the roof structure (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

### Gutters / Downpipes

### GUTTER LIMITATION

I did not reach and closely assess every part of the roof gutter system.

A Practical Completion Inspection (PCI) is not an exhaustive defects inspection.

It's not possible to reach and closely inspect every part of the roof gutter system during a Practical Completion Inspection inspection.

## Defects

### 6.3.1 Gutters / Downpipes



MAJOR DEFECT / SAFETY HAZARD

#### GUTTER POORLY FIXED

The guttering is poorly fixed in some areas.

Recommend: Engage a qualified roof plumber to repair / rectify

Recommendation

Contact a qualified roofing professional.



### 6.3.2 Gutters / Downpipes



#### DNPIPE CHIPS

Some downpipes had chips through the colorbond coating exposing the metal surface beneath. These chips will accelerate the rusting process and may lead to premature failure of the downpipe.

I recommend replacing or repairing the chipped downpipes.

Recommendation

Contact your builder.



#### 6.4.1 Flashings

#### **LOOSE/SEPARATED**

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



MAJOR DEFECT / SAFETY HAZARD



#### 6.4.2 Flashings

### POOR INSTALL AND NON-COMPLIANT



MAJOR DEFECT / SAFETY HAZARD

The roof flashing's in these locations have been poorly installed and not in compliance with AS3500.3

Recommend: Engage a qualified roof plumber to evaluate and repair.

Recommendation

Contact a qualified roofing professional.





#### 6.5.1 Skylights, Chimneys & Other Roof Penetrations

#### **FIXING OF DEKTITES**

Roof penetrations with Dektites were observed to have been installed without the minimum required amount of mechanical fasteners.

Dektites are required to be mechanically fixed down at 40mm centres with a silicone membrane between the underside of the dektite and the roofing surface.

I recommend installing the penetration dektites as per the manufacturers recommendations.

Check all Dektites on roof

- MINOR DEFECT

Recommendation

Contact your builder.



6.5.2 Skylights, Chimneys & Other Roof Penetrations



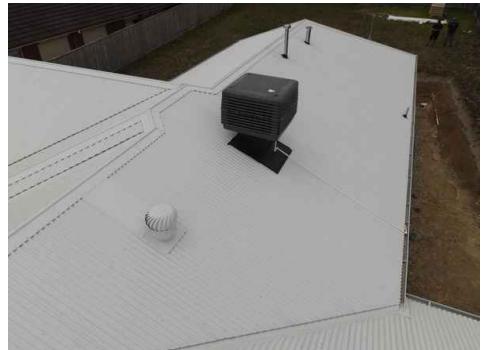
### UNSECURED PIPE

The drainage pipe from the evaporative cooling unit has not been secured onto the roof cladding.

I recommend clipping / securing the drain pipe to the roof cladding and ensure the pipe does not occlude the eaves gutter.

Recommendation

Contact your builder.



## 7: ROOF SPACE / ATTIC

		I	F	D	M	U	N/A
7.1	Roof Structure	X					
7.2	Ceiling Insulation		X				
7.3	Electrical	X					
7.4	Ventilation	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

**Roof Structure: Frame Construction**  
Truss

**Ceiling Insulation: R Value or Approx Thickness**  
R3.5 175mm

**Ventilation: Ventilation Type**  
Turbines

R-Value (m <sup>2</sup> K/W) ◁	Thickness (mm) ◁
2.5	125
2.5	125
3.0	145
3.0	145
3.5	175
3.5	175
4.0	195
4.0	195
5.0	210
5.0	210
6.0	275
6.0	275

### Roof Structure: Information

The roof framing and materials, the integrity of the sarking if present, the integrity of party walls if present, roof and ceiling insulation if present.

Where possible, the inspector will inspect the exhaust systems in the kitchen, bathrooms and laundry area.

### Ceiling Insulation: Insulation Type

Batt

More information on ceiling insulation can be found here:

[Passive design](#)

[Bradford Insulation](#)

[Knauf Insulation](#)

[GreenStuff](#)

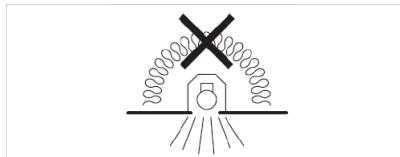
## Ceiling Insulation: Informational, Clearances Around Down-lights

Insulation covering or too close to down-lights and/or transformers is a fire and safety hazard.

### Informational

Ceiling fires have increased significantly with the more common use of down-lights that penetrate the ceiling. Take care to maintain minimum clearances around down-lights and ensure that transformers are not underneath the insulation. Wherever possible avoid using recessed light fittings as they also shed a great deal of heat through the gaps required in the surrounding ceiling insulation.

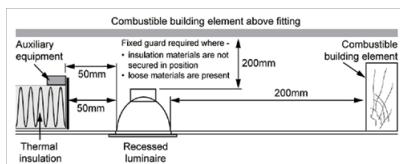
Recessed lights and their auxiliary equipment should be installed in a manner designed to prevent the light and equipment overheating and igniting surrounding combustible materials. Particular notice should be taken of manufacturers' installation instructions for lights that include warnings about covering them with insulation or display the following symbol meaning 'Do Not Cover'.



### Safe installation of ceiling lighting.

For recessed light fittings, where the manufacturer's installation instructions do not provide information on required clearances, the light fitting can be installed using a suitable Australian Standards approved enclosure for electrical and fire safety. Where barriers are not used, allow a minimum clearance of 200mm above and to either side of any structural member, with a 50mm gap for lighting transformers. Refer to AS/NZS 3000: 2007 electrical installation (wiring rules) for more detailed information.

Where the ceiling insulation is loose fill or not fixed in position, or there is the possibility of extraneous combustible material such as leaves and vermin debris getting into the roof space, maintain clearances by providing a barrier complying with AS/NZS 5110 or a guard or collar constructed of fire-resistant material.



## Electrical: Downlight Protection

Downlight protection is required to be installed around downlights as per the *manufacturers recommendations* to prevent them from coming in contact with insulation and any other flammable materials.

Some LED Downlight manufacturers allow their downlights to be covered with insulation and some do not.

While smoke alarms warn you when a fire has started, ceiling fires are hard to detect, making them one of the most dangerous ones.

## Electrical: Warning Sign

Unknown

Warning Sign for Recessed Luminaries

Finding:

A warning sign is required by AS3000:2018 Part 4.5.2.3.2 in the accessible roof space areas.

AS3000:2018

Part 4.5.2.3.2 Warning Sign

Where recessed luminaires are installed in an accessible roof space, a permanent and legible warning sign shall be installed in the roof space adjacent to the access panel, in a position that is visible to a person entering the space. The sign shall comply with AS 1319 and contain the words shown in Figure 4.8 with a minimum size of lettering of 10 mm.

Recommendations:

Install Warning sign inside the entry area of accessible roof spaces as required by the Standard.

- \* *Exception: Where all recessed luminaires installed in an accessible roof space are of either IC or IC-4 classification the warning sign is not required.*



FIGURE 4.10 WORDING FOR WARNING SIGN TO BE INSTALLED  
IN ACCESSIBLE ROOF SPACES CONTAINING RECESSED LUMINAIRES

## Limitations

Roof Structure

### DUCT WORK

Duct work from heating and or cooling units restricted access to the roof space.

This is a limitation to my visual inspection

Electrical

### DOWNLIGHTS

I did not have a copy of the downlight manufacturers installation recommendations at the time of my inspection.

I was unable to determine if the downlights in the dwelling are required to be protected by a heat-resistant fire-proof barrier, or the minimum distances required to a flammable material.

This was a limitation to my inspection and I recommend the Builder ensure the downlights have been installed as per the manufacturers recommendations.

## Defects

7.1.1 Roof Structure

### BINDERS



At my last inspection, it was noted that the binders required to fix the garage gable end wall had not been installed.  
I recommend the builder install the binders as required by  
**AS1684.2-2010**

## 6.2.5 Lateral support for non-loadbearing walls

### 6.2.5.1 External walls

*External walls shall be laterally supported against wind forces. External walls supporting ceiling joists, rafters or trusses are deemed to have adequate lateral support.*

*Non-loadbearing external walls, such as gable end walls and verandah walls, where trusses are supported by a verandah plate or other beam, shall be restrained laterally at a maximum of 3000 mm centres by means of—*

- (a) intersecting walls;
- (b) ends of hanging or strutting beams;
- (c) continuous timber ceiling battens; or
- (d) tie members (binders) (see Figure 6.10).

*Where binders are required, they shall be 35 × 70 mm min. continuous members fixed to the external top plate as shown in Figure 6.10. Binders may be spliced, provided 4/75 mm nails, or equivalent, are provided for each side of the joint; that is, binders overlap at least two ceiling joists with 2/75 mm nails to each joist and/or binder crossing.*

**NOTE:** Alternative details for the lateral support of non-loadbearing external walls, such as may occur in trussed roof construction, when trusses are pitched off verandah beams, are given in Section 9.

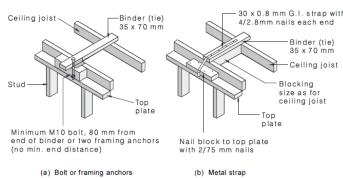


FIGURE 6.10 BINDERS

Note as per

## AS4440-2004, Part 4.4.2.3

### 4.4.2.3 Bottom chord ties for construction

*Where bottom chord ties are not required as specified in Clauses 4.4.2.1 and 4.4.2.2, for example, where the ceiling is fixed directly to the bottom chord, for the purpose of construction, the following bottom chord ties shall be installed, unless another tie configuration is approved by the regulatory authority:*

- (a) Spacing ..... 4000 mm maximum.
- (b) Fixing ..... Fixed to each truss bottom chord with a minimum of one 65 mm nail.

**NOTE:** Bottom chord ties are neither intended to replace the binders required to support the end wall, nor designed to be a trafficable platform. They are intended for the purposes of locating trusses in their proper alignment (see Appendix C).

Recommendation

Contact your builder.

