

# TOPNOTCH BUILDING INSPECTIONS

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



## PRE-PURCHASE RESIDENTIAL

1234 Main St. Preston Victoria 3072

Buyer Name

21/07/2020 9:00AM



Inspector

Colin Hamilton



Registered Building Practitioner DB-U 17607

CDB-U 48813

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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

**6**MAINTENANCE ITEM /  
GENERAL ADVICE**29**

MINOR DEFECT

**6**MAJOR DEFECT / SAFETY  
HAZARD

- ⊖ 3.3.1 Grounds / Site - Side and Boundary Fencing and Gates: Fencing Damaged
- ⚠ 3.4.1 Grounds / Site - Grading and Drainage: NEGATIVE GRADING
- ⚠ 3.4.2 Grounds / Site - Grading and Drainage: SOIL HIGH ON FOUNDATION (SLAB)
- ⊖ 3.4.3 Grounds / Site - Grading and Drainage: PAVING HIGH ON FOUNDATION WALLS (BV)
- 🔧 3.5.1 Grounds / Site - Driveway: Common Cracks
- ⊖ 3.5.2 Grounds / Site - Driveway: Driveways - Minor
- ⊖ 3.7.1 Grounds / Site - Steps: Riser Heights Inconsistent
- ⊖ 4.4.1 Exterior - Eaves, Soffits & Fascia: Fascia Ends
- ⊖ 4.5.1 Exterior - Exterior Doors: HARDWARE DAMAGED
- ⊖ 5.2.1 Roof - Roof Coverings: Debris In Valley
- ⊖ 5.2.2 Roof - Roof Coverings: Tiles - Cracked / Broken
- ⊖ 5.3.1 Roof - Gutters / Downpipes: Debris Gutter (Minor)
- ⚠ 6.2.1 Roof Space / Attic - Electrical: Downlight Protection
- ⚠ 6.3.1 Roof Space / Attic - Ceiling Insulation: Clearances Around Down-lights
- ⊖ 6.3.2 Roof Space / Attic - Ceiling Insulation: Insufficient Insulation
- ⊖ 8.2.1 Master Bedroom - Windows: Difficult to Open
- 🔧 8.3.1 Master Bedroom - Doors: Door Binding
- ⊖ 8.6.1 Master Bedroom - Walls: Incomplete Patch
- ⊖ 8.7.1 Master Bedroom - Floors: Age
- ⊖ 9.15.1 Master Ensuite - Shower: Splashing from under door
- ⊖ 10.3.1 Bedroom 2 - WIR Door: Door difficult to open
- ⊖ 10.6.1 Bedroom 2 - Windows: Binding
- ⊖ 10.6.2 Bedroom 2 - Windows: Difficult to Open
- ⊖ 10.8.1 Bedroom 2 - Walls: Incomplete Patch
- ⊖ 11.4.1 Bedroom 3 - Floors: Carpet Stains
- ⊖ 11.6.1 Bedroom 3 - Windows: Binding
- ⊖ 11.8.1 Bedroom 3 - Walls: Incomplete Patch
- ⊖ 11.9.1 Bedroom 3 - Floors: Age

- ⌚ 16.3.1 Bathroom (Main) - Windows: Binding
- ⌚ 16.10.1 Bathroom (Main) - Basin : WEAR AND TEAR
- ⌚ 16.10.2 Bathroom (Main) - Basin : SCUFFS / SCRATCHES
- ⌚ 16.10.3 Bathroom (Main) - Basin : CRACK / CHIP
- ⌚ 16.11.1 Bathroom (Main) - Basin Tap: Missing tap buttons
- ⌚ 16.15.1 Bathroom (Main) - Shower: Sealant Mould (Minor)
- ⌚ 16.17.1 Bathroom (Main) - Sealants: General Sealant Maintenance
- ⌚ 16.19.1 Bathroom (Main) - Lighting Fixtures, Switches & Power Outlets: GPO REVERSE POLARITY
- ⌚ 17.2.1 Laundry - Doors: Door Sticks
- ⌚ 18.5.1 WC - Walls: Plaster damage
- ⚠ 19.1.1 Hot Water System - Hot Water System: HOT WATER: NOT TEMPERED IN BATHING AREAS
- ⚠ 19.1.2 Hot Water System - Hot Water System: TPRV DISCHARGE AT FOOTING
- ⌚ 19.1.3 Hot Water System - Hot Water System: Hot Water not lagged

