

# TOPNOTCH BUILDING INSPECTIONS

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## PRE-PURCHASE RESIDENTIAL

1234 Main St. Preston Victoria 3072

Buyer Name

08/04/2021 9:00AM



Inspector

Colin Hamilton

*Colin Hamilton*

Registered Building Practitioner DB-U 17607

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Agent

Agent Name

555-555-5555

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### **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

**8**

MAINTENANCE ITEM /  
GENERAL ADVICE

**25**

MINOR DEFECT

**1**

MAJOR DEFECT / SAFETY  
HAZARD

- ⌚ 3.1.1 Exterior - General: See Retaining Wall Section of Site / Grounds
- ⌚ 3.5.1 Exterior - Exterior Doors: Weather Seal
- ⌚ 3.6.1 Exterior - Balconies: Slim Observed Under Pedestal Mounted Tiles
- ⌚ 3.9.1 Exterior - Vegetation and Retaining Walls: Negative Fall on Retaining Wall Abutting Dwelling
- 🔧 4.3.1 Roof - Gutters / Downpipes: Debris Gutter (Minor)
- ⌚ 4.3.2 Roof - Gutters / Downpipes: Missing Spreader
- ⌚ 4.3.3 Roof - Gutters / Downpipes: Scratches on Roof Sheets
- ⌚ 4.4.1 Roof - Flashings: Screws Fixings - Missing or Detached
- ⌚ 4.4.2 Roof - Flashings: Negative Fall
- ⌚ 6.3.1 Master Bedroom - Doors: Top/Bottom Door Edges Not Painted 2
- 🔧 6.5.1 Master Bedroom - Walls: Picture Fixings
- ⌚ 7.2.1 Master Ensuite - Doors: Top/Bottom Door Edges Not Painted 2
- ⌚ 9.2.1 Bed 2 Ensuite - Doors: Minor Damage to Bottom Edge
- ⌚ 9.2.2 Bed 2 Ensuite - Doors: Top/Bottom Door Edges Not Painted
- ⌚ 9.17.1 Bed 2 Ensuite - Lighting Fixtures, Switches & Power Outlets: Heated Towel Rail
- ⌚ 10.3.1 Bedroom 3 (Basement) - Doors: Top/Bottom Door Edges Not Painted
- 🔧 10.4.1 Bedroom 3 (Basement) - Ceilings: Mark on Ceiling
- ⌚ 10.4.2 Bedroom 3 (Basement) - Ceilings: Stain(s) on Ceiling
- 🔧 11.2.1 Bed 3 Ensuite - Doors: Painting/Finishing Around Door Furniture
- ⌚ 11.2.2 Bed 3 Ensuite - Doors: Top/Bottom Door Edges Not Painted
- ⌚ 11.18.1 Bed 3 Ensuite - Ventilation: Check Flow Rate and Discharge of Exhaust System
- ⚠ 12.2.1 Kitchen - OVEN / COOKTOP / RANGE: Gas Cook Top Clearances to Splashbacks
- ⌚ 12.10.1 Kitchen - SINK: Missing Sealant Sink / Benchtop
- 🔧 12.11.1 Kitchen - SINK MIXER / TAP: Loose Mixer
- ⌚ 12.13.1 Kitchen - DISHWASHER: Improperly Installed Drain Pipe
- ⌚ 12.14.1 Kitchen - SEALANTS: Missing Sealant Sink / Benchtop
- ⌚ 13.2.1 Living / Dining Room - Windows: Difficult to Open
- ⌚ 16.3.1 Hallway (First Floor) - Windows: Difficult to Open

- 
- 🔑 16.4.1 Hallway (First Floor) - Walls: Picture Fixings 2
  - 🚫 17.2.1 Powder Room - Doors: Minor Damage to Bottom Edge
  - 🚫 17.2.2 Powder Room - Doors: Top/Bottom Door Edges Not Painted
  - 🔧 17.5.1 Powder Room - Walls: Impact Minor
  - 🔧 17.13.1 Powder Room - Toilet: Required to be Cleaned
  - 🚫 18.6.1 Laundry - Exhaust Systems: Partially Covered (Class 2)

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Real Estate Agent, Client	<b>Weather Conditions</b> Fine & Dry	<b>Occupancy</b> Vacant
<b>Approximate Size of Land</b> 120 M2	<b>Building Type</b> Apartment	<b>Direction House Faces</b> East
	<a href="#">What style of house is it?</a> <a href="http://realestateview.com.au">realestateview.com.au</a>	
<b>Storeys</b> Triple Storey	<b>Number of Bedrooms</b> 3	<b>Number of Bathrooms</b> 3 Ensuite Bathroom
<b>Construction Type</b> Fibrous Cement Sheeting, Light Weight Rendered, Standing Seam Metal Cladding	<b>Roof Cladding</b> Metal (ColorBond), Tray Deck (Profile)	<b>Footing Type</b> Slab on Ground
<b>Property Furnished</b> Not Occupied, Not Furnished	<b>Utilities: Gas</b> Connected	<b>Utilities: Mains Water</b> Connected
<b>Utilities: Sewer</b> Connected	<b>Areas Of Possible Concealment Of Areas Inspected</b> <b>Defects</b> No	<b>Areas Restricted To Inspection</b> Strata / Common Areas
<b>Areas Not Inspected</b> Underground Stormwater Pipes, Underground Sewer Pipes, Agi-Drains, Strata / Common Areas		<b>Utilities: Smoke Detectors</b> Connected, Not Tested

## EXCLUSION OF ITEMS FROM INSPECTIONS

AS per Appendix D of Australian Standard 4349.1-2007 the following is a list exclusions for a pre-purchase home inspection.

### EXCLUSION OF ITEMS FROM INSPECTION

(Informative)

The inspector need not inspect or report on the following:

- (a) Footings below ground.
- (b) Concealed damp-proof course.
- (c) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems.
- (d) Concealed plumbing.
- (e) Adequacy of roof drainage as installed.
- (f) Gas fittings and fixtures.
- (g) Airconditioning.
- (h) Automatic garage door mechanisms.
- (i) Swimming pools and associated filtration and similar equipment.
- (j) The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- (k) Alarm systems.
- (l) Intercom systems.
- (m) Soft floor coverings.
- (n) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems.
- (o) Paint coatings, except external protective coatings.
- (p) Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
- (q) Timber and metal framing sizes and adequacy.
- (r) Concealed tie-downs and bracing.
- (s) Timber pest activity.
- (t) Other mechanical or electrical equipment (such as gates, inclinators).
- (u) Soil conditions.
- (v) Control joints.
- (w) Sustainable development provisions.
- (x) Concealed framing-timbers or any areas concealed by wall linings/sidings.
- (y) Landscaping.
- (z) Rubbish.
- (aa) Floor cover.
- (bb) Furniture and accessories.
- (cc) Stored items.
- (dd) Insulation.
- (ee) Environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions).
- (ff) Energy efficiency.
- (gg) Lighting efficiency.

### Roof Design

Flat

[Roof Designs](#)



### 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.

## Potential Concerns: CHECK PERMITS

The checking of permits is beyond the scope of this building inspection.

The local municipality should be able to inform you of any building works that have been undertaken on the property. You should consult with the property owner or local municipality about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

**You are advised to check for permits relating to this property.**

## Potential Concerns: MOULD INFORMATION

It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as plasterboard are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is the plasterboard reinstalled. For evaluation and possible mitigation, consult with a qualified Environmental Microbiology Specialist.

Any mention of mould or related growths in this report is made as a **courtesy only**, and meant to refer the client to a specialist. Consult with specialists as necessary, such as an Environmental Microbiology Specialist, hygienists or professional lab for this type of evaluation.

For more information, visit: [Here](#)

## Potential Concerns: BODY CORPORATION

The residential dwelling unit / apartment or dwelling is part of a complex that is managed and maintained by an "Owners Corporation". This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

The building site condition, structural stability, drainage systems and insulation.

All exterior surfaces, materials and structure.

All roof surfaces, materials and structure.

All attic spaces.

The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces.

All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports.

All decks, patios, pools, spas, recreational areas/equipment.

All common areas on the property.

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Owner's Corporation regarding these items.

[Owners Corporation Information](#)

[Buying an Apartment Checklist](#)

## Potential Concerns: MOULD

Not Observed

Any mention of mould or related growths in this report is made as a **courtesy only**, and meant to refer the client to a specialist. Consult with specialists as necessary, such as an Environmental Microbiology Specialist, hygienists or professional lab for this type of evaluation.

For more information, visit: [Here](#)

## 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 are found and the condition is comparable to properties, components or systems of similar age. 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. These items are generally more straightforward to remedy and some can be done as a DIY item.

### **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. Most items in your report will fall into this category. Most of these types of defects are considered to be 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!

### **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 items typically require further evaluation and are often imminent and may be very difficult or expensive to remedy.

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 during your purchasing decision. Once again, it is the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

## Limitations

General Information

## OVERVIEW

**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 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 I feel I have 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 my professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople prior to purchasing the dwelling**, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home 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. This report is only supplemental to the **Vendors Statement Section 32** and **Pest (WDI) Inspection** Report. Refer to Australian Standard 4349.1-2007, and the Inspection agreement regarding the scope and limitations of this inspection.

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 of Australian Standard 4349.1-2007 .

*An estimate of the cost of rectification of defects is not required in an inspection report in accordance with the Australian Standard 4349.1 An estimate for repairs and rectification works can be provided separate to this home inspection for an additional fee.*

## 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

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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.

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.** This inspection report should be used alongside the Vendors Statement Section 32, pest inspection (WDI) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

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General Information

**IMPORTANT INFORMATION: COMMENT KEY - DEFINITIONS**

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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.

- **Major Defects** - Items or components that may require a major expense to correct. Items categorised in this manner require further evaluation and **repairs or replacement as needed by a Qualified Contractor / Professional**.
- **Minor Defects** - Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems (most defects will fall into this categorisation). **Repairs or replacement is recommended to items categorised in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect**. Items categorised in this manner typically require repairs from a **Qualified Contractor** or **Handyman** and are **not** considered routine maintenance or DIY repairs.
- **Maintenance Items / FYI** - This categorisation will include items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. This categorisation will also include **FYI** items that could include observations, important information, recommended upgrades to items, areas, or components, as well as **items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection**. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

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 "Marginal 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 during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

## 2: INSPECTORS COMMENTS

		I	F	D	M	U	N/A
2.1	Inspectors Comments	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

#### Refer To Information Section Tab

See **Informational section of Inspectors Comments in this section of the report.**  
**Walkthrough Video Links available here.**

Walkthrough of Ground Floor area including the Entry, Kitchen, Lining/Dining and Powder Room - [Click Here to view video](#)

## Inspectors Comments: Inspectors Comments

The Apartment is in an **Above AVERAGE** condition when compared to houses of the same age.

### Overall Condition

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

The summary lists of Major and Minor defects included this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect.

The summary forms part of this report and should not be relied on solely.

Please read the entire report.

The incidence of major and minor defects and overall condition in this dwelling as compared with similar buildings is listed below.

### The incidence of Major Defects

The incidence of major defects in this residential building as compared with similar buildings is considered **Above AVERAGE**. Please refer to the Conclusion section of this report for further clarification and definition.

### The Incidence of Minor Defects

The incidence of minor defects in this residential building as compared with similar buildings is considered **AVERAGE**. Please refer to the Conclusion section of this report for further clarification and definition.

### The Overall Condition Of This Dwelling

The overall condition of this dwelling in the context of its age, type and general expectations of similar properties is **Above AVERAGE**. (Please refer to the TERMS AND CONDITIONS section of this report for definition)

Most of the items that require to be rectified are minor / maintenance or cosmetic items.

In general, I am of the opinion the property is in an **Above AVERAGE** condition when compared to similar aged dwellings at the time of the inspection. 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 due to handover not being completed yet.

Please feel free to call me to discuss any part of this report.

Thank you for trusting me to undertake your inspection.