## 8: ENTRY

		I	F	D	M	U	N/A
8.1	General	X					
8.2	Windows	X					
8.3	Doors	X					
8.4	Ceilings	X					
8.5	Walls	X					
8.6	Floors	X					
8.7	Lighting Fixtures, Switches & Power Outlets	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
 N/A = Not Applicable

### Information

**Windows: Window Type**

Fixed, Aluminium, Sidelights

**Doors: Door Style**

Panelled Door, Hinged

**Ceilings: Ceiling Material**

Gypsum Board

**Walls: Wall Material**

Plasterboard / Gypsum Board

**Floors: Floor Coverings**

Masonite Engineered Wood

**Lighting Fixtures, Switches & Power Outlets: Information**

The lights were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

## 9: HALLWAY (GROUND FLOOR)

		I	F	D	M	U	N/A
9.1	General	X					
9.2	Ceilings	X					
9.3	Walls	X					
9.4	Floors	X					
9.5	Lighting Fixtures, Switches & Power Outlets	X					
9.6	Smoke Detectors	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

#### Ceilings: Ceiling Material

Gypsum Board

#### Walls: Wall Material

Plasterboard / Gypsum Board

#### Floors: Floor Coverings

Masonite Engineered Wood

#### General: Plasterboard / Gypsum

**Plasterboard** is a popular building product used to construct ceilings and interior walls. Plasterboard was introduced to Australia in the 1940's and is commonly also known as drywall, gypsum board and Gyproc. Standard plasterboard is made by sandwiching a layer of gypsum plaster between two thick sheets of paper. Variations to the plaster recipe or the sandwiching material can result in plasterboard sheets which are water resistant or can be used for soundproofing.

#### Lighting Fixtures, Switches & Power Outlets: Information

The lights were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

#### Smoke Detectors: Informational

##### Only Working Smoke Alarms Save Lives.

Operating and Assessing Smoke Alarms is beyond the scope of a Home Inspection.

We do however, as a courtesy operate smoke alarms where present and accessible.

We **highly recommend** that all Smoke Alarms are mains power operated, with battery backup and interconnected where applicable.

Click [Here](#) for more information about Smoke Alarms

# 10: MASTER BEDROOM

		I	F	D	M	U	N/A
10.1	General	X					
10.2	Windows			X			
10.3	Doors	X					
10.4	Walk In Robe (WIR)	X					
10.5	Ceilings	X					
10.6	Walls	X					
10.7	Floors	X					
10.8	Lighting Fixtures, Switches & Power Outlets	X					
10.9	Smoke Detectors	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

### Windows: Window Type

Aluminium, Awning

### Doors: Door Style

Hinged, Double

### Walk In Robe (WIR): Door Style

No Door

### Walk In Robe (WIR): Hanging,

### Shelving & Drawers

Hanging, Shelving

### Ceilings: Ceiling Material

Plasterboard / Gypsum Board

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Carpet

### Lighting Fixtures, Switches & Power Outlets: Electrical

An Electrical Inspection is beyond the scope of a Practical Completion Inspection.

Any comments or defects found and stated in this report are made for you as a courtesy only.

Electrical items will only be operated via normal operations such as an on/off switch to evaluate operation of device.

You are advised to contact an Licensed Electrician should you require an electrical inspection or further information.

### Smoke Detectors: Informational

#### Only Working Smoke Alarms Save Lives.

Operating and Assessing Smoke Alarms is beyond the scope of a Home Inspection.

We do however, as a courtesy operate smoke alarms where present and accessible.

We **highly recommend** that all Smoke Alarms are mains power operated, with battery backup and interconnected where applicable.

Click [Here](#) for more information about Smoke Alarms

## Defects

### 10.2.1 Windows

#### BINDING

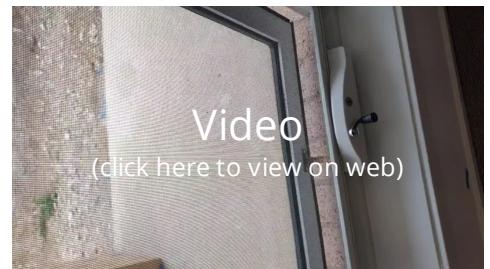
An awning window is binding along one side.

I recommend adjusting widow to allow for smooth operation.



Recommendation

Contact a qualified carpenter.



Video

(click here to view on web)

#### 10.2.2 Windows



MINOR DEFECT

### MISSING SILL FLASHING

A window sill flashing is missing and has been replaced with a solid flexible membrane (Silicone or the like).

#### The Guide to Standards and Tolerances

#### 8 Windows and Doors

##### 8.01 Installation of external windows and doors

*Unless documented otherwise, external windows and doors are defective if they are not installed and flashed in accordance with the manufacturer's installation instructions.*

I recommend installing window and doors and associated flashings in compliance with the manufacturers recommendations.

Recommendation

Contact your builder.



Master Bed



Master Bed window sill, silicone sealed

# 11: MASTER ENSUITE

		I	F	D	M	U	N/A
11.1	General	X					
11.2	Doors		X				
11.3	Windows	X					
11.4	Vanity Cabinetry	X					
11.5	Ceilings	X					
11.6	Walls	X					
11.7	Floors	X					
11.8	Mirror	X					
11.9	Benchtop	X					
11.10	Basin	X					
11.11	Basin Tap	X					
11.12	Under Basin Plumbing	X					
11.13	Splash-back	X					
11.14	Shower	X					
11.15	Sealants	X					
11.16	Toilet	X					
11.17	Lighting Fixtures, Switches & Power Outlets	X					
11.18	Ventilation	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

**General: HOW TO GUIDE FOR BATHROOM PROJECTS**

Click [HERE](#) for a handy How To Guide for Bathroom Projects

**Doors: Door Style**

Hollow Core, Flush Panel, Hinged

**Windows: Window Type**

Aluminium, Awning

**Vanity Cabinetry: Cabinet Material**

Wall Mounted

**Ceilings: Ceiling Material**

Plasterboard

**Walls: Wall Material**

Plasterboard / Gypsum Board, Tile

**Floors: Floor Coverings**

Tile

**Basin Tap: Basin Tapware**

Wall Mounted

**Basin Tap: HOT WATER TEMPERATURE FROM OUTLET**

Unable to test

**Splash-back: Splashback Material**

Tiles

**Shower: STYLE**

Tiled

**Shower: SHOWER TAPWARE & OUTLET INFORMATION**

Mixer

**Shower: HOT WATER TEMPERATURE FROM OUTLET**

Unable to test

**Shower: SHOWER SCREEN INFORMATION**

Semi Frameless

**Shower: TYPE OF DRAIN**

Round

**Ventilation: BATHROOM****VENTILATION INFORMATION**

Openable Window, Mechanical  
Ventilation

**General: CABINETRY INFORMATION**

The cabinet doors and overhead cabinet doors were inspected looking for significant damage and evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**General: OVERALL CONDITION**

Serviceable

The cabinets and benchtops were inspected by looking for significant defects.

No deficiencies were observed at the time of inspection unless otherwise noted in this report.

**General: BATH TUB & SHOWER DRAIN INFORMATION**

Water was ran through the drains of bath tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

**General: TEMPERING OF HOT WATER**

Unable to determine

**HOW HOT IS TO HOT?**

More than 90 per cent of these scalds occur in the bathroom, where the delivery temperature of water from showers or taps is too high and a person cannot react quickly enough to avoid scalding.

- At 68°C, it can take as little as one second to cause a full thickness scald.
- At 50°C degrees, it takes five minutes.

The current regulations state that the maximum temperature for delivery to bathrooms is **50 degrees**. All bathroom areas must adhere to this limit. The temperature is this number because numbers higher than this can cause injury and scalding within seconds. The recommended bathing temperature is 37-38 degrees. This should be regarded as the maximum for young children.

**Mirror: Mirror Information**

Fixed to Wall

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**Benchtop: BENCHTOP INFORMATION**

The benchtops were inspected looking for significant damage, major scratches, major chips and other benchtop defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**Basin : Basin Information**

Single X 2

See general basin shapes and sizes [here](#)

Pop Up vs Pop Down Basin Plugs Explained [Here](#)

Regular Plug & Washer, Pop Up and Pop Down Plugs are all acceptable for use in a basin.

## Lighting Fixtures, Switches & Power Outlets: Lights, Fan and Power Outlet Information

The lights and fan (where applicable) were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

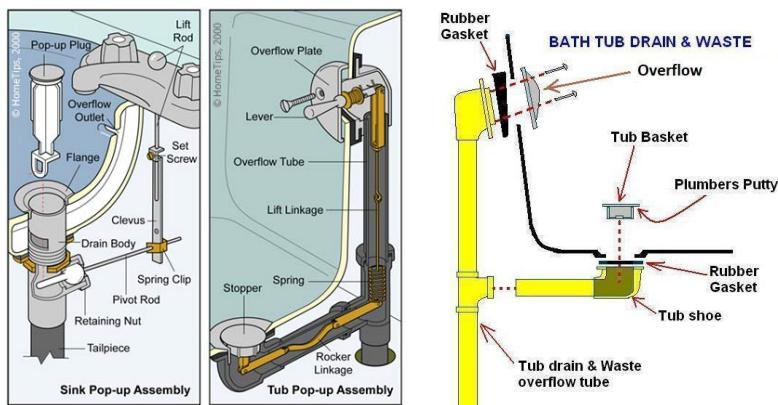
This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

## Limitations

### General

### BATH TUB & SINK OVERFLOW LIMITATIONS

Bath tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



## Defects

### 11.2.1 Doors

#### ROUGH EDGES

The ensuite / wc door door edge has been poorly finished / painted and is rough to touch.

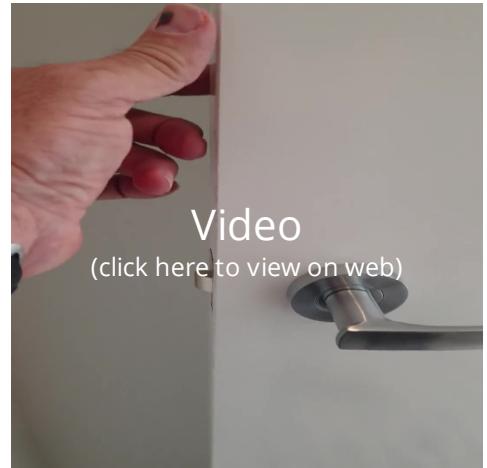
I recommend providing a smooth aris to the edge of the door and repainting.