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Real Estate Agent	<b>Occupancy</b> Occupied	<b>Weather Conditions</b> Fine & Dry, Rain 24 Hours
<b>Approximate Size of Land</b> 302 M2	<b>Building Type</b> House, Modern, approx 20 Years Old	<b>Direction House Faces</b> South
	<a href="#">What style of house is it?</a> <a href="http://realestateview.com.au">realestateview.com.au</a>	
<b>Storeys</b> Single Storey	<b>Number of Bedrooms</b> 3	<b>Number of Bathrooms</b> 2
<b>Construction Type</b> Brick Veneer, Rendered Masonry	<b>Roof Design</b> Hip & Valley <a href="#">Roof Designs</a>	<b>Roof Cladding</b> Tile (Concrete)
<b>Footing Type</b> Bearers & Joists, Concrete Stumps, Strip Footings	<b>Property Furnished</b> Occupied, Furnished	<b>Areas Of Possible Concealment Of Defects</b> No
<b>Areas Inspected</b> Building Exterior, Building Interior, Roof Exterior, Roof Space, Sub-Floor, Site / Grounds	<b>Areas Not Inspected</b> Underground Stormwater Pipes, Underground Sewer Pipes, Agi-Drains, Strata / Common Areas, Locked Windows	<b>Areas Restricted To Inspection</b> Strata / Common Areas

**Utilities: Mains Water**

Connected

**Utilities: Gas**

Connected

**Utilities: Sewer**

Connected, Not Tested

**Utilities: Grey / Recycled Water**

Not Connected

**Utilities: Smoke Detectors**

Hallway

Connected, Working



## Client Present at End of Inspection

No

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: 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

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.

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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

## **IMPORTANT INFORMATION: COMMENT KEY - DEFINITIONS**

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.

#### General Information

### **THERMAL IMAGING INFORMATION**

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

#### General Information

### **CLIENT DID NOT ATTEND**

I invited the client to attend their home inspection. Unfortunately, my client did not attend the home inspection. The client did not learn what the home inspector desired to teach the client about the house. The client was unable to follow me through the house and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the home inspection.

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## General Information

### **NOTICE TO THIRD PARTIES**

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

## 2: INSPECTORS COMMENTS

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

### Information

#### Inspectors Comments

The dwelling is in good condition when compared to dwellings of a similar age which have been well maintained.

No significant or Major defects were observed at the time of the inspection.

Some minor and maintenance items were observed, which are common with a dwelling of this age.

Paint quality and general finish items are generally beyond the scope of a pre-purchase inspection, however the finishes are consistent with a dwelling of this age. A fresh coat of paint will "freshen" the overall appearance of the home.

The Hot water service is nearing the end of its serviceable life expectancy and you should allow to replace the unit in the near future.

I consider the dwelling to be generally in good condition with no discernible major defects.

Should you have any further questions after reading the report in its entirety, please feel free to call me to discuss.  
thank you for trusting Topnotch Building Inspections to inspect your potential new home, I greatly appreciate your business.

Kind Regards Colin Hamilton

### 3: GROUNDS / SITE

		I	F	D	M	U	N/A
3.1	Mail Box	X					
3.2	Front Fencing and Gates						X
3.3	Side and Boundary Fencing and Gates			X			
3.4	Grading and Drainage				X		
3.5	Driveway	X					
3.6	Paths and Walkways						
3.7	Steps			X			
3.8	Vegetation / Trees		X				
3.9	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

##### Mail Box: Photo



##### Front Fencing and Gates: Front Fence and Gates

Not Applicable

[Front Gate and Fence Ideas](#)

##### Side and Boundary Fencing and Gates: Gates

Timber



##### Driveway: Condition

Serviceable

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

Concrete

##### Paths and Walkways: Condition

Servicable

## Areas to be Inspected

Inspection of the Site is a visual inspection only.

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

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

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

## Side and Boundary Fencing and Gates: Boundary Fencing

### Timber Paling

A dividing fence is a fence built to separate two pieces of adjoining land. It may or may not be located on the common boundary between the pieces of land as this depends on what is agreed between neighbours. The dividing fence might be located off the common boundary if, for example, there is an obstruction or waterway on the common boundary.