Kind Regards

Colin Hamilton



Topnotch Building Inspections

### 3: EXTERIOR

		I	F	D	M	U	N/A
3.1	General						
3.2	Foundation	X					
3.3	External Cladding	X					
3.4	Eaves, Soffits & Fascia	X					
3.5	Exterior Doors	X		X			
3.6	Balconies	X	X				
3.7	Basement Bedroom Courtyard	X					
3.8	Terrace	X					
3.9	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

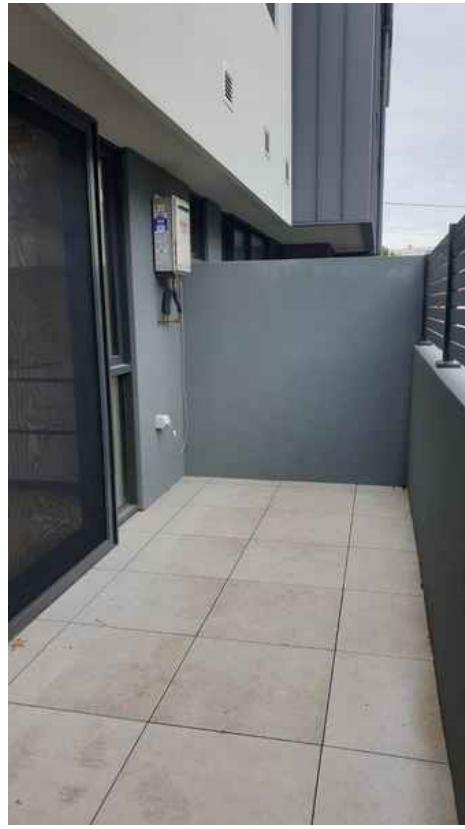
#### Foundation: Foundation Type and Eaves, Soffits & Fascia:

##### Material

Concrete Slab

##### Photographs

Courtesy Photographs



#### Exterior Doors: FRONT ENTRY

##### DOOR

Single Door, Hinged, With Sidelight



**Exterior Doors: KITCHEN -  
BALCONY DOOR**

Aluminium Framed, Glass Sliding Door with Fixed Panel, Double Glazed, Casement / Hopper Window

**Exterior Doors: GROUND FLOOR  
BEDROOM BALCONY DOOR**

Glazed, Aluminium Sliding Door, With Sidelights, Fly Screen Sliding Door


**Balconies: Material**

Tiled Using Adjustable Support Pedestals , Waterproofed Concrete

**Exterior Doors: TERRACE  
EXTERNAL DOOR**

Aluminium Sliding Door, With Sidelights

**Basement Bedroom Courtyard:  
Material**

Pedestal Tiled over Concrete


**Terrace: Material**

Pedestal Tiled over Sheet Membrane

**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: 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: 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)

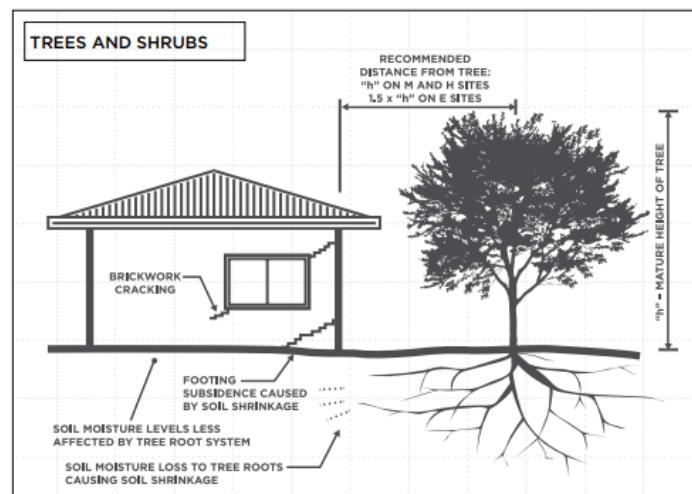
#### Distance from house (d)

$d = 1h$  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.](#)

## Foundation: Sub-Floor Ventilation

### Not Applicable

Proper and adequate sub-floor ventilation is vital, it allows the free movement of fresh air under the dwelling to aid in the evaporation of moisture under the dwelling.

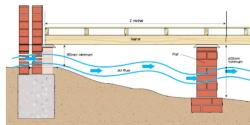
Moisture winds up under the house in a number of ways. Some are less obvious than others. It's easy to diagnose a drip from a leaky pipe, or a puddle where rain water may have poured in through a gap in the building. It's harder to tell if the moisture is coming up through the soil. Surface soil might appear dry, but hide a lot of moisture. As the moisture evaporates, it comes up through the soil and under the home. Without adequate ventilation, this moisture is trapped under the house with no way out. This is why the air under the home might feel damp, even if there's no visible water source.

Without ventilation, the humidity under the house has nowhere to go. Even if there are existing vents, the air flow might not be fast enough to extract the moisture. In this case, you may need an exhaust fan to mechanically remove the stale air. The principles of sub floor ventilation are quite simple, a well ventilated area that allows for fresh air to enter from different areas will generally result in a healthier sub floor area.

Simple air vents (commonly brick type vents with small holes in them) strategically positioned around the sub floor perimeter is the most common measure to ensure sub floor ventilation. This uses natural (or passive) cross flow of air, as shown in the below image. These vents should be free from any blockage and above ground level so that airflow is not obstructed. In some cases this alone may not be enough. Furthermore it is possible that things like house extensions or decks attached to the side of the building may lead to these vents being blocked, in which case it may be necessary to supplement these vents with some mechanical ventilation.

#### Sub Floor Ventilation

Adequate sub floor ventilation is essential for all buildings with a sub floor



How much ventilation is required will depend on the building and the specific location. Factors such as type of soil, run off drainage, etc. are all very important factors when evaluating sub floor ventilation requirements.

**External Cladding: CLADDING MATERIAL**

Cement Sheeting, Rendered Masonry , Metal Standing Seam, Rendered Light Weight Walls



## 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.

### **External Cladding: Fire Rated Cladding Material**

The external cladding(s) of the apartment building were not inspected for fire rating compliance, this is beyond the scope of the inspection.

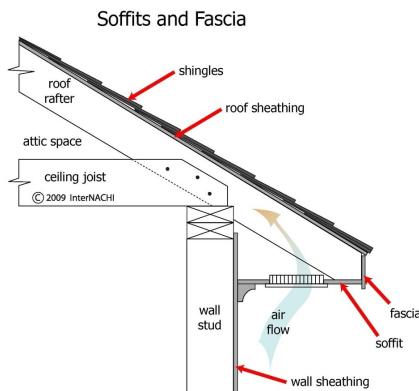
I strongly suggest obtaining further information from the Body Corp Management or Local Council for compliance information of the external cladding materials.

Non-compliant cladding materials are required to be replaced, this can be extremely expensive for title owners.  
Victorian Government Information about external cladding material can be found [here](#).

### **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.

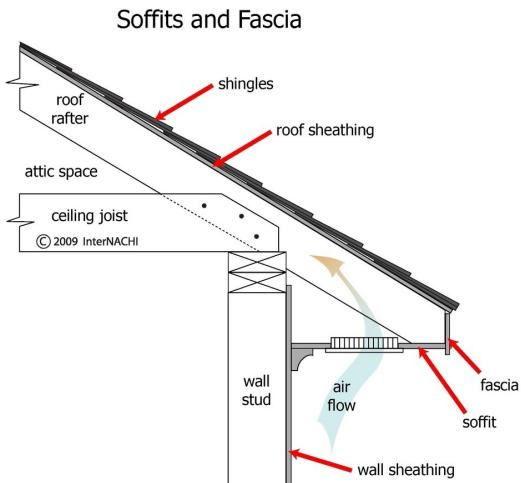
For more information on Eaves see [build.com.au](#)



## Eaves, Soffits & Fascia: Material

### 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.



## 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.

## Balconies: Balcony

### Ground Floor Balcony, Covered, Off Kitchen

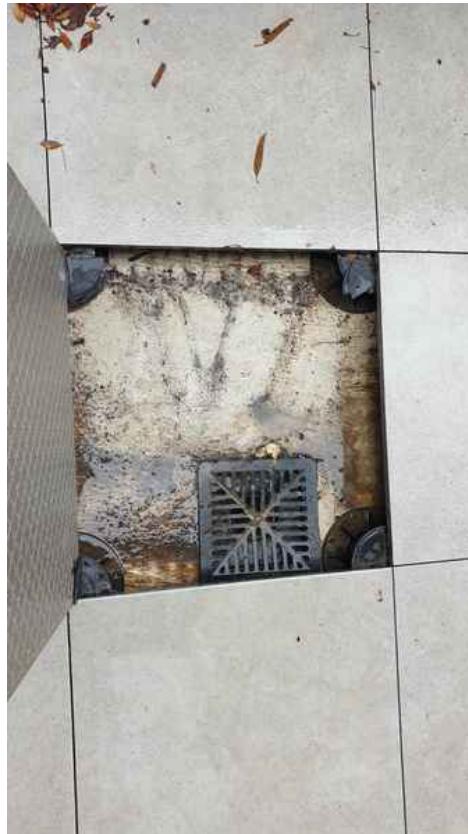
A balcony is a platform on the outside of a building, enclosed by walls or balustrades, supported by columns or console brackets. The platform is projecting from the wall of a building, usually above the ground floor. Balconies are typically small and are not used as social spaces or for entertainment purposes.



## Basement Bedroom Courtyard: Courtyard

### Pedestal Tiled Courtyard

A balcony is a platform on the outside of a building, enclosed by walls or balustrades, supported by columns or console brackets. The platform is projecting from the wall of a building, usually above the ground floor. Balconies are typically small and are not used as social spaces or for entertainment purposes.



## Terrace: Terrace

### Second Floor, Uncovered

A terrace is an external, raised, (always) open to the sky, flat area in either a landscape (such as a park or garden) near a building, or as a roof terrace on a flat roof. A Terrace is typically used as an outdoor living room or garden space and is an ideal for space for relaxing and entertainment.



## Vegetation and Retaining Walls: Photographs

The retaining wall constructed on the front of the dwelling is capped with a flashing that was observed to have negative fall. Water is pooling on this flashing and under the external cladding material. Pooling water will reduce the life expectancy of the flashing and may lead to water ingress into the dwelling.

I recommend altering the flashing to fall away from the dwelling into the garden bed area.





Pooling Water, negative fall

## Limitations

External Cladding

### FIRE RATED CLADDING MATERIALS

The external cladding(s) of the apartment building were not inspected for fire rating compliance, this is beyond the scope of the inspection.

I strongly suggest obtaining further information from the Body Corp Management or Local Council for compliance information of the external cladding materials.

Non-compliant cladding materials are required to be replaced, this can be extremely expensive for title owners.

Victorian Government Information about external cladding material can be found [here](#).

## Defects

3.1.1 General

### SEE RETAINING WALL SECTION OF SITE / GROUNDS

See Retaining Wall Section of Site / Grounds

Recommendation

Contact a qualified professional.



3.5.1 Exterior Doors

### WEATHER SEAL

The bottom of the entry door does not have an external weather seal.

Weather seals help to prevent wind blown water ingress and also protect the underside of the door from water damage.

I note that a brushed weather seal has been installed on the inside of the door to prevent energy loss, protect against draughts and insects, however these seals offer no protection from the elements to the underside of the door.

I recommend installing an external weather proofing device to prevent water ingress into the dwelling and to help protect the underside of the door.

Recommendation

Contact your builder.





Install weather seal to bottom of door

### 3.6.1 Balconies

#### **SLIM OBSERVED UNDER PEDESTAL MOUNTED TILES**

- MINOR DEFECT

Water was observed ponding under the pedestal mounted first floor balcony tiles.