Recommendation

Contact your builder.



MINOR DEFECT



# 12: BEDROOM 2

		I	F	D	M	U	N/A
12.1	General	X					
12.2	Windows	X					
12.3	Doors	X					
12.4	Walk In Robe (WIR)	X					
12.5	Ceilings	X					
12.6	Walls	X					
12.7	Floors	X					
12.8	Lighting Fixtures, Switches & Power Outlets	X					
12.9	Smoke Detectors	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

### Windows: Window Type

Aluminium, Awning

### Doors: Door Style

Hollow Core, Hinged

### Walk In Robe (WIR): Door Style

No Door

### Walk In Robe (WIR): Hanging,

### Shelving & Drawers

Hanging, Shelving

### Ceilings: Ceiling Material

Plasterboard / Gypsum Board

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Carpet

### General: Plasterboard / Gypsum

Plasterboard is a popular building product used to construct ceilings and interior walls. Plasterboard was introduced to Australia in the 1940's and is commonly also known as drywall, gypsum board and Gyproc. Standard plasterboard is made by sandwiching a layer of gypsum plaster between two thick sheets of paper. Variations to the plaster recipe or the sandwiching material can result in plasterboard sheets which are water resistant or can be used for soundproofing.

### Lighting Fixtures, Switches & Power Outlets: Information

The lights were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

### Smoke Detectors: Informational

#### Only Working Smoke Alarms Save Lives.

Operating and Assessing Smoke Alarms is beyond the scope of a Home Inspection.

We do however, as a courtesy operate smoke alarms where present and accessible.

We **highly recommend** that all Smoke Alarms are mains power operated, with battery backup and interconnected where applicable.

Click [Here](#) for more information about Smoke Alarms

**Smoke Detectors: Located In Hallway**

Smoke detector(s) were not located within the bedroom, they are located in the hallway.

See Hallway Section in Report

# 13: BEDROOM 3

		I	F	D	M	U	N/A
13.1	General	X					
13.2	Windows	X					
13.3	Doors	X					
13.4	Walk In Robe (WIR)	X					
13.5	Ceilings	X					
13.6	Walls	X					
13.7	Floors	X					
13.8	Lighting Fixtures, Switches & Power Outlets	X					
13.9	Smoke Detectors	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

### Windows: Window Type

Aluminium, Awning

### Doors: Door Style

Hollow Core, Hinged

### Walk In Robe (WIR): Door Style

No Door

### Walk In Robe (WIR): Hanging,

### Shelving & Drawers

Hanging, Shelving

### Ceilings: Ceiling Material

Plasterboard / Gypsum Board

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Carpet

### Lighting Fixtures, Switches & Power Outlets: Information

The lights were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

### Smoke Detectors: Informational

#### Only Working Smoke Alarms Save Lives.

Operating and Assessing Smoke Alarms is beyond the scope of a Home Inspection.

We do however, as a courtesy operate smoke alarms where present and accessible.

We **highly recommend** that all Smoke Alarms are mains power operated, with battery backup and interconnected where applicable.

Click [Here](#) for more information about Smoke Alarms

### Smoke Detectors: Located In Hallway

Smoke detector(s) were not located within the bedroom, they are located in the hallway.

See Hallway Section in Report

# 14: BEDROOM 4

		I	F	D	M	U	N/A
14.1	General	X					
14.2	Windows	X					
14.3	Doors	X					
14.4	Walk In Robe (WIR)	X					
14.5	Ceilings	X					
14.6	Walls	X					
14.7	Floors	X					
14.8	Lighting Fixtures, Switches & Power Outlets	X					
14.9	Smoke Detectors	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

### Windows: Window Type

Aluminium, Awning

### Doors: Door Style

Hollow Core, Hinged

### Walk In Robe (WIR): Door Style

No Door

### Walk In Robe (WIR): Hanging,

### Shelving & Drawers

Hanging, Shelving

### Ceilings: Ceiling Material

Plasterboard / Gypsum Board

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Carpet

### General: Plasterboard / Gypsum

Plasterboard is a popular building product used to construct ceilings and interior walls. Plasterboard was introduced to Australia in the 1940's and is commonly also known as drywall, gypsum board and Gyproc. Standard plasterboard is made by sandwiching a layer of gypsum plaster between two thick sheets of paper. Variations to the plaster recipe or the sandwiching material can result in plasterboard sheets which are water resistant or can be used for soundproofing.

### Lighting Fixtures, Switches & Power Outlets: Information

The lights were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

### Smoke Detectors: Informational

#### Only Working Smoke Alarms Save Lives.

Operating and Assessing Smoke Alarms is beyond the scope of a Home Inspection.

We do however, as a courtesy operate smoke alarms where present and accessible.

We **highly recommend** that all Smoke Alarms are mains power operated, with battery backup and interconnected where applicable.

Click [Here](#) for more information about Smoke Alarms

**Smoke Detectors: Located In Hallway**

Smoke detector(s) were not located within the bedroom, they are located in the hallway.

See Hallway Section in Report

# 15: KITCHEN

		I	F	D	M	U	N/A
15.1	GENERAL	X					
15.2	OVEN / COOKTOP / RANGE					X	
15.3	WINDOWS	X					
15.4	CABINETRY	X					
15.5	DRAWERS	X					
15.6	BENCHTOP	X					
15.7	SPLASH-BACK	X					
15.8	SINK	X					
15.9	SINK MIXER / TAP	X					
15.10	UNDER SINK PLUMBING	X					
15.11	DISHWASHER					X	
15.12	SEALANTS					X	
15.13	DOORS	X					
15.14	CEILING	X					
15.15	WALLS	X					
15.16	FLOORS	X					
15.17	LIGHTS AND ELECTRICAL FITTINGS	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

<b>OVEN / COOKTOP / RANGE:</b> OVEN TYPE & BRAND	<b>OVEN / COOKTOP / RANGE:</b> COOKTOP TYPE & BRAND	<b>OVEN / COOKTOP / RANGE:</b> RANGE TYPE & BRAND
Not Installed at the time of the inspection	Not Installed	Not Installed
<b>WINDOWS:</b> Window Type	<b>CABINETRY:</b> MATERIAL	<b>BENCHTOP:</b> Material
Aluminium	Laminate	Re-constituted Stone
<b>SPLASH-BACK:</b> Splashback Material	<b>DISHWASHER:</b> Brand	<b>DOORS:</b> Door Style
Tiles	Not Installed	Hollow Core, Hinged
<b>CEILING:</b> Ceiling Material	<b>WALLS:</b> Wall Material	<b>FLOORS:</b> Floor Coverings
Plasterboard	Plasterboard / Gypsum Board, Tile	Masonite Engineered Wood

### CABINETRY: CABINETRY INFORMATION

The cabinet doors and overhead cabinet doors were inspected looking for significant damage and evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

### DRAWERS: DRAWER INFORMATION

The cabinet drawers were inspected looking for significant damage and evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## BENCHTOP: BENCHTOP INFORMATION

The benchtops were inspected looking for significant damage, major scratches, major chips and other benchtop defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## SINK MIXER / TAP: MIXER / TAP INFORMATION

The sink mixer or tapware was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.

## UNDER SINK PLUMBING: PLUMBING INFORMATION

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies.

No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

## LIGHTS AND ELECTRICAL FITTINGS: Information

The lights were operated and a nominal amount of power outlets were tested for polarity.

No issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

## Limitations

### GENERAL

#### GAS NOT CONNECTED

Gas was not connected to the dwelling at the time of the inspection.

I was unable to test the function of the gas appliances, hot water service, hot plates, etc.

This was a limitation to the inspection.

### OVEN / COOKTOP / RANGE

#### FIRE RATED SUBSTRATE

As this is a visual non-invasive inspection, the inspector can not determine the suitability of the substrate used behind the splash back of the Cook Top.

The general requirements are a minimum 200mm of clearance measured between the nearest edge of a gas burner and any vertical combustible material, such as a wall or splashback, and a minimum of 150mm of clearance when measured from the top edge of any burner to the height of projection above the burner of any vertical combustible surface. (Height of the splashback).

This is a limitation to the Inspection.

[See here for more information](#)

### SPLASH-BACK

#### SUBSTRATE UNKNOWN

The inspector cannot see behind the splash-back to determine the type, adequacy or fixings of the substrate. Glass splash-backs and Stainless Steel Splash-backs behind (or beside) a gas hot plate require a fire rated material to be installed as the substrate material if located within 200mm of the edge of a burner. The substrate cannot be seen and is therefore a limitation on the inspection. If this is a new build or kitchen, the owner or builder should be able to supply a certificate of compliance for this item.

**SPLASH-BACK****FIRE RATED SPLASHBACK SUB-STRATES: INFORMATIONAL**

Combustible splashbacks installed behind open-flame gas cooktops are carefully regulated in order to prevent them from catching or spreading fire. These regulations are specifically contained within the requirements for the installation of gas appliances. Combustible materials generally include things like acrylic splashbacks, timber splashbacks and similarly susceptible materials. Many builders and designers believe (understandably) that glass and stainless steel are non-combustible materials; however both conduct heat fairly well, and if they're too close to a gas burner they can easily transfer heat to the unprotected substrate material or timber framing behind them - which as you can imagine may easily end in disaster. A clearance between the nearest gas burner to any combustible splashback of 200mm or more means the installation will be fine. Any less than 200mm requires the installation of a fire rated substrate behind the splashback to make it safe. If you have a stainless steel or glass splashback, you'll need to install a fire resistant board up to the same distance (200mm from the nearest gas burner) behind the glass or stainless steel splashback that complies with the requirements of AS 5601/AG 601 Gas Installations, Appendix C substrate. Man made or re-constituted stones are not fire rated materials. There are exceptions to this rule - if clear documentation can be supplied that demonstrates that the fixing method will ensure that the temperature of the combustible surface won't exceed 65° Celsius above ambient temperature during normal operation, then a fire resistant board isn't necessary.