A dividing fence does not include a retaining wall or any wall that is part of a house, garage or other building (although sometimes these types of walls may mean that a dividing fence is not needed, or is not needed for part of the boundary).

The Fences Act contains rules about who pays for a dividing fence, the type of fence to be built, notices that neighbours need to give one another and how to resolve disputes that come up when discussing fencing works with your neighbour.

Undertaking fencing works and giving a fencing notice.

### Fencing Law in Victoria

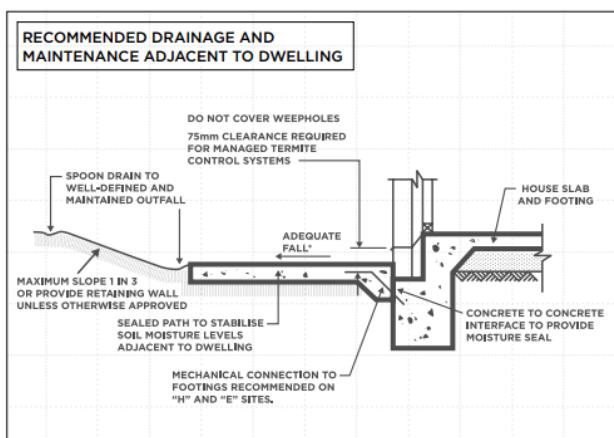
It is beyond the scope of the inspection to identify Title Boundaries.

## Grading and Drainage: GRADING AND DRAINAGE

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

If in doubt, consult an engineer for further advice.

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



## **Grading and Drainage: DESIGN FOR SITE CONDITIONS**

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

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

It is also important to place drains uphill of the footings so as to direct water around the house and away from the footings. A stormwater and roof water drainage management plan should be considered and take into account water flowing from adjoining properties.

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

## Grading and Drainage: MAINTAINING YOUR HOME

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

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

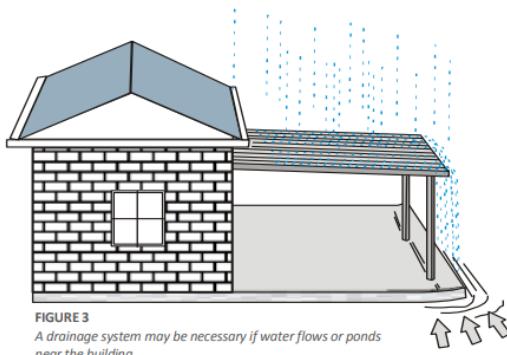
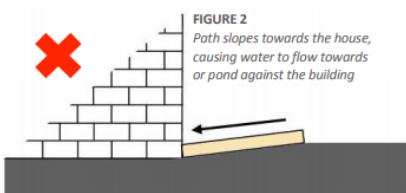
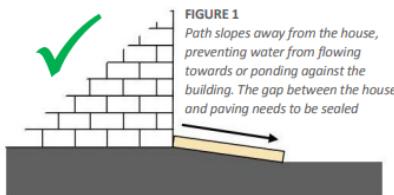
### DON'T

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

### DON'T

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

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



## Driveway: Driveway Materials

### Concrete

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

**Driveway: Trees**

Trees and shrubs, particularly large trees are a common cause for cracking, lifting and movement in driveways. Careful consideration should be given when planting trees or shrubs around a driveway or any rigid structure for that matter.