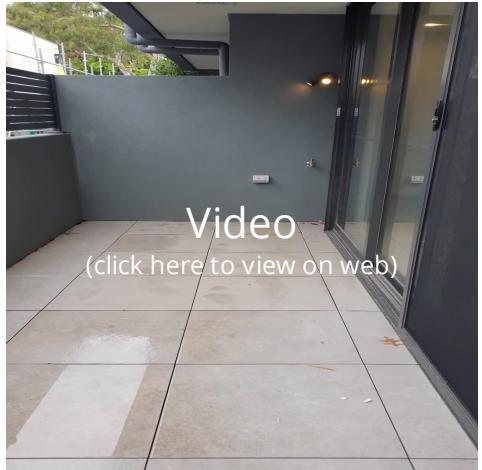
Identifying the species of the slimy material is beyond a PCI inspection.

Understanding my clients health related issues, I recommend the foreign matter be removed, the area cleaned and the drainage pit checked for blockages.

I do note, recent rains will have attributed to the ponding and I recommend that the owner regularly checks and cleans under the pedestal tiled balcony to prevent the foreign matter from forming.

Recommendation

Contact a qualified professional.



Slime Under Pedestal Tiled Balcony Floor

### 3.9.1 Vegetation and Retaining Walls

#### **NEGATIVE FALL ON RETAINING WALL ABUTTING DWELLING**

- MINOR DEFECT

The retaining wall constructed on the front of the dwelling is capped with a flashing that was observed to have negative fall. Water is pooling on this flashing and under the external cladding material. Pooling water will reduce the life expectancy of the flashing and may lead to water ingress into the dwelling. I recommend altering the flashing to fall away from the dwelling into the garden bed area.

Recommendation

Contact your builder.



## 4: ROOF

		I	F	D	M	U	N/A
4.1	GENERAL INFO	X					
4.2	Roof Coverings	X					
4.3	Gutters / Downpipes	X	X	X			
4.4	Flashings			X			
4.5	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

**Roof Coverings: ROOFING MATERIAL**

Metal Colorbond (Tray Deck Type) Box Gutter, Eaves Gutter

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

**Gutters / Downpipes: GUTTER TYPE & MATERIAL**

## Gutters / Downpipes: INFORMATIONAL

### External / Eaves Gutters

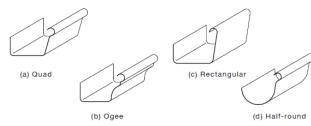


FIGURE 5.6(A) TYPICAL EXTERNAL EAVES GUTTERS

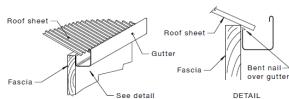
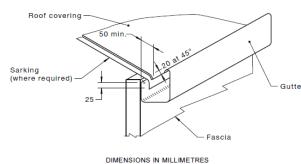
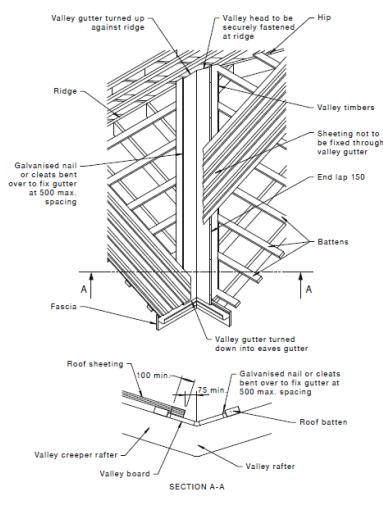


FIGURE 5.6(B) CLEATING

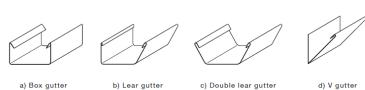


DIMENSIONS IN MILLIMETRES

### Valley Gutters



### Internal / Box Gutters



**Gutters / Downpipes: Downpipe Type & Material**  
Colorbond  
Round, 90mm

**Flashings: Material**  
Colorbond

## GENERAL INFO: ROOF TYPE / STYLE

Flat

### Roof and Styles Information



## GENERAL INFO: Inspection Method

Drone, Terrace

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: 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

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

Plumbing Stack Vents, Aerial(s)



## 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.

## Defects

### 4.3.1 Gutters / Downpipes

#### DEBRIS GUTTER (MINOR)



MAINTENANCE ITEM / GENERAL ADVICE

Debris has accumulated in the box gutters.

Recommend cleaning to facilitate water flow and check for adequate fall of guttering.

Recommendation

Contact your builder.



Debris in Gutter



Dead Bird

#### 4.3.2 Gutters / Downpipes

#### **MISSING SPREADER**

A downpipe that drains into a lower section roof was observed to have been installed without a spreader.

Spreaders are used to evenly distribute rainwater onto a roof at a lower level.

**AS3500.3-2018**

#### **3.4.5 Higher catchment area**

Stormwater from a higher catchment area shall be discharged directly to a rainhead or the sump shall be sized in accordance with this Standard.

Alternatively, a spreader may be used subject to the following:

(b) For a corrugated metal roof, a minimum width of 1800 mm on either side of the point of discharge shall be sealed for the full length of side laps.

The downpipe and gutter system of the lower catchment shall be sized in accordance with Clause 3.4 to take into account the total flow from both catchments.

I recommend installing a spreader to the downpipe.

MINOR DEFECT



Recommendation  
Contact your builder.

## 4.3.3 Gutters / Downpipes



MINOR DEFECT

**SCRATCHES ON ROOF SHEETS**

Scratches on roof sheet were observed from the terrace area.

**SA HB:39-2015****3.8 SURFACE DAMAGE**

There are occasions when a prepainted surface can be scratched or slightly damaged. The general rules are:

- (a) Do not use paint spray cans to touch up scratches.
- (b) If you cannot see the scratch from the ground, balcony, window, leave it alone.
- (c) If damage is severe, the sheets in question are to be replaced.

I recommend the builder checks the condition of the scratched roof areas and action as required.

Recommendation

Contact your builder.



Viewed from terrace



Viewed from terrace

## 4.4.1 Flashings

**SCREWS FIXINGS - MISSING OR DETACHED**

Flashing fixings were missing, had lifted or were detached.

Recommend: Engage a qualified plumber to install, repair or replace fixings as required.

Recommendation

Contact your builder.



Barge Flashing Staircase Wall on  
Terrace area

#### 4.4.2 Flashings

#### **NEGATIVE FALL**



MINOR DEFECT

Pooling water was observed on the apron flashing (profiled to roof sheet) on the roof that abuts the second floor staircase wall.

Pooling water is evidence of negative fall.

I recommend correcting the apron flashing to prevent ponding and premature failure due to ponding and corrosion.

Australian Standard 3500.3-2018 states "Metal roof drainage systems and support systems shall be designed and installed to achieve complete drainage and drying. Shielded areas capable of causing permanent ponding shall be avoided to prevent the possibility of intense localized corrosion known as crevice corrosion."

Note: NOTE: This type of attack results from contact of metal with moisture and salts under oxygen-deficient conditions in which trapped moisture cannot readily evaporate. It can be caused by lap joints, absorbent gaskets, holes, crevices under bolt or rivet heads, or surface deposits, including non-metallic materials such as elastomeric materials, plastics, fabrics, lifted paint films or accumulated solids.

**Refer to AS3500.3-2018**

**Clause 4.4.3 Corrosion due to crevices.**

#### **4.4.2 Corrosion due to drainage**

Metal roof drainage system components shall be designed and installed to prevent corrosion, erosion, or both, due to drainage from metal and non-metal roof drainage system components and, where used, cladding.

Recommendation

Contact your builder.



## 5: ROOF SPACE / ATTIC

		I	F	D	M	U	N/A
5.1	Electrical						X
5.2	Ceiling Insulation					X	
5.3	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

**Ceiling Insulation: R Value or Approx Thickness**  
Unable to Determine

**Ventilation: Ventilation Type**  
Not Applicable

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

### Ceiling Insulation: Insulation Type

Not Observed

More information on ceiling insulation can be found here:

[Passive design](#)

[Bradford Insulation](#)

[Knauf Insulation](#)

[GreenStuff](#)

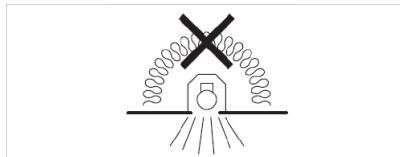
## Ceiling Insulation: Informational, Clearances Around Down-lights

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.

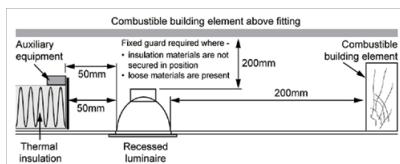
Recessed lights and their auxiliary equipment should be installed in a manner designed to prevent the light and equipment overheating and igniting surrounding combustible materials. Particular notice should be taken of manufacturers' installation instructions for lights that include warnings about covering 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.



## 6: MASTER BEDROOM

		I	F	D	M	U	N/A
6.1	General	X					
6.2	Windows	X					
6.3	Doors	X					
6.4	Ceilings	X					
6.5	Walls		X				
6.6	Floors	X					
6.7	Built In Robe (BIR)	X					
6.8	Lighting Fixtures, Switches & Power Outlets	X					
6.9	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

**General: Floor Coverings and Condition**  
Carpet, Serviceable, New

**Windows: Window Type**  
Aluminium, Double Glazed, Casement, Hopper

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



**Ceilings: Ceiling Material**  
Plasterboard / Gypsum Board

**Walls: Wall Material**  
Plasterboard / Gypsum Board

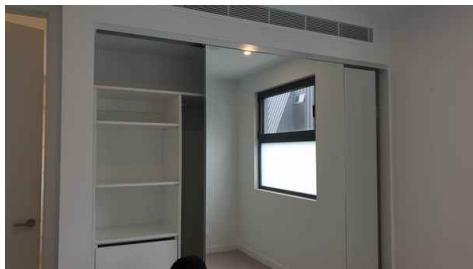
**Floors: Floor Coverings**  
Carpet

**Built In Robe (BIR): Door Style**

Mirrored Sliding x 2

**General: Master Bedroom Photographs**

Master Bedroom Courtesy Photographs



**Built In Robe (BIR): Hanging, Shelving & Drawers**

Hanging, Shelving, Drawers

**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 located in the adjacent hallway.

See Hallway Section in Report

**Defects**

6.3.1 Doors

**TOP/BOTTOM DOOR EDGES NOT PAINTED 2**

MINOR DEFECT

The top or the bottom of the door edges were not painted.  
All door manufacturers require all door edges to be sealed/painted to prevent moisture ingress and bowing of the doors.  
Manufacturers void the warranty of any door that is not fully sealed/painted on all edges.

I recommend painting/sealing all door edges as required by the manufacturers recommendations / specifications.

Recommendation

Contact your builder.

6.5.1 Walls



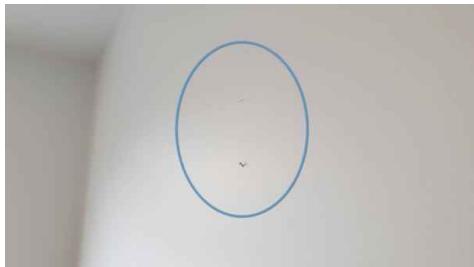
MAINTENANCE ITEM / GENERAL ADVICE

## PICTURE FIXINGS

The bedroom wall has nails and pencil marks from previous wall mounted picture frames or paintings.  
I recommend to patch, repair and paint as required.

Recommendation

Contact your builder.



## 7: MASTER ENSUITE

		I	F	D	M	U	N/A
7.1	General	X					
7.2	Doors	X					
7.3	Ceilings	X					
7.4	Windows	X					
7.5	Walls	X					
7.6	Floors	X					
7.7	Vanity Cabinetry	X					
7.8	Benchtop	X					
7.9	Basin	X					
7.10	Basin Tap	X					
7.11	Under Basin Plumbing	X					
7.12	Splash-back	X					
7.13	Mirror	X					
7.14	Shower	X					
7.15	Bath	X					
7.16	Sealants	X					
7.17	Toilet	X					
7.18	Lighting Fixtures, Switches & Power Outlets	X					
7.19	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

#### Doors: Door Style

Master Ensuite

Hollow Core, Flush Panel

#### Ceilings: Ceiling Material

Master Ensuite

Plasterboard

#### Windows: Window Type

Master Ensuite

Aluminium, Casement, Double Glazed, Hopper



#### Walls: Wall Material

Master Ensuite

Tile

#### Floors: Floor Coverings

Master Ensuite

Tile

**Vanity Cabinetry: Cabinet****Material**

Master Ensuite

Wall Mounted

**Benchtop: Material**

Master Ensuite

Corian

**Shower: SHOWER BASE**

Tiled

**Shower: SHOWER SCREEN INFORMATION**

Glass, Frameless, Hinged Door

**Ventilation: BATHROOM VENTILATION INFORMATION**

Openable Window, Mechanical Ventilation

**General: CABINERY 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, Good

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.