Glass splashbacks must comply with the Australia/New Zealand Standard AS/NZS 1288, and should be built from toughened glass. A certificate of compliance is required from an architect, designer, glass supplier or glass manufacturer to certify that the glass is suitable for the purpose for which it's been designed. The glass manufacturer or supplier will recommend minimum clearance from the nearest gas burner to the surface of the glass splashback. However, fixing 5mm thick ceramic tiles to the surface will satisfy the necessary requirements.

[See here for more information](#)

**SEALANTS****UNDER CONSTRUCTION AT THE TIME OF THE INSPECTION.**

The kitchen was not complete and the appliances had not been installed at the time of the inspection. This was a limitation to my inspection.

**LIGHTS AND ELECTRICAL FITTINGS****POWER NOT CONNECTED**

Power was not connected to the dwelling at the time of the inspection.

I was unable to test the function of the light fittings, fans, exhaust fans, power outlets etc.

This was a limitation to the inspection.

# 16: FAMILY

		I	F	D	M	U	N/A
16.1	General	X					
16.2	Windows	X					
16.3	Doors	X					
16.4	Ceilings	X					
16.5	Walls	X					
16.6	Floors	X					
16.7	Lighting Fixtures, Switches & Power Outlets	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

### Windows: Window Type

Aluminium

### Doors: Door Style

Aluminium Sliding

### Ceilings: Ceiling Material

Gypsum Board

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Masonite Engineered Wood

### General: Plasterboard / Gypsum

[Plasterboard](#) is a popular building product used to construct ceilings and interior walls. Plasterboard was introduced to Australia in the 1940's and is commonly also known as drywall, gypsum board and Gyproc. Standard plasterboard is made by sandwiching a layer of gypsum plaster between two thick sheets of paper. Variations to the plaster recipe or the sandwiching material can result in plasterboard sheets which are water resistant or can be used for soundproofing.

### Lighting Fixtures, Switches & Power Outlets: Information

The lights were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

# 17: DINING ROOM

		I	F	D	M	U	N/A
17.1	General	X					
17.2	Windows	X					
17.3	Doors	X					
17.4	Ceilings	X					
17.5	Walls	X					
17.6	Floors	X					
17.7	Lighting Fixtures, Switches & Power Outlets	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

### Windows: Window Type

Aluminium

### Doors: Door Style

Aluminium Sliding

### Ceilings: Ceiling Material

Plasterboard / Gypsum Board

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Masonite Engineered Wood

### General: Plasterboard / Gypsum

[Plasterboard](#) is a popular building product used to construct ceilings and interior walls. Plasterboard was introduced to Australia in the 1940's and is commonly also known as drywall, gypsum board and Gyproc. Standard plasterboard is made by sandwiching a layer of gypsum plaster between two thick sheets of paper. Variations to the plaster recipe or the sandwiching material can result in plasterboard sheets which are water resistant or can be used for soundproofing.

### Lighting Fixtures, Switches & Power Outlets: Information

The lights were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

## 18: SITTING ROOM

		I	F	D	M	U	N/A
18.1	General	X					
18.2	Windows	X					
18.3	Ceilings	X					
18.4	Walls	X					
18.5	Floors	X					
18.6	Lighting Fixtures, Switches & Power Outlets	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

**Windows: Window Type**

Aluminium, Awning

**Ceilings: Ceiling Material**

Plasterboard / Gypsum Board

**Walls: Wall Material**

Plasterboard / Gypsum Board

**Floors: Floor Coverings**

Carpet

**General: Plasterboard / Gypsum**

Plasterboard is a popular building product used to construct ceilings and interior walls. Plasterboard was introduced to Australia in the 1940's and is commonly also known as drywall, gypsum board and Gyproc. Standard plasterboard is made by sandwiching a layer of gypsum plaster between two thick sheets of paper. Variations to the plaster recipe or the sandwiching material can result in plasterboard sheets which are water resistant or can be used for soundproofing.

**Lighting Fixtures, Switches & Power Outlets: Information**

The lights were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

# 19: LEISURE

		I	F	D	M	U	N/A
19.1	General	X					
19.2	Windows	X					
19.3	Doors	X					
19.4	Ceilings	X					
19.5	Walls	X					
19.6	Floors	X					
19.7	Lighting Fixtures, Switches & Power Outlets	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

### Windows: Window Type

Aluminium, Awning

### Doors: Door Style

Aluminium Sliding

### Ceilings: Ceiling Material

Plasterboard / Gypsum Board

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Masonite Engineered Wood

### General: Plasterboard / Gypsum

[Plasterboard](#) is a popular building product used to construct ceilings and interior walls. Plasterboard was introduced to Australia in the 1940's and is commonly also known as drywall, gypsum board and Gyproc. Standard plasterboard is made by sandwiching a layer of gypsum plaster between two thick sheets of paper. Variations to the plaster recipe or the sandwiching material can result in plasterboard sheets which are water resistant or can be used for soundproofing.

### Lighting Fixtures, Switches & Power Outlets: Information

The lights were operated and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

# 20: BATHROOM (MAIN)

		I	F	D	M	U	N/A
20.1	General	X					
20.2	Doors	X					
20.3	Windows	X					
20.4	Ceilings	X					
20.5	Walls	X					
20.6	Floors	X					
20.7	Vanity Cabinetry	X					
20.8	Benchtop	X					
20.9	Basin	X					
20.10	Basin Tap	X					
20.11	Under Basin Plumbing	X					
20.12	Splash-back	X					
20.13	Mirror			X			
20.14	Shower		X				
20.15	Bath				X		
20.16	Sealants		X				
20.17	Lighting Fixtures, Switches & Power Outlets	X					
20.18	Ventilation	X					
20.19	Towel Rails	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

## Information

**General: HOW TO GUIDE FOR BATHROOM PROJECTS**

Click [HERE](#) for a handy How To Guide for Bathroom Projects

**Doors: Door Style**  
Hollow Core, Hinged

**Windows: Window Type**  
Fixed, Aluminium

**Ceilings: Ceiling Material**

Plasterboard

**Walls: Wall Material**

Plasterboard / Gypsum Board,  
Tile

**Floors: Floor Coverings**

Tile

**Vanity Cabinetry: Cabinet Material**

Wall Mounted

**Basin Tap: Basin Tapware**

Wall Mounted

**Basin Tap: HOT WATER TEMPERATURE FROM OUTLET**

Unable to Determine

**Splash-back: Splashback Material**

Tiles

**Mirror: INFORMATION**

Fixed to Wall

**Shower: STYLE**

Tiled, Walk In

**Shower: SHOWER TAPWARE & OUTLET INFORMATION**

Mixer

**Shower: HOT WATER TEMPERATURE FROM OUTLET**

Unable to Determine

**Shower: SHOWER SCREEN INFORMATION**

Framed

**Shower: TYPE OF DRAIN**

Round

**Bath: STYLE**

Freestanding

**Bath: HOT WATER TEMPERATURE**

FROM OUTLET

Unable to Determine

**Ventilation: BATHROOM****VENTILATION INFORMATION**

Mechanical Ventilation

**General: CABINETRY INFORMATION**

The cabinet doors and overhead cabinet doors were inspected looking for significant damage and evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**General: OVERALL CONDITION**

Serviceable, Minor Defects

The cabinets and benchtops were inspected by looking for significant defects.

No deficiencies were observed at the time of inspection unless otherwise noted in this report.

**General: BATH TUB & SHOWER DRAIN INFORMATION**

Water was ran through the drains of bath tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

**General: TEMPERING OF HOT WATER**

Unable to determine

**HOW HOT IS TO HOT?**

More than 90 per cent of these scalds occur in the bathroom, where the delivery temperature of water from showers or taps is too high and a person cannot react quickly enough to avoid scalding.

- At 68°C, it can take as little as one second to cause a full thickness scald.
- At 50°C degrees, it takes five minutes.

The current regulations state that the maximum temperature for delivery to bathrooms is **50 degrees**. All bathroom areas must adhere to this limit. The temperature is this number because numbers higher than this can cause injury and scalding within seconds. The recommended bathing temperature is 37-38 degrees. This should be regarded as the maximum for young children.

**Benchtop: BENCHTOP INFORMATION**

The benchtops were inspected looking for significant damage, major scratches, major chips and other benchtop defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**Basin : Basin Information**

Single

See general basin shapes and sizes [here](#)

Pop Up vs Pop Down Basin Plugs Explained [Here](#)

Regular Plug & Washer, Pop Up and Pop Down Plugs are all acceptable for use in a basin.

**Bath: BATH TAPWARE & OUTLET INFORMATION**

Mixer

Pop Up vs Pop Down Bath Plugs Explained [Here](#)

Generally, a Pop Down or Regular Plug and Washer is recommended for use in a bath.

## **Lighting Fixtures, Switches & Power Outlets: Light, Fan and Power outlet Information**

The lights and exhaust fan were operated, and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

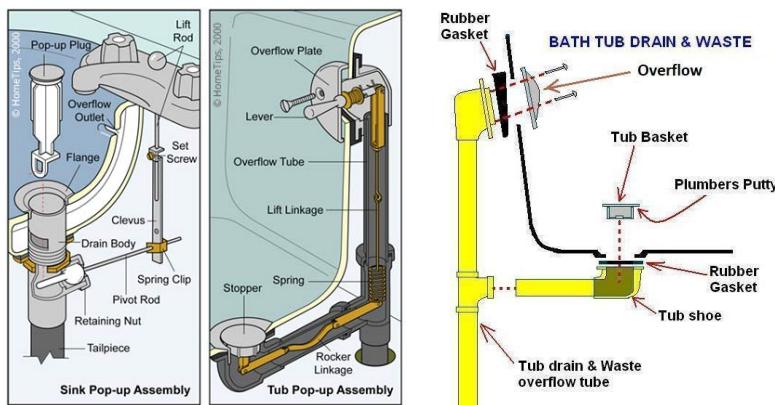
This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

## **Limitations**

### General

### **BATH TUB & SINK OVERFLOW LIMITATIONS**

Bath tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



### Splash-back

### **SUBSTRATE UNKNOWN**

The inspector cannot see behind the splash-back to determine the type, adequacy or fixings of the substrate. Glass splash-backs and Stainless Steel Splash-backs behind (or beside) a gas hot plate require a fire rated material to be installed as the substrate material if located within 200mm of the edge of a burner. The substrate cannot be seen and is therefore a limitation on the inspection. If this is a new build or kitchen, the owner or builder should be able to supply a certificate of compliance for this item.