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

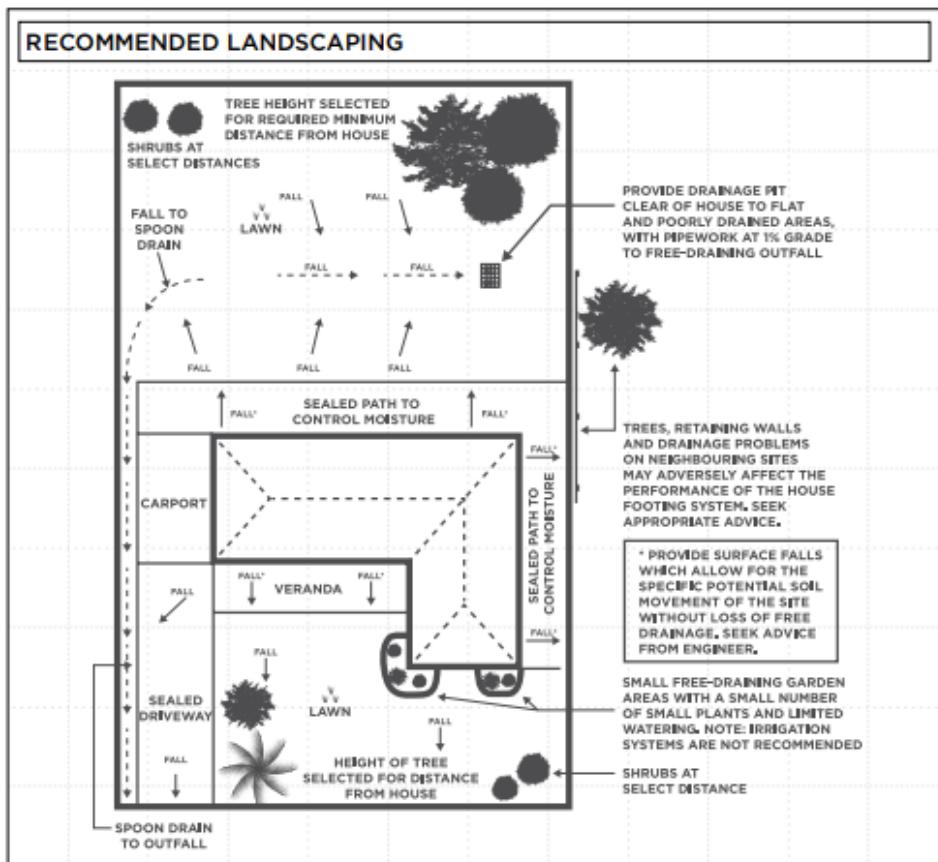
**Driveway: Shared Driveway, Private Road**

This property was accessed by a driveway or private road shared with nearby properties. Shared driveways or private roads are excluded from this inspection. Comments in this report related to them are made as a courtesy only and are not meant to be a substitute for a evaluation by a specialist if repairs are needed. Recommend that the client review the recorded agreements regarding the driveway, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the driveway.