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

Master Ensuite

46-50 Degrees

**Shower: TYPE OF DRAIN**

Grate

**Shower: HOT WATER****TEMPERATURE FROM OUTLET**

46-50 Degrees

**Splash-back: Splashback Material**

Master Ensuite

Tiles

**Shower: SHOWER TAPWARE & OUTLET INFORMATION**

Mixer

**Bath: HOT WATER TEMPERATURE FROM OUTLET**

46-50 Degrees

## General: BATH TUB & SHOWER DRAIN INFORMATION

### MASTER ENSUITE

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

Tempered

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.

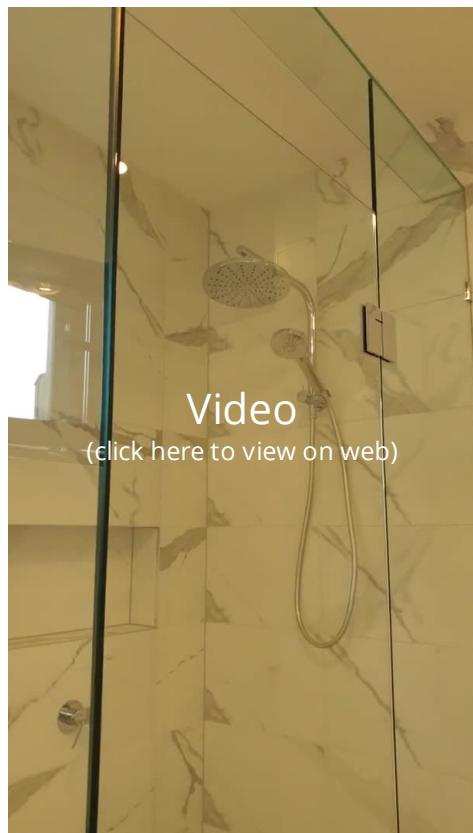
- At 68°C, it can take as little as one second to cause a full thickness scald.
- At 50°C degrees, it takes five minutes.

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.

## General: GENERAL VIEW (Photos)

### Master Ensuite

General view of the Ensuite Bathroom at time of inspection.



**Benchtop: BENCHTOP INFORMATION**

Master Ensuite

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**

Master Ensuite

Single X 2, Formed into Benchtop, Corian

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.

**Basin Tap: Basin Tapware**

Master Ensuite

Wall Mounted

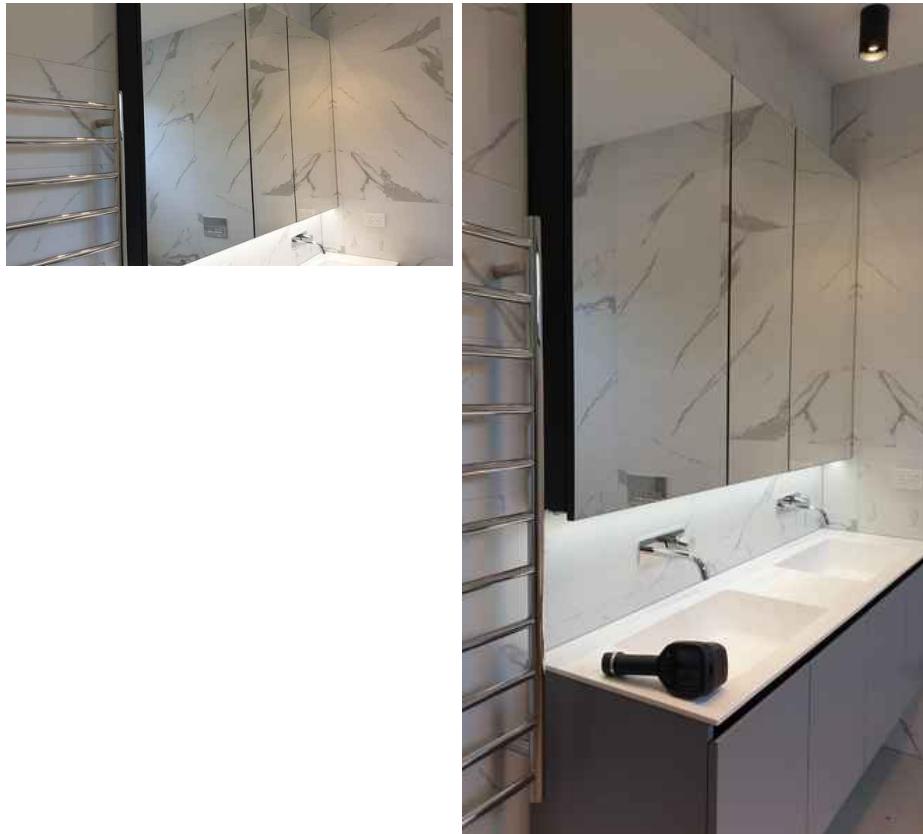
**Under Basin Plumbing: Under Basin Photographs**

**Mirror: Mirror Information**

Master Ensuite

Fixed to Shave Cabinet Doors

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.

**Bath: STYLE**

Back to Wall

**Bath: BATH TAPWARE & OUTLET INFORMATION**

Wall Mounted Mixer and Outlet

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.



## Toilet: Photographs

Master Ensuite

Toilets are flushed and checked for signs of active or past water leaks. They are also checked to ensure they are securely fixed or adhered to the floor.

No deficiencies were observed unless noted in the report.



## 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.

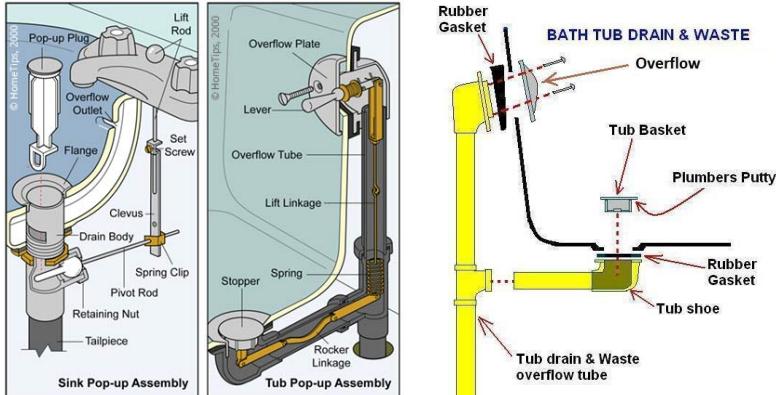
## Limitations

General

### BATH TUB & SINK OVERFLOW LIMITATIONS

MASTER ENSUITE

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

### 7.2.1 Doors

#### **TOP/BOTTOM DOOR EDGES NOT PAINTED 2**



The top or the bottom of the door edges were not painted.

All door manufacturers require all door edges to be sealed/painted to prevent moisture ingress and bowing of the doors.

Manufacturers void the warranty of any door that is not fully sealed/painted on all edges.

I recommend painting/sealing all door edges as required by the manufacturers recommendations / specifications.

Recommendation

Contact your builder.

## 8: BEDROOM 2

		I	F	D	M	U	N/A
8.1	General	X					
8.2	Doors	X					
8.3	Windows	X					
8.4	Ceilings	X					
8.5	Walls	X					
8.6	Floors	X					
8.7	Built In Robe (BIR)	X					
8.8	Lighting Fixtures, Switches & Power Outlets	X					
8.9	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

**Doors: Door Style**

Hollow Core, Flush Panel

**Ceilings: Ceiling Material**

Plasterboard / Gypsum Board

**Walls: Wall Material**

Plasterboard / Gypsum Board


**Floors: Floor Coverings**

Carpet

**Built In Robe (BIR): Door Style**

Six Doors, Three Cupboard

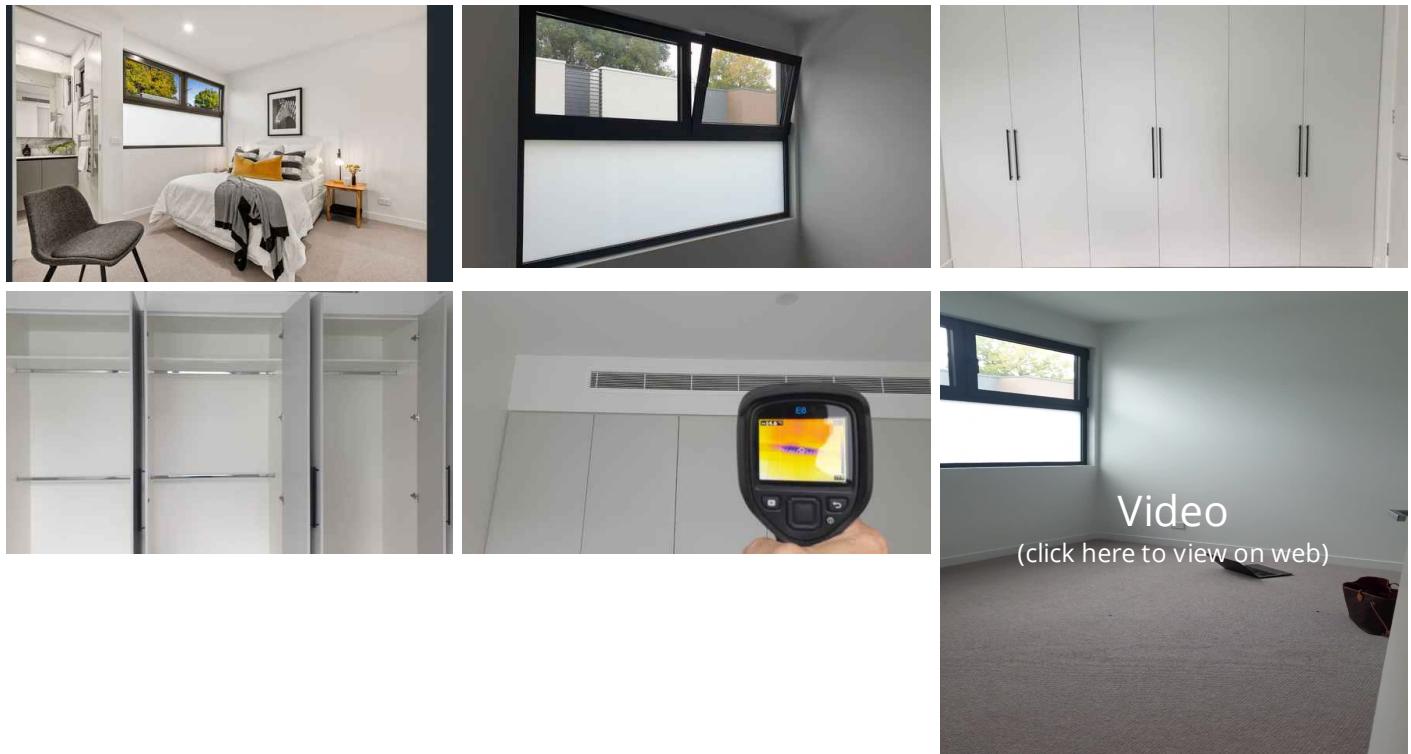

**Built In Robe (BIR): Hanging, Shelving & Drawers**

Hanging, Shelving



## General: Bedroom 2 Photographs

Bedroom 2 Courtesy Photographs



## Windows: Window Type

Fixed, Casement, Hopper, Three Panel



## 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.

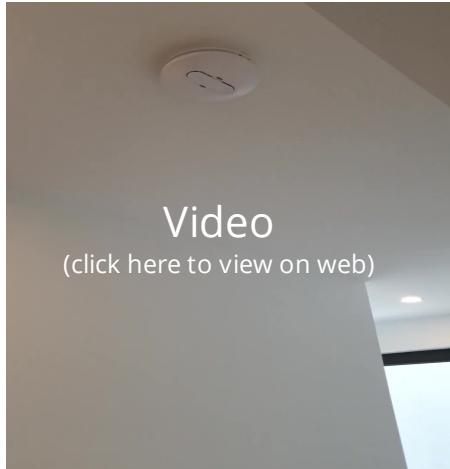
We **highly recommend** that all Smoke Alarms are mains power operated, with battery backup and interconnected where applicable.