### Splash-back

### **FIRE RATED SPLASHBACK SUB-STRATES: INFORMATIONAL**

Combustible splashbacks installed behind open-flame gas cooktops are carefully regulated in order to prevent them from catching or spreading fire. These regulations are specifically contained within the requirements for the installation of gas appliances. Combustible materials generally include things like acrylic splashbacks, timber splashbacks and similarly susceptible materials. Many builders and designers believe (understandably) that glass and stainless steel are non-combustible materials; however both conduct heat fairly well, and if they're too close to a gas burner they can easily transfer heat to the unprotected substrate material or timber framing behind them - which as you can imagine may easily end in disaster. A clearance between the nearest gas burner to any combustible splashback of 200mm or more means the installation will be fine. Any less than 200mm requires the installation of a fire rated substrate behind the splashback to make it safe. If you have a stainless steel or glass splashback, you'll need to install a fire resistant board up to the same distance (200mm from the nearest gas burner) behind the glass or stainless steel splashback that complies with the requirements of AS 5601/AG 601 Gas Installations, Appendix C substrate. Man made or re-constituted stones are not fire rated materials. There are exceptions to this rule - if clear documentation can be supplied that demonstrates that the fixing method will ensure that the temperature of the combustible surface won't exceed 65° Celsius above ambient temperature during normal operation, then a fire resistant board isn't necessary.

Glass splashbacks must comply with the Australia/New Zealand Standard AS/NZS 1288, and should be built from toughened glass. A certificate of compliance is required from an architect, designer, glass supplier or glass manufacturer to certify that the glass is suitable for the purpose for which it's been designed. The glass manufacturer or supplier will recommend minimum clearance from the nearest gas burner to the surface of the glass splashback. However, fixing 5mm thick ceramic tiles to the surface will satisfy the necessary requirements.

[See here for more information](#)

## Defects

### 20.13.1 Mirror

#### NOT LEVEL



MINOR DEFECT

The mirror has been installed 7mm out of level.

I recommend installing the mirror level.

Recommendation

Contact your builder.



### 20.15.1 Bath

#### NOT CENTRED AS DRAWN



MINOR DEFECT

The bath has been installed off centre and slightly out of parallel in the room.

This comment is made for your convenience and please advise if able to rectify.

Recommendation

Contact your builder.



## 21: POWDER ROOM

		I	F	D	M	U	N/A
21.1	Doors			X			
21.2	Ceiling		X				
21.3	Walls	X					
21.4	Floor	X					
21.5	Toilet			X			
21.6	Benchtop	X					
21.7	Basin 2	X					
21.8	Basin Tap	X					
21.9	Under Basin Plumbing	X					
21.10	Light Fixtures	X					
21.11	Ventilation	X					
21.12	Fixtures	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
 N/A = Not Applicable

### Information

**Doors: Door Style**

Hollow Core, Hinged

**Floor: Floor Type**

Tiles

**Toilet: Toilet Type**

Back to Wall

**Basin Tap: Basin Tapware**

Wall Mounted

**Basin Tap: HOT WATER**
**TEMPERATURE FROM OUTLET**

Unable to Determine

## Toilet: Informational

**Here is an overview of the suite types available and descriptions:**

**Invisi concealed toilets** - The cistern (or tank) is hidden inside the wall cavity, ceiling or under counter - leaving only the toilet pan to be seen. This style of toilet is very modern in design and takes up little space in your bathroom - perfect if you are working with a smaller bathroom.

**Wall faced toilet suites** - The back of the pan sits flush against the wall, meaning there are no gaps between the toilet and the wall at all. This is a solid unit and creates a bold look in your bathroom. Due to no gaps between the toilet and the wall, it is easier to clean.

**Close coupled toilets** - The pan and cistern are joined together so you cannot see the flush pipe. This type of toilet suite is a very traditional look and suits all types of bathrooms.

**Connector toilet suites** - This toilet suite is the most traditional looking toilet with the cistern joined to the pan by a plastic flush pipe and connector plate. It provides the greatest amount of flexibility for installation.

Choosing the type of toilet pan to suit your bathroom set-out

After selecting your style of toilet, it is important to choose the correct pan option to suit your set-out and plumbing requirements. In Australia, there are normally four trap versions of each pan model - S-trap, P-trap, skew trap or universal trap (can be installed as either an S or P trap).

### S-trap Toilet Pans

S-trap version pans account for the majority of pan installations in Australia. The pan is easily identified with the toilet spigot of the trap connecting directly into the floor-mounted pan collar.

### P-trap Toilet Pans

P-trap version pans have either a horizontal or angled outlet spigot which connects directly into a pan collar mounted on the wall.

### Skew trap toilet pans

Skew trap version pans are available in left and right hand models with a horizontal or angled outlet spigot which is offset at 90° and connects directly into a pan collar mounted on a side wall. The range of skew trap pans is limited. Identification of whether a left or right hand skew is determined when facing the pan from the front.

### Other options

If you want to freshen up your bathroom a little and don't necessarily want to change the toilet, you might prefer to replace the toilet seat only. Simply updating the seat (and the toilet roll holder, ideally) can work wonders!

## Benchtop: BENCHTOP INFORMATION

The benchtops were inspected looking for significant damage, major scratches, major chips and other benchtop defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Basin 2: Basin Information

Single

See general basin shapes and sizes [here](#)

Pop Up vs Pop Down Basin Plugs Explained [Here](#)

Regular Plug & Washer, Pop Up and Pop Down Plugs are all acceptable for use in a basin.

## Light Fixtures: Information

The lights were operated and no issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

## Ventilation: Ventilation Information

### Mechanical Ventilation

The exhaust fan in the Powder Room was operated (if present) and no issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

## Fixtures: Fixtures

### Toilet Paper Holder

The toilet paper holder was checked and found to be serviceable unless noted below in this report.

## Defects

### 21.1.1 Doors

#### DOOR DOESN'T LATCH



Door doesn't latch properly.

Recommend carpenter or handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



### 21.5.1 Toilet

#### VISIBLE PACKING UNDER PAN



The toilet pan has been packed to make it level, however the packing is visible from a normal viewing angle.

I recommend installing packing and sealant so that the packing is not visible from a normal viewing angle.

Recommendation

Contact your builder.



## 22: LAUNDRY

		I	F	D	M	U	N/A
22.1	General	X					
22.2	Windows	X					
22.3	Doors			X			
22.4	Drain, Waste, & Vent Systems	X					
22.5	Ceilings	X					
22.6	Walls	X					
22.7	Floors	X					
22.8	Laundry Tub	X					
22.9	Under Tub Plumbing	X					
22.10	Cabinet & Benchtop	X					
22.11	Splash-Back	X					
22.12	Washing Machine Taps	X					
22.13	Lighting Fixtures, Switches & Power Outlets	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

**General: Water Source**

Public

**General: Dryer Vent**

None Found

**Windows: Window Type**

Aluminium, Sliding Door with Sidelight

**Doors: Door Style**

Hollow Core, Flush Panel, Hinged

**Drain, Waste, & Vent Systems:**
**Drain Size**

50mm

**Drain, Waste, & Vent Systems:**
**Material**

PVC

**Ceilings: Ceiling Material**

Plasterboard / Gypsum Board

**Walls: Wall Material**

Plasterboard / Gypsum Board

**Floors: Floor Coverings**

Tile

**Laundry Tub: Laundry Tub**
**Information**

Stainless Steel, With Custom Made Cabinet, 1 Tap Hole, Mixer

**Cabinet & Benchtop: Cabinet**
**Information**

Laminate, Reconstituted Stone Top

**Splash-Back: Splashback Material**

Tiles

**Washing Machine Taps: Washing Machine Tap Information**

Not Tested

**Doors: External Door Lock Information**

Door Locks and Lockable Handle Sets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

**Laundry Tub: Laundry Taps**

In Tub

Laundry taps were operated and checked for function, not defects were found unless noted within the report.

## Under Tub Plumbing: Under Laundry Tub Plumbing

### No Leaks

Water is ran in the tub and allowed to drain through the waste outlet. Whilst the water is running the under tub plumbing is checked for active water leaks and evidence of previous water leaks. No Leaks were found at the time of the inspection unless noted in this report.

## Lighting Fixtures, Switches & Power Outlets: Information

The lights and exhaust fan (if present) were operated, and a nominal amount of power outlets were tested for polarity.

No Issues were found unless noted in this report below.

This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

## Limitations

### Splash-Back

#### **SUBSTRATE UNKNOWN**

The inspector cannot see behind the splash-back to determine the type, adequacy or fixings of the substrate. Glass splash-backs and Stainless Steel Splash-backs behind (or beside) a gas hot plate require a fire rated material to be installed as the substrate material if located within 200mm of the edge of a burner. The substrate cannot be seen and is therefore a limitation on the inspection. If this is a new build or kitchen, the owner or builder should be able to supply a certificate of compliance for this item.

### Splash-Back

#### **FIRE RATED SPLASHBACK SUB-STRATES: INFORMATIONAL**

Combustible splashbacks installed behind open-flame gas cooktops are carefully regulated in order to prevent them from catching or spreading fire. These regulations are specifically contained within the requirements for the installation of gas appliances. Combustible materials generally include things like acrylic splashbacks, timber splashbacks and similarly susceptible materials. Many builders and designers believe (understandably) that glass and stainless steel are non-combustible materials; however both conduct heat fairly well, and if they're too close to a gas burner they can easily transfer heat to the unprotected substrate material or timber framing behind them - which as you can imagine may easily end in disaster. A clearance between the nearest gas burner to any combustible splashback of 200mm or more means the installation will be fine. Any less than 200mm requires the installation of a fire rated substrate behind the splashback to make it safe. If you have a stainless steel or glass splashback, you'll need to install a fire resistant board up to the same distance (200mm from the nearest gas burner) behind the glass or stainless steel splashback that complies with the requirements of AS 5601/AG 601 Gas Installations, Appendix C substrate. Man made or re-constituted stones are not fire rated materials. There are exceptions to this rule - if clear documentation can be supplied that demonstrates that the fixing method will ensure that the temperature of the combustible surface won't exceed 65° Celsius above ambient temperature during normal operation, then a fire resistant board isn't necessary.