## Paths and Walkways: Paths and Driveways

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

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





### **Paths and Walkways: Trees**

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

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

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

## Steps: Steps / Stairs Materials and Location

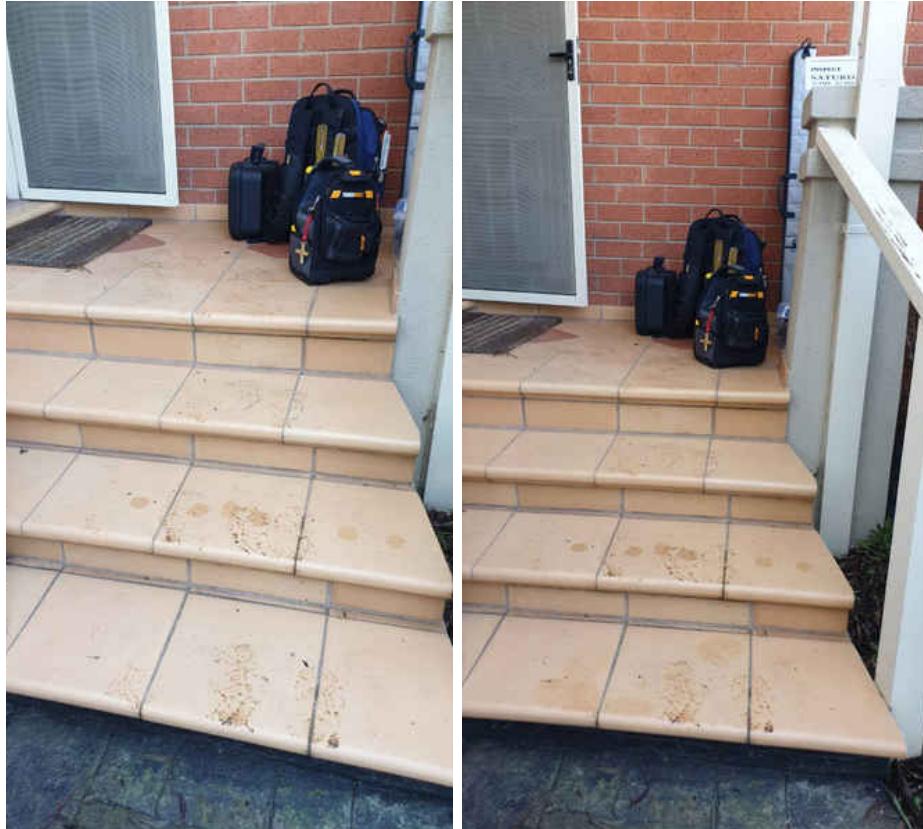
Front Entrance

Front, Tiled

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

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

[See here for more information](#)



## Vegetation / Trees: Vegetation

Small Shrubs

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

## Retaining Walls: Retaining Walls

Not Applicable

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

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

## Defects

### 3.3.1 Side and Boundary Fencing and Gates

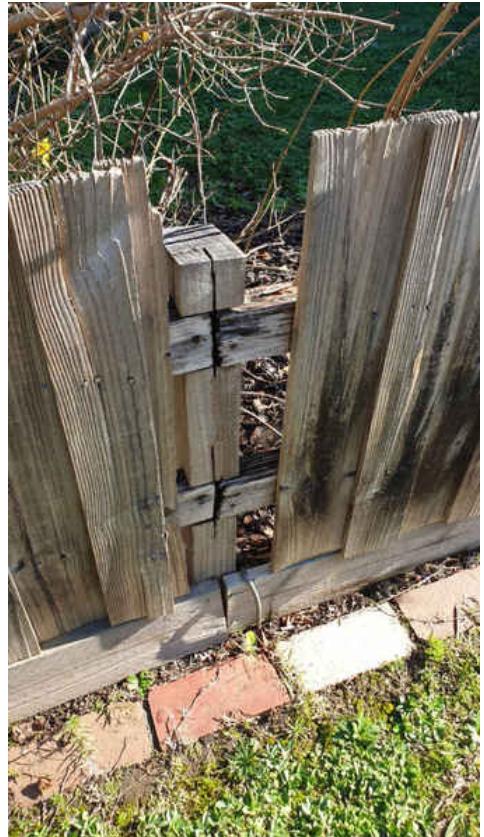
**FENCING DAMAGED**

MINOR DEFECT

Repair fencing as required.

Recommendation

Contact a qualified fencing contractor



### 3.4.1 Grading and Drainage

#### **NEGATIVE GRADING**



MAJOR DEFECT / SAFETY HAZARD

The ground levels along the perimeter of the home is sloping towards the dwelling. This could lead to water intrusion and foundation issues.

The conditions observed are conducive foundation heave and failure issues, high moisture damp issues which promote rot and wood destroying insects.

Recommendations: Engage a plumber or landscape gardener to clear the soil away from the exterior walls to provide a minimum 150mm (or 6 inches) between the walls and the ground levels ensuring that water can freely drain away from the dwelling.

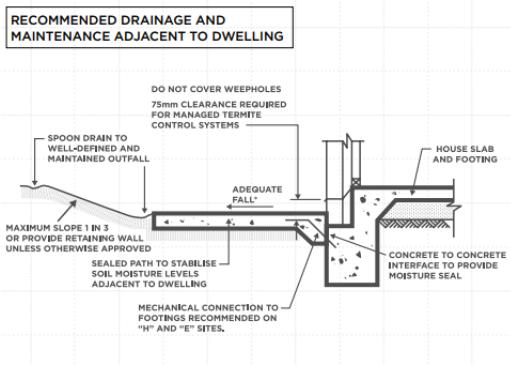
It may be necessary to install or add perimeter drains to carry surface water away from the dwelling.

All drains and pits should be regularly checked and kept clean of debris to allow surface water to be carried away from the dwelling.