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

## Smoke Detectors: Located In Hallway

Smoke detector(s) were located in the adjacent hallway.

See Hallway Section in Report



## 9: BED 2 ENSUITE

		I	F	D	M	U	N/A
9.1	General	X					
9.2	Doors		X		X		
9.3	Ceilings		X				
9.4	Windows		X				
9.5	Walls		X				
9.6	Floors		X				
9.7	Vanity Cabinetry		X				
9.8	Benchtop		X				
9.9	Basin		X				
9.10	Basin Tap		X				
9.11	Under Basin Plumbing		X				
9.12	Splash-back		X				
9.13	Mirror		X				
9.14	Shower		X				
9.15	Sealants		X				
9.16	Toilet		X				
9.17	Lighting Fixtures, Switches & Power Outlets	X		X			
9.18	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: GENERAL VIEW (Photos)**

Master Ensuite

General view of the Ensuite  
Bathroom at time of inspection.


**Doors: Door Style**

Master Ensuite

Hollow Core, Flush Panel, Cavity  
Slider

**Ceilings: Ceiling Material**

Master Ensuite

Plasterboard

**Windows: Window Type**

Master Ensuite

Aluminium, Casement, Hopper

**Walls: Wall Material**

Master Ensuite

Tile

**Floors: Floor Coverings**

Master Ensuite

Tile

**Vanity Cabinetry: Cabinet Material**  
Master Ensuite  
Wall Mounted



**Benchtop: Material**  
Master Ensuite  
Corian

**Basin : Basin Photographs**  
Master Ensuite  
Master Ensuite general photographs.



**Basin Tap: Basin Tapware**  
Master Ensuite  
Wall Mounted

**Basin Tap: HOT WATER TEMPERATURE FROM OUTLET**  
Master Ensuite  
46-50 Degrees

**Under Basin Plumbing: Under Basin Photographs**



<b>Splash-back: Splashback Material</b>	<b>Shower: SHOWER BASE</b>	<b>Shower: TYPE OF DRAIN</b>
Master Ensuite	Tiled	Grate
Tiles		
<b>Shower: SHOWER TAPWARE &amp; OUTLET INFORMATION</b>	<b>Shower: SHOWER SCREEN INFORMATION</b>	<b>Shower: HOT WATER TEMPERATURE FROM OUTLET</b>
Mixer, Combination Rail & Overhead	Glass, Frameless, Hinged Door	46-50 Degrees
<b>Ventilation: BATHROOM VENTILATION INFORMATION</b>		
Openable Window		



#### 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, Good

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: TEMPERING OF HOT WATER

Tempered

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

Master Ensuite

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

Master Ensuite

Single, Bench and Basin formed together, Corian

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.

**Mirror: Mirror Information**

Master Ensuite

**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.



## Toilet: Photographs

Master Ensuite

Toilets are flushed and checked for signs of active or past water leaks. They are also checked to ensure they are securely fixed or adhered to the floor.

No deficiencies were observed unless noted in the report.



## 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.

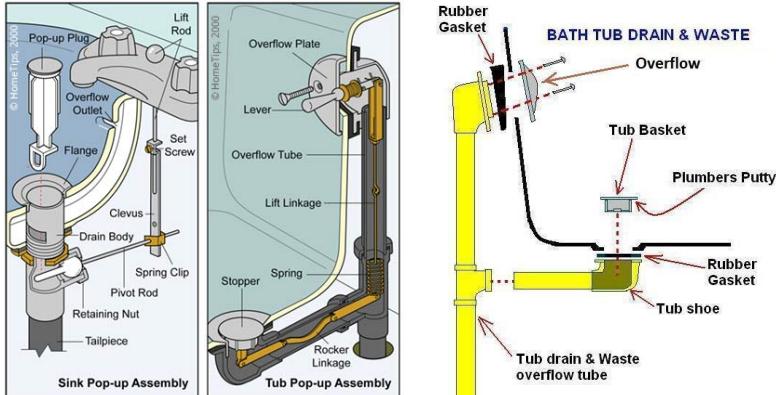
## Limitations

General

### BATH TUB & SINK OVERFLOW LIMITATIONS

MASTER ENSUITE

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

### 9.2.1 Doors

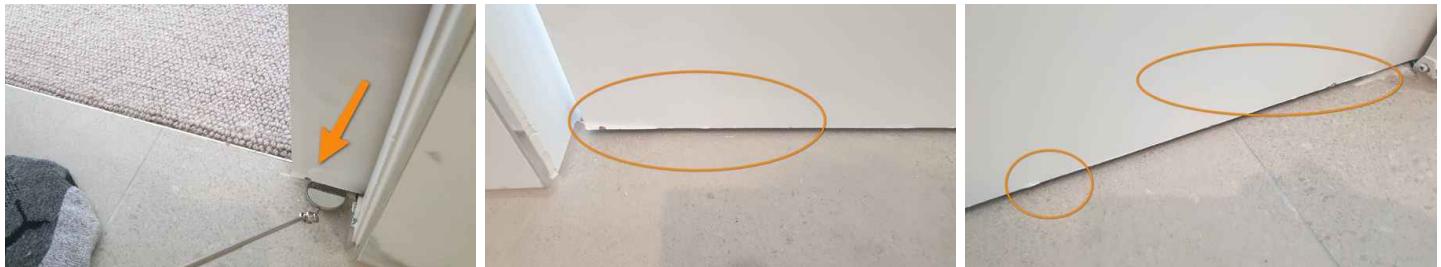
#### **MINOR DAMAGE TO BOTTOM EDGE**

Bottom edge of door has minor surface damage evident.  
I recommend repairs and repainting of door as required to rectify.

Recommendation

Contact your builder.

- MINOR DEFECT



### 9.2.2 Doors

#### **TOP/BOTTOM DOOR EDGES NOT PAINTED**

The top or the bottom of the door edges were not painted.  
All door manufacturers require all door edges to be sealed/painted to prevent moisture ingress and bowing of the doors.

Manufacturers void the warranty of any door that is not fully sealed/painted on all edges.

I recommend painting/sealing all door edges as required by the manufacturers recommendations / specifications.

Recommendation

Contact your builder.

- MINOR DEFECT



9.17.1 Lighting Fixtures, Switches & Power Outlets  
**HEATED TOWEL RAIL**

 MINOR DEFECT

The heated towel rail in the ensuite bathroom was inoperable at the time of the inspection.

I recommend checking the function of the heated towel rail and rectify as required.

Recommendation

Contact your builder.



## 10: BEDROOM 3 (BASEMENT)

		I	F	D	M	U	N/A
10.1	General	X					
10.2	Windows	X					
10.3	Doors			X			
10.4	Ceilings	X	X				
10.5	Walls	X					
10.6	Floors	X					
10.7	Built In Robe (BIR)	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

Fixed, Aluminium, Double Glazed, Casement, Hopper



#### Doors: Door Style

Hollow Core, Flush Panel



#### Ceilings: Ceiling Material

Plasterboard / Gypsum Board

#### Walls: Wall Material

Plasterboard / Gypsum Board

#### Floors: Floor Coverings

Carpet

**Built In Robe (BIR): Door Style**  
3 Panel, Sliding Mirrored Doors**Built In Robe (BIR): Hanging, Shelving & Drawers**  
Hanging, Shelving**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.

**General: Bedroom 3 Photographs**

Bedroom 3 Courtesy Photographs  
[See basement walkthrough video here](#)



## 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 located in the adjacent hallway.

See Hallway Section in Report

## Defects

10.3.1 Doors



MINOR DEFECT

### TOP/BOTTOM DOOR EDGES NOT PAINTED

The top or the bottom of the door edges were not painted.

All door manufacturers require all door edges to be sealed/painted to prevent moisture ingress and bowing of the doors.

Manufacturers void the warranty of any door that is not fully sealed/painted on all edges.

I recommend painting/sealing all door edges as required by the manufacturers recommendations / specifications.

Recommendation

Contact your builder.



## 10.4.1 Ceilings

**MARK ON CEILING**

MAINTENANCE ITEM / GENERAL ADVICE

There is a mark on ceiling that requires repair and paint.

See walkthrough video link under the "General" tab in this section for location  
This comment is made for your convenience.

Recommendation

Contact a qualified professional.

## 10.4.2 Ceilings

**STAIN(S) ON CEILING**

MINOR DEFECT

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.

# 11: BED 3 ENSUITE

		I	F	D	M	U	N/A
11.1	General	X					
11.2	Doors		X	X			
11.3	Ceilings	X					
11.4	Windows	X					
11.5	Walls	X					
11.6	Floors	X					
11.7	Vanity Cabinetry	X					
11.8	Benchtop	X					
11.9	Basin	X					
11.10	Basin Tap	X					
11.11	Under Basin Plumbing	X					
11.12	Splash-back	X					
11.13	Mirror	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		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**

Master Ensuite

Hollow Core, Flush Panel, Cavity  
Slider

**Ceilings: Ceiling Material**

Master Ensuite

Plasterboard

**Windows: Window Type**

Master Ensuite

Aluminium, Casement, Double  
Glazed, Hopper

**Walls: Wall Material**

Master Ensuite

Tile

**Floors: Floor Coverings**

Master Ensuite

Tile

**Vanity Cabinetry: Cabinet Material**

Master Ensuite

Wall Mounted



**Benchtop: Material**

Master Ensuite

Corian

**Under Basin Plumbing: Under Basin Photographs****Basin Tap: Basin Tapware**

Master Ensuite

Wall Mounted

**Splash-back: Splashback Material**

Master Ensuite

Tiles

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

Master Ensuite

46-50 Degrees

**Shower: SHOWER BASE**

Tiled

**Shower: TYPE OF DRAIN**

Grate

**Shower: SHOWER SCREEN****INFORMATION**

Glass, Frameless, Hinged Door

**Shower: HOT WATER****TEMPERATURE FROM OUTLET**

46-50 Degrees

**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, Good

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: TEMPERING OF HOT WATER**

Tempered

**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.

**General: GENERAL VIEW (Photos)**

General view of the Ensuite Bathroom at time of inspection.

**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**

Master Ensuite

Single, Formed with Benchtop

See general basin shapes and sizes [here](#)Pop Up vs Pop Down Basin Plugs Explained [Here](#)

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

**Mirror: Mirror Information**

Master Ensuite

Fixed to Shave Cabinet Doors

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.

**Shower: SHOWER TAPWARE & OUTLET INFORMATION**

Mixer, Combination Rail & Overhead

**Toilet: Photographs**

Master Ensuite

Toilets are flushed and checked for signs of active or past water leaks. They are also checked to ensure they are securely fixed or adhered to the floor.

No deficiencies were observed unless noted in the report.