Glass splashbacks must comply with the Australia/New Zealand Standard AS/NZS 1288, and should be built from toughened glass. A certificate of compliance is required from an architect, designer, glass supplier or glass manufacturer to certify that the glass is suitable for the purpose for which it's been designed. The glass manufacturer or supplier will recommend minimum clearance from the nearest gas burner to the surface of the glass splashback. However, fixing 5mm thick ceramic tiles to the surface will satisfy the necessary requirements.

[See here for more information](#)

## Lighting Fixtures, Switches & Power Outlets

### POWER NOT CONNECTED 2

Power was not connected to the dwelling at the time of the inspection.

I was unable to test the function of the light fittings, fans, exhaust fans, power outlets etc.

This was a limitation to the inspection.

## Defects

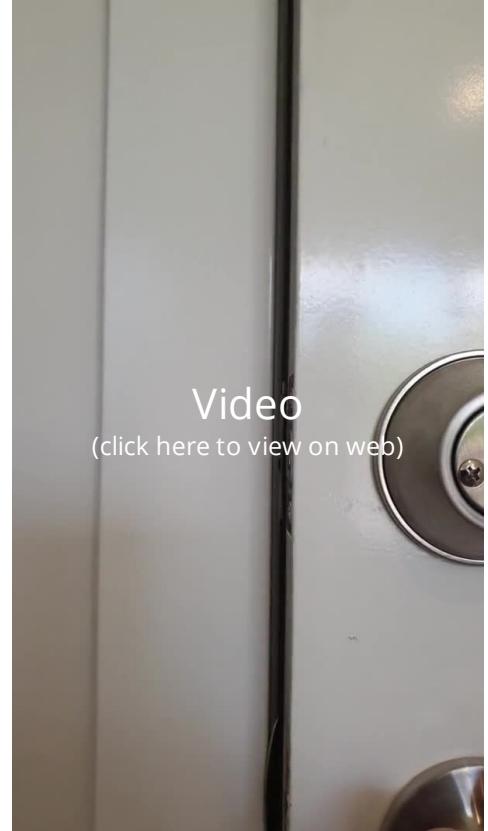
22.3.1 Doors



### DOOR GAPS (MARGINS) INCONSISTENT

The door margins around the door are inconsistent, this is likely due to settlement / movement and may cause the door not to operate as intended in the future.

I recommend adjusting the margins to ensure the door does not bind or foul in the future.



22.3.2 Doors



### DOOR GAPS (LARGE)

Large gaps result in energy loss.

Recommend builder to install seals as required.

Recommendation

Contact your builder.



Garage / Laundry Door, No Sill Seal

22.3.3 Doors



### DAMAGE TO BOTTOM EDGE OF DOOR

Bottom edge of door has minor surface damage evident and requires repair.

Recommendation

Contact a qualified painting contractor.



Laundry / Kitchen Door

22.3.4 Doors

### LATCH / STRIKER INSTALLED UNDERFLUSH

A door latch or striker has been installed under flush.

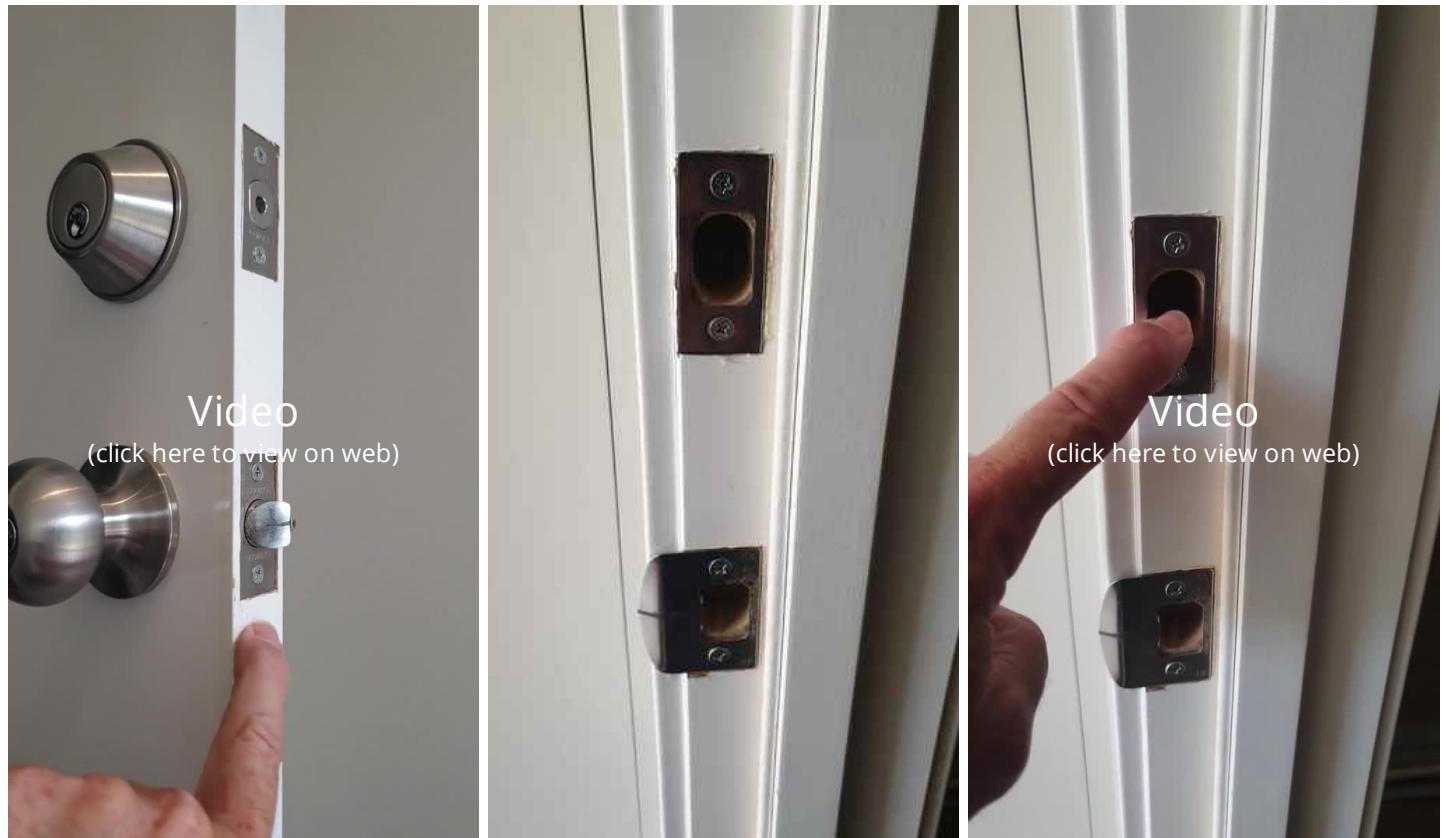
I recommend installing all latches and strikers flush.

Recommendation

Contact your builder.



MAINTENANCE ITEM / GENERAL ADVICE



## 23: GARAGE

		I	F	D	M	U	N/A
23.1	General	X					
23.2	Doors		X				
23.3	Roof Coverings		X				
23.4	Roof Structure		X				
23.5	House / Garage Door				X		
23.6	Pedestrian Door		X				
23.7	Lighting Fixtures, Switches & Power Outlets		X				
23.8	Ceiling		X				
23.9	Walls		X				
23.10	Carbon Monoxide Detectors						X
23.11	Floor				X		
23.12	Garage Door						
23.13	Garage Door Opener					X	

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

**General: Car Accommodation**

Attached Garage, 2 Car

**Doors: Door Style**

Hollow Core, Hinged

**Roof Coverings: ROOFING MATERIAL**

Corrugated Iron (Colorbond)

[Click here](#) or more information on Roofing materials

**Roof Structure: Frame Construction**

Truss

**Roof Structure: Type**

Hip and Valley

**House / Garage Door: Door Style**

Hollow Core, Hinged

**Pedestrian Door: Door Type**

Hinged, Hollow Core

**Ceiling: Ceiling Material**

Gypsum Board

**Walls: Wall Material**

Plasterboard / Gypsum Board

**Floor: Floor Material**

Concrete

**Garage Door: Material**

Metal, Colorbond

**Garage Door: Type**

Sectional

**Garage Door Opener: Opener**
**Brand**

Unknown

**General: Typical settlement / Shrinkage Cracking**

Typical settlement / shrinkage cracks were present on the garage concrete slab (<5mm wide). These cracks can be caused by admixtures used in the concrete mix when the slab was poured, the lack of expansion or control joints, or standard settlement. If a concern, have a concrete contractor to evaluate.

## General: Garage Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**Any references to cracks in garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.**

## Limitations

Garage Door Opener

### GARAGE DOOR NOT TESTED - BLOCKED

Garage door was blocked or otherwise not operational at the time of the inspection: not tested. Appeared functional.

## Defects

23.5.1 House / Garage Door

### WEATHERSTRIP/SEALS MISSING

Weatherstripping and/or seals were not installed on the garage / laundry passenger door which can allow car exhausts and other environmental hazards into living spaces.

Recommend installation of proper seals to protect the home from garage environment.

 MINOR DEFECT



23.6.1 Pedestrian Door

### WEATHERSTRIP/SEALS MISSING

Weatherstripping and/or seals were not installed on the garage exit passenger door..

Recommend installation of proper seals to protect the passenger exit door.

 MINOR DEFECT



23.11.1 Floor

### CHIP

The garage slab has a damaged section of concrete along the front edge of the slab.

I recommend repairs to the edge of the concrete to make good.

Recommendation

Contact your builder.

 MINOR DEFECT



## 24: HOT WATER SYSTEM

		I	F	D	M	U	N/A
24.1	Hot Water System					X	

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

#### GUIDE TO BUYING HOT WATER SYSTEMS

Informational Guide to Buying Hot Water Systems can be found [here](#)

#### Type of System

Gas

#### Hot Water System: LOCATION

Not Installed



#### Hot Water System: SYSTEM BRAND

Unknown

#### Hot Water System: CAPACITY (Litres)

Unknown

#### Hot Water System: YEAR OF MANUFACTURE

Not Installed

#### Hot Water System: Life Expectancy From Date Of Manufacture

Unknown

#### Hot Water System: WATER TEMPERING

Unknown

#### Hot Water System: TPRV DISCHARGE PIPE

Not Installed

#### Hot Water System: VENTING: VENT TERMINATION POINT

External Wall

#### Hot Water System: HOT WATER SERVICE: CONDITION & PHOTOS

Not Yet Installed

## TEMPERING TO BATHROOMS

### HOW HOT IS TO HOT?

More than 90 per cent of these scalds occur in the bathroom, where the delivery temperature of water from showers or taps is too high and a person cannot react quickly enough to avoid scalding.

- At 68°C, it can take as little as one second to cause a full thickness scald.
- At 50°C degrees, it takes five minutes.

The current regulations state that the maximum temperature for delivery to bathrooms is **50 degrees**. All bathroom areas must adhere to this limit. The temperature is this number because numbers higher than this can cause injury and scalding within seconds. The recommended bathing temperature is 37-38 degrees. This should be regarded as the maximum for young children.

## Hot Water System: SYSTEM TYPE

Not Installed

For More Information On The Types of Hot Water Services Available [Click Here](#)

## Hot Water System: HOT WATER SYSTEM: WATER TEMP INFORMATION

**FYI** - The maximum recommended water temperature at Bathroom Taps is 50 degrees Celsius due to the risks of scalding at temperatures above this. But to prevent the formation of Legionella bacteria in the water heater, hot water tanks are recommended to heat and store water above 60 degrees Celsius for at least 35 minutes to ensure Legionella bacteria are killed. For additional information speak to your plumber.

## Hot Water System: VENTING: VENTING INFORMATION

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point.

No indications of deficiencies were present unless otherwise noted in this report.

## Hot Water System: TPR VALVE: TPR VALUE INFORMATION

A TPR valve was in place, and appeared functional.

These are not tested due to the fact that once they are tested, they tend to form a drip leak.

These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

## Limitations

### General

#### NOT INSTALLED

The Hot Water Service was not installed at the time of my inspection.

I was unable to determine the water temperature or pressure at the outlets.

This was a limitation to my inspection.

### Hot Water System

#### NOT INSTALLED

The hot water service was not installed at the time of my inspection.

This was a limitation to my inspection

## 25: COOLING

		I	F	D	M	U	N/A
25.1	Cooling	X					

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

#### Cooling: Cooling Type

Evaporative Cooling

## 26: HEATING

		I	F	D	M	U	N/A
26.1	Heating					X	

I = Inspected - Serviceable    F = Maintenance / FYI    D = Minor Defect    M = Major Defect    U = Unable to Inspect due to Access  
N/A = Not Applicable

### Information

**Heating: Heating Appliance**  
Ducted Heater, Not Operated

**Heating: Heating Type**  
Gas Ducted, Ceiling Registers

### Limitations

Heating

#### **NOT OPERATIONAL**

The heating unit was not operational at the time of my inspection.  
This was a limitation to my inspection.

## 27: ENVIRONMENTAL CONCERNS

			I	F	D	M	U	N/A
I = Inspected - Serviceable	F = Maintenance / FYI	D = Minor Defect	M = Major Defect	U = Unable to Inspect due to Access	N/A = Not Applicable			

### Information

#### Odours Present: Odour(s) Present in the Home

No Discernible Odours

#### Odours Present: Odours Information

If any odours are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odours, then no discernible odours were present or noticed in the home at the time of inspection.

#### Fungal Growth: Fungal Growth and Mould Information

In accordance with the standards of practice reporting on the presence of mould is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list.** Furthermore, the removal of personal belongings or any remodelling or repairs that may take place in the future may reveal fungal growth or mould that was not visible at the time of inspection. **If mould is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to purchasing the property.**

Click [HERE](#) for more information on mould

## 28: TERMS AND CONDITIONS

			I	F	D	M	U	N/A
I = Inspected - Serviceable	F = Maintenance / FYI	D = Minor Defect	M = Major Defect	U = Unable to Inspect due to Access	N/A = Not Applicable			

### Information

## TERMS AND CONDITIONS

### TERMS AND CONDITIONS

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection.

The inspection and reporting is limited to a visual assessment of structure in accordance with AS4349.0

**NOT A PEST REPORT:** This inspection and report will not inspect, seek or attempt to identify timber pest activity or damage. We strongly recommend you obtain a timber pest inspection conducted by a licensed and suitably qualified pest inspector.

### DEFINITIONS AND TERMINOLOGY

**SERVICEABLE:** The building material or component is in reasonable or serviceable condition for the age of the dwelling.

**TRADESMAN:** A defect or a number of defects were visible that will require assessment by a qualified trades person.

**AGE:** The component has deterioration due to ageing or lack of upkeep and or maintenance.

**MONITOR:** Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

**STRATA:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report.

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

**TYPICAL:** The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

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

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

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

**BELOW AVERAGE:** The building and its parts show some significant defects and/or very poor non-tradesman like workmanship and / or long-term neglect and / or defects requiring major repairs or reconstruction of major building.

**SIGNIFICANT ITEMS:** An item that must be reported in accordance with the scope of the inspection.

**MAJOR DEFECT:** A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**MINOR DEFECT:** Any defect other than what is described as a Significant Item or major defect.

**SAFETY HAZARD:** A defect that presents unsafe conditions and must be reported as a Major defect.

**ACCESSIBLE AREA:** Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

**LIMITATION:** A factor that prevents full or proper inspection of the building.

### IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report.

The inspection comprised 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 and date of the visual inspection.

An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report.

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by real-estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice. Please refer to Cracking Of Building Elements in section 2G of these Terms And Condition

**Acceptance Criteria:** The building shall be compared with a building 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.

**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 AS4349.0-2007. The purpose of the inspection is to provide you with advice regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

**Safe and Reasonable Access:** Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.0 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 inspectors unobstructed line of sight and within arms 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 and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

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

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

**1) NOT A CERTIFICATE OF COMPLIANCE:** This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

**2) VISUAL INSPECTION:** This is a visual inspection only limited to those areas and sections of the property safe that are fully accessible safe to access and visible to the inspector on the date of inspection.

**2A)** Please refer to each individual area regarding sections that were incapable or being inspected.

Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm **DOES NOT GUARANTEE IN ANY WAY** that there ARE OR ARE NOT any defects, termite damage or live termites in any areas not inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

**2B)** Entering attics or roof voids that are insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

**2C)** The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection, which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

**2D)** Limitations to the exterior inspection this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.

Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls,

break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

**2E) Timber framed windows** can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues a carpenter may require adjustments. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to windows and surrounds cannot be determined in the absence of rain.

**2F) Internal Inspections.** Carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings, normally obstruct inspection to the upper-side of flooring. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

**2G) Cracking of Building Elements:** Regardless of the type of crack(s) the inspector carrying out a visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

- a) The design of the footings
- b) The site landscape and topography
- c) The history of the cracks

All these factors fall outside the scope of this inspection. However the information obtained from the items above are valuable in determining the expected consequences of the cracking and any remedial work.

**Cracking Categories:**

Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm - 5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced.

Weather tightness can be impaired, 5.0mm -15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

**IMPORTANT:** Regardless of location or size If cracks have been identified then a structural engineer is required to determine the significance of the cracking prior to a decision to purchase.

**2H) Important Note:** Where any elevated structure (deck, balcony, veranda etc.) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. A qualified engineer can only do this. For the purpose of this report, the structure includes elevated decks; verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

**3) CONCEALED DEFECTS:** This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects e.g. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

**4) NO GUARANTEE:** Accordingly this report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

**5) SWIMMING POOLS:** Swimming pools/spas are not part of the standard building report under AS4349.1-2007 and are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

**6) SURFACE WATER AND DRAINAGE:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Have water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time; surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.

**7) SHOWER RECESSES:** All Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long-term use. Determining whether shower areas, bath/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future. Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks as showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

**8) GLASS CAUTION:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

**9) STAIRS AND BALUSTRADES:** Specifications have been laid down by the National Construction Code Section 3.9 covering stairs, landings, balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

**10) RETAINING WALLS:** Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

**11) ROOMS BELOW GROUND LEVEL:** If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make his or her own enquiries with the Council to ascertain if approval was given.

**12) ASBESTOS DISCLAIMER:** No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

**13) MOULD:** (mildew and non-wood decay fungi) disclaimer: Mildew and non-wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.

**14) MAGNESITE:** DISCLAIMER: No inspection for Magnesite flooring was carried out at the property and no report on the presence or absence of Magnesite flooring is provided. You should ask the owner whether Magnesite flooring is present and/or seek advice from a structural engineer.

**15) ESTIMATING DISCLAIMER:** No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from licensed tradesman prior to a decision to purchase.

**16) DISCLAIMER OF LIABILITY:** No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

**17) DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at his or her own risk.

**18) COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

#### OTHER RECOMMENDED INSPECTIONS

**Electrical installation:** All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

**Plumbing:** All plumbing including septic tanks need to be inspected and reported on by a plumber.

**Hot water service:** Hot water services need to be checked by a plumber and/or electrician.

**Gas:** All gas services need to be inspected and reported on by a gas plumber.

**Phone:** All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician.

**Smoke Alarm:** Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install smoke alarms.

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground.

**Contact the inspector:** Please feel free to contact the inspector who carried out this inspection.

Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Colin Hamilton

Contact the Inspector on: 0417870087

For and on Behalf of: Topnotch Building Inspections

## DEFINITIONS

Definitions to help you better understand this report.

- **Access hole (cover):** An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.