**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.

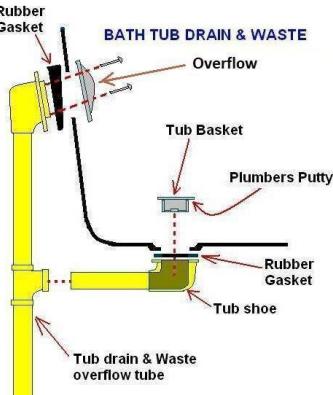
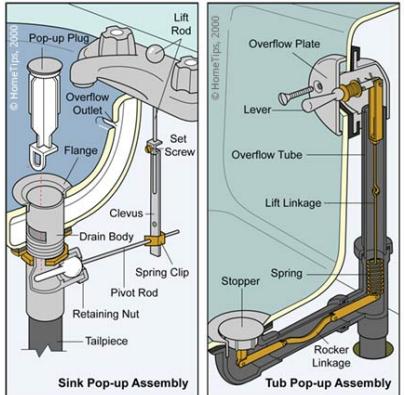
## Limitations

General

**BATH TUB & SINK OVERFLOW LIMITATIONS**

MASTER ENSUITE

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

#### PAINTING/FINISHING AROUND DOOR FURNITURE

The painting/finishing around the door furniture has not been completed in a professional and workmanlike manner.

I recommend repairs and painting to make good.

Recommendation

Contact your builder.



MAINTENANCE ITEM / GENERAL ADVICE



### 11.2.2 Doors

#### TOP/BOTTOM DOOR EDGES NOT PAINTED



MINOR DEFECT

The top or the bottom of the door edges were not painted.

Wet area doors are particularly susceptible to bowing if not adequately sealed and painted on all edges.

All door manufacturers require all door edges to be sealed/painted to prevent moisture ingress and bowing of the doors.

Manufacturers void the warranty of any door that is not fully sealed/painted on all edges.

I recommend painting/sealing all door edges as required by the manufacturers recommendations / specifications.

Recommendation

Contact your builder.



#### 11.18.1 Ventilation

- MINOR DEFECT

#### **CHECK FLOW RATE AND DISCHARGE OF EXHAUST SYSTEM**

The shower was operated with hot water for 5 minutes, with the exhaust fan on and the window in the ensuite open.

Unusually high amounts of condensation was observed in the ensuite.

I recommend checking the flow rate and discharge of the exhaust system to ensure the exhaust is capable of a minimum flow rate of 25 L/s.

Recommendation

Contact your builder.

# 12: KITCHEN

		I	F	D	M	U	N/A
12.1	GENERAL	X					
12.2	OVEN / COOKTOP / RANGE	X			X		
12.3	WINDOWS	X					
12.4	REFRIGERATOR	X	X				
12.5	FRIDGE TAP					X	
12.6	CABINETRY	X					
12.7	DRAWERS	X					
12.8	BENCHTOP	X					
12.9	SPLASH-BACK	X		X			
12.10	SINK	X					
12.11	SINK MIXER / TAP		X				
12.12	UNDER SINK PLUMBING	X					
12.13	DISHWASHER	X					
12.14	SEALANTS			X			
12.15	CEILING	X					
12.16	WALLS	X					
12.17	FLOORS	X					
12.18	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

**OVEN / COOKTOP / RANGE:**
**COOKTOP TYPE & BRAND**

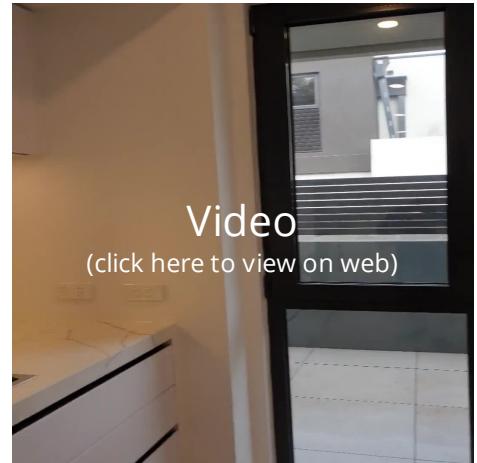
Gas, 5 Burner, Miele

**OVEN / COOKTOP / RANGE:**
**RANGE TYPE & BRAND**

Slide Out, Miele


**WINDOWS: Window Type**

Aluminium, Double Glazed,  
Casement, Hopper


**CABINETRY: MATERIAL**

Painted

**BENCHTOP: Material**

Re-constituted Stone

**SPLASH-BACK: Splashback Material**

Re-constituted Stone

**DISHWASHER: Brand**

Miele

**CEILING: Ceiling Material**

Plasterboard

**WALLS: Wall Material**

Plasterboard / Gypsum Board

**FLOORS: Floor Coverings**

Engineered Wood

**GENERAL: KITCHEN PHOTOGRAPHS**

General view of the Kitchen at time of inspection.



**OVEN / COOKTOP / RANGE: OVEN TYPE & BRAND**

Electric, Double, Miele

**OVEN / COOKTOP / RANGE: COOKTOP INFORMATION**

All cooktop heating elements were turned to "High", and were functional at the time of inspection. Manuals for hotplates (if desired) can usually be easily found with a simple Google search. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

**OVEN / COOKTOP / RANGE: RANGEHOOD/EXHAUST INFORMATION**

The rangehood / exhaust fan was operated by normal functions to check for operation. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

**REFRIGERATOR: REFRIGERATORS NOT INSPECTED**

Refrigerators are not included in a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is not present I will inspect the refrigerator opening and water outlet if present.

**FRIDGE TAP: INFORMATION**

The fridge tap will be inspected if the fridge is not present or the fridge tap outlet is accessible. The inspector will not remove or move the refrigerator and is not required as part of a home inspection.

**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.



## DISHWASHER: DISHWASHER INFORMATION

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection.

No leaks or water was present at the base of the unit at the completion of the cycle.

The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit 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

### 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.

Generally, a 5mm ceramic tile is sufficient for fire resistance for a splashback of a gas hot plate. See below for further information for splashbacks other than 5mm ceramic tile

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](#)

**OVEN / COOKTOP / RANGE****OVEN NOT OPERATED**

The oven(s) were not operated at the time of the inspection.  
See photo(s) and or Video(s) here in the report.

This was a limitation to my inspection.

**REFRIGERATOR****REFRIGERATOR OFF**

One of the refrigerators was not working because it had not been connected to the GPO.

I am not aware why the refrigerator was not connected to the power and as such I did not check the refrigerator for function.

This was a limitation to my inspection.

**FRIDGE TAP****FRIDGE TAP, BEHIND FRIDGE**

The fridge tap is located behind the fridge.

I was not able to inspect the fridge tap, this was a limitation to my inspection.

## 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

### 12.2.1 OVEN / COOKTOP / RANGE

### GAS COOK TOP CLEARANCES TO SPLASHBACKS



MAJOR DEFECT / SAFETY HAZARD

The gas cook-top does not achieve the minimum clearances to combustible materials and is a Safety Hazard.

Reconstituted stone, also known as 'quartz surface', is a popular product used for various domestic surfacing applications and in kitchen and bathroom bench tops and splashbacks. A well-known brand of reconstituted stone is Caesarstone. When considering a material for use as a kitchen splashback that will be less than 200 millimetres from the edge of a hotplate burner:

- The material must be fire resistant (non-combustible) in accordance with AS/NZS 5601 Appendix C. Reconstituted stone, while highly durable, is usually made of stone powder bonded with a polyester resin that can burn, and so may be unsuitable for use without a suitable clearance around the cooker or hotplate.
- The material, when placed directly on a combustible surface to offer protection (for example directly onto a timber stud) must have a heat transfer coefficient not exceeding 20W/m 2 K.

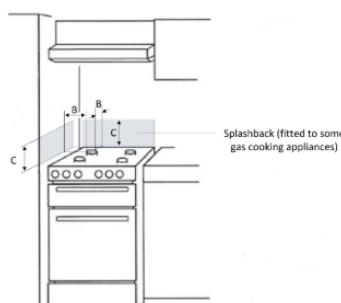
Reconstituted stone products that claim to be fire resistant must comply with the requirements of AS/NZS 5601 Appendix C to be considered fire resistant

### Necessary qualities of fire resistant materials

Examples of fire resistant materials used in kitchen splash backs include ceramic tiles, toughened safety glass and sheet metal of a specific thickness, and matched with a specific type of backing board (for example, a gypsum-based wall board or fibre cement board with a specified minimum thickness depending on the type of fire resistant facing material being used).

To qualify as fire resistant, a material must comply with a number of Australian Standards including AS/NZS 5601 Appendix C and the specification for fire resistant material, which includes AS/NZS 1530.1 (combustibility) or AS/NZS 1530.3 (the simultaneous determination of ignitability, flame propagation, heat release and smoke release), and a series of additional properties that specify the material's minimum thickness, compressive strength, and deformability

A minimum clearance of 200mm is required when measured horizontally from the edge the nearest burner to any vertical combustible surface or conducting material, and the splashback must be a minimum of 150mm in height. Materials such as ceramic tiles less than 5mm thick, non-toughened glass and stainless steel are not fire rated materials and require fire rated substrates behind them to be deemed to comply.



Dimension "B" is 200mm and Dimension "C" is 150mm in the above diagram.

As this is a visual, non-invasive inspection, the inspector can not determine the substrate used in this circumstance and recommends obtaining a certificate of compliance from the current home owner or contacting a licensed gas fitter for further advice and repair / rectifications.

[Minimum clearances and more information can be found here](#)

I recommend the builder verify the material used behind the reconstituted stone splashbacks is a suitable fire rated material as per AS/NZS 5601 Appendix C.

Recommendation

Contact your builder.



## 12.10.1 SINK

**MISSING SEALANT SINK / BENCHTOP**
- MINOR DEFECT

Sealant has not been installed between the kitchen sink and the benchtop (Island Bench). I recommend installing sealant to the kitchen sink / benchtop area to prevent water damage and ingress into the substrate.

Recommendation

Contact your builder.



## 12.11.1 SINK MIXER / TAP



MAINTENANCE ITEM / GENERAL ADVICE

**LOOSE MIXER**

The kitchen sink mixer was loose at the time of the inspection.

I recommend tightening the mixer to ensure proper function.

This can be undertaken by a competent handyman / DIYer or contact a licensed plumber.

Recommendation

Contact a handyman or DIY project



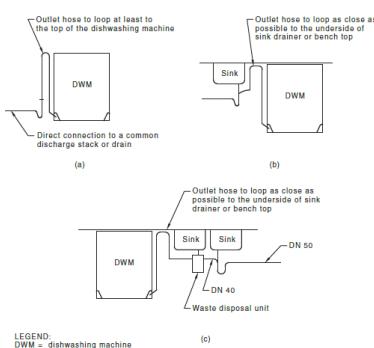
## 12.13.1 DISHWASHER

**IMPROPERLY INSTALLED DRAIN PIPE**

Dishwasher drain pipe was installed improperly.

Recommend a qualified plumber evaluate and repair.

General requirements:



Recommendation  
Contact your builder.



## 12.14.1 SEALANTS

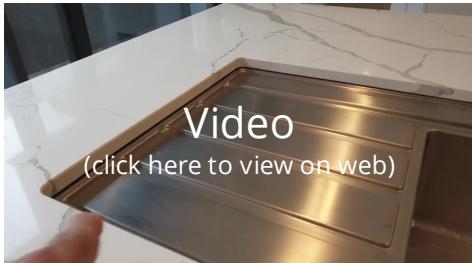
**MISSING SEALANT SINK / BENCHTOP**

Sealant has not been installed between the kitchen sink and the benchtop (Island Bench)

I recommend installing sealant to the kitchen sink / benchtop area to prevent water damage and ingress into the substrate.

Recommendation

Contact your builder.



# 13: LIVING / DINING ROOM

		I	F	D	M	U	N/A
13.1	General	X					
13.2	Windows			X			
13.3	Ceilings	X					
13.4	Walls	X					
13.5	Floors	X					
13.6	Lighting Fixtures, Switches & Power Outlets	X					
13.7	Smoke Detectors						

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: Living / Dining Room Photographs

Living / Dining Room Courtesy Photographs



### Windows: Window Type

Fixed, Aluminium, Double Glazed, Plasterboard / Gypsum Board Casement, Hopper

### Ceilings: Ceiling Material

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

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.

## Defects

13.2.1 Windows

### DIFFICULT TO OPEN



The combination Hopper/Casement window was difficult to open as a casement window.  
General maintenance and repairs are required to make function as intended.

Recommendation

Contact your builder.