- **Accessible area:**

An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

- **Appearance defect:** Fault or deviation from the intended appearance of a building element.

- **Asbestos:**

Asbestos means the asbestosiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock forming minerals including the following: (a) actinolite asbestos (b) grunerite (or amosite) asbestos (brown) (c) anthophyllite asbestos (d) chrysotile asbestos (white) (e) crocidolite asbestos (blue) (f) tremolite asbestos (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f).

- **Associated works:**

Any area or item, other than the building proper, that is specified in the inspection agreement

- **Building and Site:**

The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

- **Building element:**

Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space. Client The person or other entity for whom the inspection is being carried out.

- **Client**

The person or other entity for whom the inspection is being carried out.

- **Defect:**

Fault or deviation from the intended condition of a material, assembly, or component.

- **Inspection:**

Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

- **Inspector:**

Person or organisation responsible for carrying out the inspection. Limitation Any factor that prevents full or proper inspection of the building.

- **Limitation**

Any factor that prevents full achievement of the purpose of the inspection.

- **Major defect:**

A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

- **Minor defect:**

A defect other than a major defect.

- **Purpose of inspection:**

The inspection requirement as identified by the client.

- **Readily Accessible:**

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. The term 'readily accessible' also includes: (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and (b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide)

- **Roof Space:**

Space between the roof covering and the ceiling immediately below the roof covering.

- **Scope of inspection**

The type and extent of inspection undertaken in response to the stated purpose of the inspection.

- **Serviceability defect:**

Fault or deviation from the intended serviceability performance of a building element.

- **Site:**

Allotment of land on which a building stands or is to be erected.

- **Significant item:**

An item that is to be reported in accordance with the scope of the inspection.

- Structural defect:  
Fault or deviation from the intended structural performance of a building element.
- Structural element:  
Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
- Subfloor space:  
Space between the underside of a suspended floor and the ground.

# STANDARDS OF PRACTICE

## Inspection Details

### General

**Topnotch Building Inspections** strives to perform all inspections in substantial compliance with the Australian Standards for Building Inspections. As such we inspect the readily, accessible, visually observable, systems and components within the home as described by the standards. Where systems or components as described in the Standard were not inspected, the reason(s), limitations of why the item was not inspected will be stated. The home inspection is neither technically exhaustive or quantitative.

The inspection shall comprise of 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.

Where the client or other interested party requires only assessment of the structure of the property, the scope of the inspection shall be limited to that described in Appendix A.

An estimate of the cost of rectification of defects is not required in an inspection report in accordance with the Australian Standard 4349.1

### Areas for inspection

The inspection shall cover all **accessible areas**. The client shall arrange right of entry, facilitate physical entry to the property 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 property.

Areas where reasonable entry is denied to the inspector, or where reasonable access is not available, **are excluded from**, and do not form part of, the inspection.

NOTE: Those areas may be the subject of an additional inspection following the provision of reasonable entry and access.

## Inspection Process

The inspection shall comprise of a **visual appraisal** and limited assessment of serviceability.

### Limitations

Limitations that are reasonably expected to be present or that reasonably may occur shall be identified.

### Extent of reporting

Significant items to be reported are as follows:

#### (a) Major Defects.

NOTE: A Major defect is one of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. For example, unsafe balustrades or imminent collapse of a structural member, leaking showers, unconnected downpipes, ponding of water under a dwelling, rotted timber stumps and many more. Generally these defects are expensive to repair and require a professional trades person or qualified person to rectify. Where a major defect has been observed, the inspector will advise to seek further evaluation and advice by a qualified professional.

#### (b) Minor Defects.

NOTE: A Minor defect is described as "A defect, other than a major defect". For example, deteriorating exterior paint, blemishes, damaged hinges, leaking tap outlet, standing water in eaves gutters etc. Most of these defects are considered as part of normal home maintenance and are usually cheaper to repair than a major defect. Having said that, painting the external of a home can be expensive!

#### (c) Maintenance Items / FYI

NOTE: A Maintenance Item and similarly an FYI is generally for your information. Items such as a functioning but ageing hot water service or heater, scratches and scuffs in the kitchen sink, internal painting items, non functioning internal door handles, poorly installed insulation in the roof space etc. FYI's may include handy tips, additional information and websites or a professional opinion on an item that doesn't fall into the defects categories.

### Acceptance criteria

The building shall be compared with a building 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.

**Inspectors Comments**

I performed the home inspection according to the standards and my clients wishes and expectations.

Please refer to the inspection contract or agreement between the inspector and the inspector's client.

**Grounds / Site**

In accordance with the *Australian Standard 4349.1*, the home inspector **shall observe:** Car accommodation, detached laundry, ablution facilities, garden sheds, retaining walls supporting other structures, landscaping walls greater than 700 mm high, paths, driveways, steps, general fencing and surface drainage. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure. The home inspector is **not required to observe:** Geological conditions, Soil conditions, Underground Utilities, Footings Below Ground, Concealed Damp-Proof Course, Pest Activity, Landscaping, Solar / Wind or Geothermal Systems, Recreational Facilities (including spas, saunas, steam baths, swimming pools and associated filtration and similar equipment, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), the Presence or condition of buried fuel or waste storage tanks or Health Hazards such as lead content, presence of asbestos, urea formaldehyde, Soil Toxicity, Allergies, Mould and the like.. The home inspector is **not required to:** Move personal items, panels, furniture, equipment, plant life, soil, litter or debris that obstructs access or visibility.

**Exterior**

In accordance with the *Australian Standard 4349.1*, **the home inspector shall observe from ground level:** - The exterior wall-covering materials, flashing and trim, exterior doors and windows, timber or steel structures, stairs, balconies, verandah's, patios, decks and balustrades. The home inspector shall: Describe wall cladding materials; Decking materials; Stair construction; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected. **The inspector is not required to observe:** Concealed framing-timbers or any areas concealed by wall linings/sidings, screens, shutters, awnings or exterior fixtures. Inspect for safety-type glass or determine the integrity of multiple-pane window glazing or thermal window seals. Inspect underground utilities, underground items, storm-water systems, wastewater treatment systems, septic systems or cesspools, irrigation or sprinkler systems, or inspect items that are not visible or readily accessible from the ground, including window and door flashing. **The home inspector is not required to:** Move personal items, panels, furniture, equipment, plant life, soil, litter or debris that obstructs access or visibility.

**Roof**

In accordance with the *Australian Standard 4349.1*, the home inspector shall observe:

From ground level or the eaves; the eaves, fascias, bargeboards, the roof-covering materials, gutters, downpipes, vents, visible flashings, skylights, chimney, and other roof penetrations.

The inspector shall describe: The method used to observe the roofing, the type of roof-covering materials, report as in need of correction observed indications of active roof leaks and other observed defects.

The inspector is not required to: Walk on any roof surface (although every safe attempt to do so, will be taken), confirm proper fastening or installation of any roof-covering material, predict the service life expectancy, perform a water test, warrant or certify the roof, inspect underground storm-water drainage pipes, remove snow, ice, moss, algae, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.

The inspector *will not walk* on any roof areas that appear, in the inspectors opinion, to be unsafe or walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

**Roof Space / Attic**

In accordance with the *Australian Standard 4349.1*, the home inspector shall observe:

The roof framing and materials, the integrity of the sarking if present, the integrity of party walls if present, roof and ceiling insulation if present. Where possible, the inspector will inspect the exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe: The type of roof framing, physical damage, deterioration, inappropriate modification, observed defects, observed water leaks, the type of insulation observed and the integrity of sarking and party walls if present.

The inspector is not required to: Enter the roof space / attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. The inspector is not required

calculate the strength, adequacy, or efficiency of any system or component including framing; to move, touch or disturb insulation; move, touch or disturb vapour barriers; break or otherwise damage the surface finish or weather seal on or around access panels or covers; identify the composition or R-value of insulation materials; determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring; determine the condition or adequacy of electrical wiring or plumbing pipes; determine the adequacy of ventilation or activate thermostatically operated fans.

The inspector will attempt to enter roof spaces where safe to do so or will evaluate the roof space from the access opening as best as practicable.

### **Master Ensuite**

In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and mechanical ventilation if applicable.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture tapware, and hose or Inspect the system for proper sizing, design, or use of proper materials.

### **Kitchen**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### **Bathroom (Main)**

In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and mechanical ventilation if applicable.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture tapware, and hose or Inspect the system for proper sizing, design, or use of proper materials.

### **Laundry**

In accordance with the Standards of Practice the inspector will examine and report on the condition of: the exposed plumbing, laundry tub, dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the outlet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

### **Hot Water System**

In accordance with the Standards of Practice the inspector will examine and report the condition: of the location of the hot water system, type, make, year of manufacture, capacity, plumbing supply, energy source, venting, tempering and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down, or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

### **Cooling**

#### **1. The inspector shall inspect:**

A.the cooling system, using normal operating controls.

#### **2. The inspector shall describe:**

A.the location of the thermostat for the cooling system; and  
B.the cooling method.

#### **3. The inspector shall report as in need of correction:**

A.any cooling system that did not operate; and  
B.if the cooling system was deemed inaccessible.

#### **4. The inspector is not required to:**

A.determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.  
B.inspect portable window units, through-wall units, or electronic air filters.  
C.operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.  
D.inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.  
E.examine electrical current, coolant fluids or gases, or coolant leakage.

**Heating****1. The inspector shall inspect:**

A.the heating system, using normal operating controls.

**2. The inspector shall describe:**

A.the location of the thermostat for the heating system;

B.the energy source; and

C.the heating method.

**3. The inspector shall report as in need of correction:**

A.any heating system that did not operate; and

B.if the heating system was deemed inaccessible.

**4. The inspector is not required to:**

A.inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

B.inspect fuel tanks or underground or concealed fuel supply systems.

C.determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.

D.light or ignite pilot flames.

E.activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

F.override electronic thermostats.

G.evaluate fuel quality.

H.verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

I.measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances

**Environmental Concerns**

Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information, these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern.

Evaluations are recommended by qualified professionals in any environmental or pest related field prior to purchasing the property.