## 14: ENTRY

		I	F	D	M	U	N/A
14.1	General	X					
14.2	Ceilings	X					
14.3	Windows	X					
14.4	Walls	X					
14.5	Floors	X					
14.6	Lighting Fixtures, Switches & Power Outlets	X					
14.7	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**

Plasterboard

**Windows: Window Type**

 Fixed, Aluminium, Double Glazed, Plasterboard / Gypsum Board  
 Sidelight to Entry Door

**Walls: Wall Material**

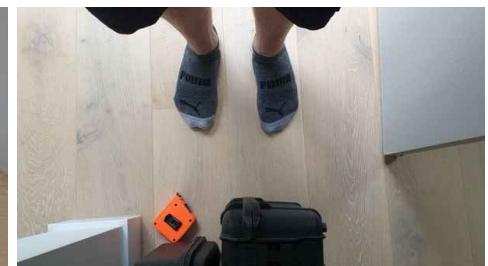
**Floors: Floor Coverings**

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.

## General: Entry Photographs



## 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

## 15: HALLWAY (BASEMENT)

		I	F	D	M	U	N/A
15.1	General	X					
15.2	Ceilings	X					
15.3	Walls	X					
15.4	Floors	X					
15.5	Linen Press	X					
15.6	Lighting Fixtures, Switches & Power Outlets	X					
15.7	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

**General: Basement Hallway Photographs**

[See video link here](#)

**Floors: Floor Coverings**

Tile

**Ceilings: Ceiling Material**  
 Plasterboard

**Linen Press: Door Style**

Flush Panel, 3 Panel, Hinged,  
Cabinet Doors

**Walls: Wall Material**  
 Plasterboard / Gypsum Board


## General: Fibrous Plaster

By the early 1900s, [fibrous plaster](#) had become a popular form of lining, particularly on ceilings where it could be made in moulds in various forms of decoration. Lyrebirds, flannel flowers and waratahs were all popular. Fibrous plaster is plaster of Paris poured into a mould with added reinforcement. Moulds may be for cornice ceiling panels, ceiling centres bands or straps and so forth.

A mould for plain sheet was simple concrete benches with steel edges to give the required thickness of sheet, usually about 10mm. Early fibrous plaster was reinforced with Hessian; after that with coconut fibre then sisal hemp and, in more recent times, glass fibre. During the Second World War, all available sisal was used for rope, so coconut fibre was used again, then after the war, surplus rope was chopped up for use in fibrous plaster.



## 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

## 16: HALLWAY (FIRST FLOOR)

		I	F	D	M	U	N/A
16.1	General	X					
16.2	Ceilings		X				
16.3	Windows		X		X		
16.4	Walls			X			
16.5	Floors						
16.6	Linen Press		X				
16.7	Lighting Fixtures, Switches & Power Outlets		X				
16.8	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

**General: Hallway Photographs (First Floor)**

**Floors: Floor Coverings**  
Carpet

**Ceilings: Ceiling Material**  
Plasterboard

**Linen Press: Door Style**  
Double x Flush Panel Cabinet  
Doors

**Walls: Wall Material**  
Plasterboard / Gypsum Board

**Windows: Window Type**

Single Panel, Aluminium, Double Glazed, Hopper



Opposite Lift



Video  
(click here to view on web)

## 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

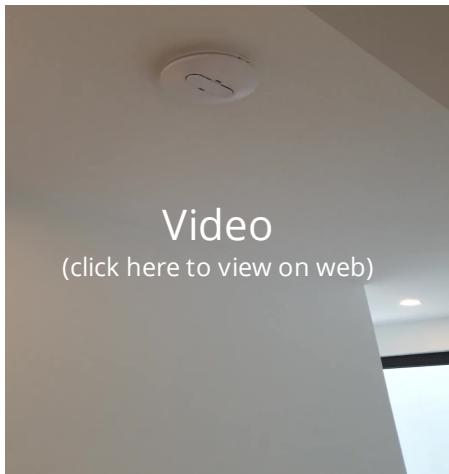
### Only Working Smoke Alarms Save Lives.

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



**Video**

(click here to view on web)

## Defects

### 16.3.1 Windows

#### **DIFFICULT TO OPEN**

One of the double hung windows was difficult to open.

I recommend checking the function of this window.

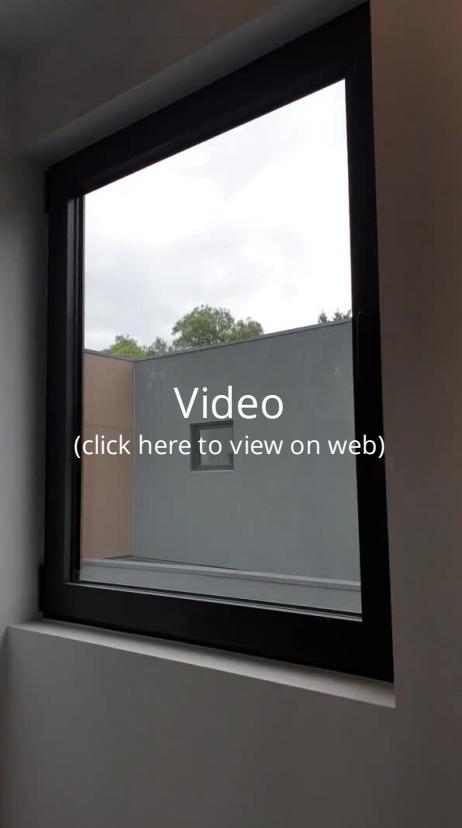
Recommendation

Contact a qualified carpenter.

MINOR DEFECT



Opposite Lift



Video  
(click here to view on web)

#### 16.4.1 Walls

### PICTURE FIXINGS 2

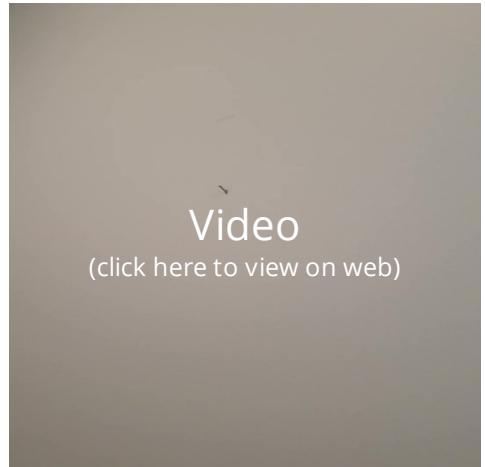


MAINTENANCE ITEM / GENERAL ADVICE

The bedroom wall has nails and pencil marks from previous wall mounted picture frames or paintings.  
I recommend to patch, repair and paint as required.

Recommendation

Contact your builder.



## 17: POWDER ROOM

		I	F	D	M	U	N/A
17.1	General	X					
17.2	Doors				X		
17.3	Windows						
17.4	Ceilings		X				
17.5	Walls			X			
17.6	Floors			X			
17.7	Mirror		X				
17.8	Basin		X				
17.9	Basin Tap		X				
17.10	Under Basin Plumbing		X				
17.11	Splash-back		X				
17.12	Sealants		X				
17.13	Toilet						
17.14	Light Fixtures			X			
17.15	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

**Doors: Door Style**

Hollow Core, Flush Panel, Hinged

**Windows: Window Type**

Aluminium, Casement, Hopper

**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**  
46-50 Degrees

**Under Basin Plumbing: Under Basin Photographs**

**Splash-back: Splashback Material**  
Tiles

**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, Good

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: TEMPERING OF HOT WATER**

Tempered

**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.

**Basin : Basin Information**

Main Bathroom

Single, Wall Hung

See general basin shapes and sizes [here](#)Pop Up vs Pop Down Basin Plugs Explained [Here](#)

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

**Toilet: Photographs**

## Light Fixtures: Information

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

## Ventilation: Ventilation Information

Openable Window, 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.

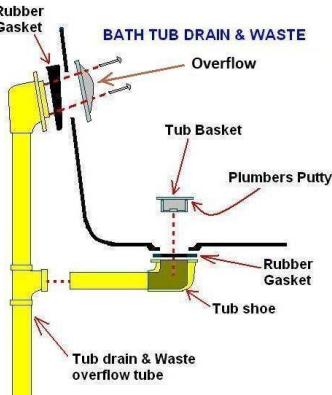
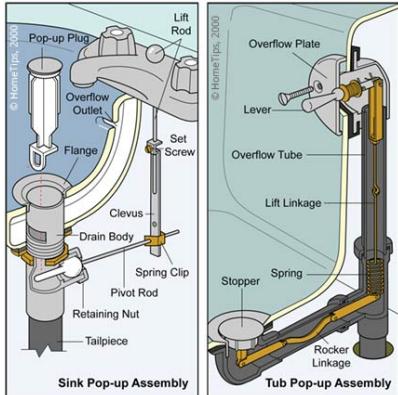


## Limitations

### 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

### 17.2.1 Doors

#### **MINOR DAMAGE TO BOTTOM EDGE**

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

Recommendation

Contact a qualified painting contractor.



### 17.2.2 Doors

#### **TOP/BOTTOM DOOR EDGES NOT PAINTED**

The top or the bottom of the door edges were not painted.

All door manufacturers require all door edges to be sealed/painted to prevent moisture ingress and bowing of the doors.

Manufacturers void the warranty of any door that is not fully sealed/painted on all edges.

I recommend painting/sealing all door edges as required by the manufacturers recommendations / specifications.

Recommendation

Contact your builder.





## 17.5.1 Walls

**IMPACT MINOR**

## MAINTENANCE ITEM / GENERAL ADVICE

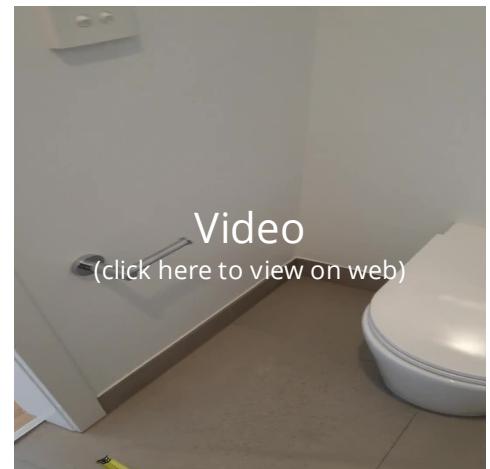
Impact damage on the plaster walls was noted. Patching and painting will generally suffice.

Recommend patch and repair Qualified Painter and Decorator.

[Further Advice](#) on Plasterboard Maintenance

Recommendation

Contact your builder.



## 17.13.1 Toilet

**REQUIRED TO BE  
CLEANED**

## MAINTENANCE ITEM / GENERAL ADVICE

The toilet has been used and is required to be cleaned.

This comment is made for your convenience.

Recommendation

Contact your builder.



## 18: LAUNDRY

		I	F	D	M	U	N/A
18.1	General	X					
18.2	Doors	X					
18.3	Ceilings	X					
18.4	Walls	X					
18.5	Floors	X					
18.6	Exhaust Systems				X		
18.7	Laundry Tub						
18.8	Under Tub Plumbing	X					
18.9	Drain, Waste, & Vent Systems	X					
18.10	Splash-Back	X					
18.11	Washing Machine Taps	X					
18.12	Shelving	X					
18.13	Lighting Fixtures, Switches & Power Outlets	X	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**

Ceiling Exhaust Fan, No Direct  
Dyer Vent

**Doors: Door Style**

Flush Panel, Bi-Fold, Melamine

**Ceilings: Ceiling Material**

Plasterboard / Gypsum Board

**Walls: Wall Material**

Plasterboard / Gypsum Board,  
Tile

**Floors: Floor Coverings**

Tile

**Exhaust Systems: Exhaust System Laundry Tub: Laundry Tub**

Exhaust outlet

**Information**

Stainless Steel, Single Bowl, 1 Tap Hole

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

50mm

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

PVC

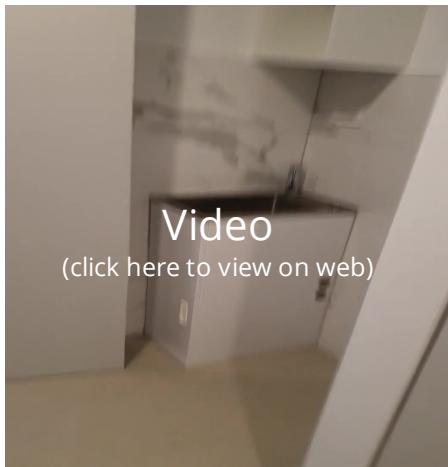
**Splash-Back: Splashback Material  
Tiles****Washing Machine Taps: Washing  
Machine Tap Information**

Visible



**Shelving: Laundry Shelving**

Adjustable shelving

**General: Laundry Photographs****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, Mixer**

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, waterproofing membrane or fixings of the substrate.

The substrate cannot be seen and is therefore a limitation on the inspection.

## Defects

18.6.1 Exhaust Systems

### PARTIALLY COVERED (CLASS 2)

LAUNDRY

MINOR DEFECT

The exhaust outlet in the laundry ceiling is partially occluded by an overhead cupboard.  
I recommend the builder check and verify the flow rate of the exhaust system to ensure it is a minimum flow rate of 40L/s (Litres per second) as per **NCC2019 Volume 1, Section F Health and amenity, Part F6 Condensation Management, F6.3 Flow rate and discharge of exhaust systems**

Recommendation

Contact your builder.



Occluded exhaust in laundry



Video

(click here to view on web)

# 19: STAIRCASES BASEMENT TO GROUND FLOOR, GROUND FLOOR TO FIRST FLOOR AND FIRST FLOOR TO SECOND FLOOR

		I	F	D	M	U	N/A
19.1	General	X					
19.2	Lighting Fixtures, Switches & Power Outlets	X					

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N/A = Not Applicable

## Information

### General: Handrail / Balustrade

#### Material

Painted Timber

### General: General Staircase and Handrail Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.



## General: Staircase Material

### Carpeted

I inspected the internal 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 and a minimum riser of 115mm.

Tread widths must be a minimum of 240mm and a maximum 335mm. 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 sphere will pass through. Handrails on stairways, steps or ramps must be a minimum of 865mm high to 1000mm high at the landing. Balusters should not facilitate climbing.

[See here for more information](#)

## Limitations

### General

### LIFT NOT TESTED

The lift was not functioning at the time of the inspection.

This was a limitation to my inspection.

I recommend receiving "handover and operational instructions" from the builder or lift supplier prior to settlement.

## 20: BASEMENT

				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

#### Basement Walkthrough Video

Basement Walkthrough Video see  
[link here](#)

# 21: GARAGE

		I	F	D	M	U	N/A
21.1	General	X					
21.2	House / Garage Door	X					
21.3	Ceiling	X					
21.4	Walls	X					
21.5	Floor	X					
21.6	Vehicle Door	X					
21.7	Garage Door Opener	X					
21.8	Lighting Fixtures, Switches & Power Outlets	X					
21.9	Smoke Detectors	X					

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N/A = Not Applicable

## Information

**General: Car Accommodation**

2 Car, Private Basement Garage

**House / Garage Door: Door Style**

Solid Core, Hinged

**Ceiling: Ceiling Material**

Unfinished, Insulated Panels


**Walls: Wall Material**

Masonry Block


**Floor: Floor Material**

Concrete

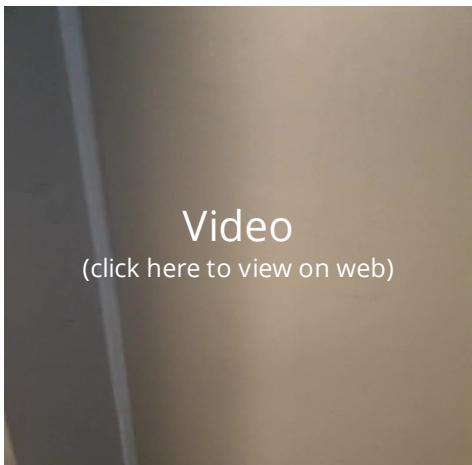
**Vehicle Door: Type**

Sectional

**Vehicle Door: Material**

Metal

## General: Garage Photos



## 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.**

**General: Body Corp Car Park / Basement**

Not Inspected

Body Corp areas also known as common areas are not inspected as part of a pre-purchase inspection report unless specifically mentioned in the scope of the report.

I did not inspect the car park basement area structure.

**Vehicle Door: Overhead Garage Door**

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition; mounting brackets; automatic opener; automatic reverse; photo sensor; switch placement; track & rollers; manual disconnect.



## 22: HOT WATER SYSTEM

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

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N/A = Not Applicable

### Information

**Type of System**

Gas, Continual Flow

**Hot Water System: SYSTEM**
**BRAND**

Rinnai

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

26 Continual Flow

**Hot Water System: YEAR OF MANUFACTURE**

2020-08-01

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

11-15 Years

**Hot Water System: WATER TEMPERING**

Tempered, At Unit

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

External HWS

**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: LOCATION**

Outside, Balcony Courtyard

**Hot Water System: SYSTEM TYPE**

Gas, Continual Flow

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

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

Serviceable

**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.

## 23: COOLING

		I	F	D	M	U	N/A
23.1	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

Reverse cycle, Split System, Multi Head

### Information

Cooling Units are operated using normal operation controls only.

If the unit is switched off in the meter box, we will be unable to run the unit. The inspector does not know why the unit is switched off and for safety reasons, will not switch the unit on at the meter box.

If the cooling unit was not operated, the reason for not operating the unit will be stated.

**Cooling: Photographs**

Courtesy photographs



Basement Bed 3



Basement Bed 3



Basement Bed 3



Bed 2



Bed 2



Master Bed

# 24: SWITCHBOARD

		I	F	D	M	U	N/A
24.1	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

### Electrical, Wiring, Components and Switchboard

Testing the switchboard, infact any electrical item or component is beyond the scope of a pre-purchase building inspection.

I am NOT a licenced electrician.

You are advised to get a licenced electrician to test the electrical systems and components in this dwelling.

Any comments I make in regards to electrical items, wiring etc are made as a courtesy and for your convenience and should not be relied upon as accurate.

### Switchboard: Electrical Inspections

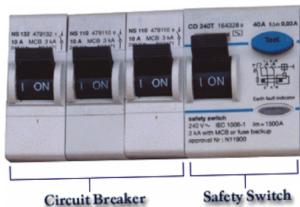
An electrical inspection is beyond the scope of a home inspection.

We are not Registered or Licensed Electricians, should you require an electrical inspection, one can be arranged at an extra cost outside of this inspection.

Our comments are made for your convenience only and are limited to our observations only.

### Switchboard: Safety Switches

Safety switches Monitor the flow of electricity through a circuit and detect a problem that may pose a risk to personal safety and turn the power off within 0.03 of a second, they always have a test button and 30mA printed on them. They are also sometimes labelled with the words 'safety switch'.



Circuit breaker and Safety switch

## Switchboard: Photographs



## Limitations

Switchboard

### ELECTRICAL INSPECTION

An electrical inspection is beyond the scope of a home inspection.

We are not Registered Electricians, should you require an electrical inspection, one can be arranged at an extra cost outside of this inspection.

Our comments are made for your convenience only and are limited to our observations only.

# 25: ENVIRONMENTAL CONCERNS

			I	F	D	M	U	N/A
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## 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

### Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

Inspecting for, and reporting on the presence of Pests, Vermon, Wildlife, Possums, Snakes, Rats, Mice, Cockroaches, WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, ants, bees, wasps etc. is beyond the scope of a home inspection and is excluded by Standards of Practice, and is excluded from this inspection. *It is highly recommended that you have a WDI-Termite inspection prior to the purchase of this property. Any comments made in this report in regards to any such activity was done as a courtesy only, and should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.*

## 26: 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 accord with AS 4349.1 appendix "C" or if not a pre-purchase report then the report complies with AS4349.0.

This is a general appraisal only and cannot be relied on its own, a further inspection by specialist and qualified trades is strongly recommended.

**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 AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

**Safe and Reasonable Access:** Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 or 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 inspector's 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 or CH Topnotch Constructions P/L

## 27: FINAL CHECK LIST

			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

#### How to prevent problems

Visually check system when it is raining to ensure gutters are not overflowing, downpipes are not blocked or leaking, and rainwater is flowing into the stormwater system.

At the beginning of every season, you should:

- Thoroughly clean sludge and foreign matter from under the "pod tiles" on the basement patio area off bed 3, balcony off kitchen and terrace
- Clean roof gutters;
- Check for rust, particularly at ends and joins in gutters;
- Clean stormwater pits and grates;
- Ensure water is shed away from the dwelling;
- Check heating and cooling units are functioning;
- Check the condition of the Hot Water Service, is it leaking? and
- If in doubt, contact a professional tradesperson to undertake for you, it's cheaper to avoid a problem area than it is to fix a problem area.

# 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.

**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.

### **Bed 2 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.

### **Bed 3 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 control the operation of every control and feature of an inspected appliance.

### **Powder Room**

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, 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 (WC) 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.

### **Staircases Basement to Ground Floor, Ground Floor to First Floor and First Floor to Second Floor Generally a staircase must:**

Have no less than 2 risers and have no more than 18 risers without a 750mm<sup>2</sup> landing or rest area.

The staircase should have no more than 36 rises without a change of direction.

Unless otherwise approved by the regulatory authority, the head clearance shall be not less than 2000 mm measured vertically from the nosing line.

Each tread and riser must be of the same measurement within a single flight.

The riser opening if your staircase is of Open Rise Construction must not allow a 125mm sphere to pass through.

All treads and top nosing must have a slip-resistant finish or a non-slip strip system near the edge of each tread nosing. A flight must not have more than 3 winders in a quarter landing section or 6 winders in a half landing section.

If a door in your home opens onto a staircase a landing is required unless the floor to floor dimension is less than 570mm. If the floor to floor is less than 570mm all that is required is a zero tread.

Stairways shall be not less than 600 mm wide measured between the inside edges of the handrails.

The angle of pitch of a staircase shall be not less than 26.5 degrees and not greater than 45 degrees.

Minimum riser height is 115mm, Maximum riser height is 190mm (other than a spiral where the minimum rise is 140mm and the maximum is 220mm)

Minimum going of a tread is 240mm, maximum going is 355mm (other than a spiral where the minimum going is 210mm and the maximum is 370mm)

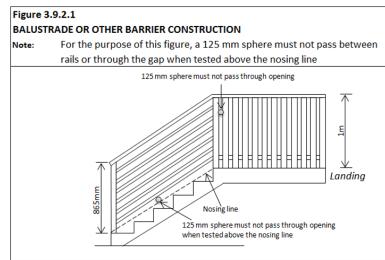
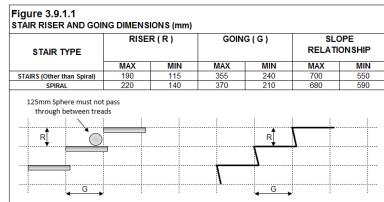
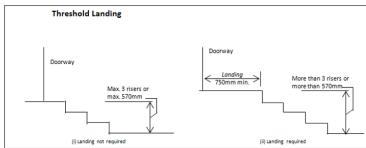
Slope relationship of a staircase is a minimum of 550mm, a maximum of 700mm (other than a spiral where the minimum is 590mm and the maximum is 690mm)

Balustrades on the pitch of the staircase must not be less than 865mm measured from the nosing line.

The height of the balustrade on a finished floor, balcony, landing or path must be above 1000mm.

Openings in the balustrades must be constructed so that any opening does not permit a 125mm sphere to pass through it. This space is tested above the nosing line only.

With floors or balconies were potential to fall more than 4000mm to the surface below, all horizontal elements between 150mm and 760mm above the floor or balcony must not facilitate climbing.



## 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.

### 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.

### Final Check List

Final checklist showing the home was left as it was found, and was locked when complete.