#### [Minimising Foundation Movement and Damage to Your House](#)

Recommendation

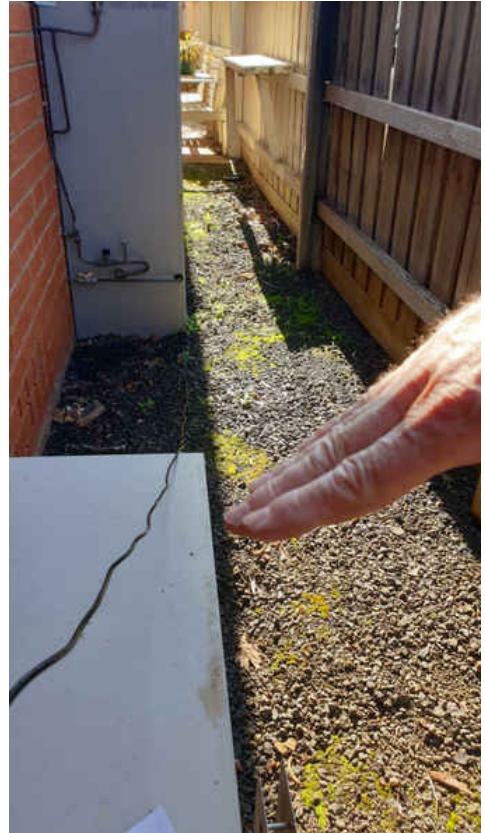
Contact a qualified general contractor.



Negative Grading



Negative Grading



Eastern Elevation

### 3.4.2 Grading and Drainage **SOIL HIGH ON FOUNDATION (SLAB)**



MAJOR DEFECT / SAFETY HAZARD

The soil level was too high at the foundation wall and covering or partly covering the weep holes. The damp coarse is usually located in this location. The conditions observed are preventing the weep holes from functioning as designed and are conducive to high moisture and damp issues which promote water ingress, rot and wood destroying insects.

**Recommendations:** Clear the soil away from the exterior walls to provide a **minimum 150mm** (or 6 inches) **clearance between the ground and finished floor level** ensuring that water can freely drain away from the dwelling.

Recommendation

Contact a qualified professional.



## 3.4.3 Grading and Drainage

**PAVING HIGH ON FOUNDATION WALLS (BV)**

The paving level was too high at the foundation wall and covering or partly covering the sub-floor vents. The damp coarse is located in this location. The conditions observed are preventing the sub-floor vents from functioning as designed and are conducive to high moisture and damp issues which promote water ingress, rot and wood destroying insects.

**Informational:**- The recommended clearance above paved area to the underside of a sub-floor vent is **75mm** with the **paving sloping away from the dwelling**.

Recommendations: Consulting a qualified engineer for advice and recommendations.

MINOR DEFECT



Paving Partially Covering Subfloor Ventilation

## 3.5.1 Driveway

**COMMON CRACKS**

Common cracks and settlement was observed on the driveway.

Maintenance Recommended.

Note: Whilst the cracks appeared to be minor at the time of the inspection, I strongly recommend you monitor these cracks and if they worsen contact a concreter for further advice.

Recommendation

Recommend monitoring.



MAINTENANCE ITEM / GENERAL ADVICE

## 3.5.2 Driveway

**DRIVEWAYS - MINOR**

MINOR DEFECT

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.



## 3.7.1 Steps

**RISER HEIGHTS INCONSISTENT**

## FRONT STEPS

The riser heights of the steps at the entrance are inconsistent in height. This is a tripping hazard.

## Recommendation

Contact a qualified professional.

- MINOR DEFECT



Inconsistent Riser Heights, Safety / Trip Hazard



Inconsistent Riser Heights, Safety / Trip Hazard



Inconsistent Riser Heights, Safety / Trip Hazard

## 4: EXTERIOR

		I	F	D	M	U	N/A
4.1	General						X
4.2	Foundation		X				
4.3	External Cladding		X				
4.4	Eaves, Soffits & Fascia		X				
4.5	Exterior Doors						
4.6	Decks		X				
4.7	Porches		X				
4.8	Verandah		X				
4.9	Steps		X				
4.10	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

**Exterior Doors: REAR ENTRY**
**DOOR**

Sliding, Single Door, Glazed Door


**Decks: Material**

Wood

**Porches: Material**

Under Eaves

**Verandah: Material**

Wood

**Steps: APPURTENANCE**

Rear Verandah

**Steps: MATERIAL**

Concrete, Paved

**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, radon, asbestos, meth, rot, pests, and wood-destroying organisms.

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

## General: Homeowners Responsibility

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

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

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

## General: Trees and Shrubs

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

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

### Height of Tree(h)

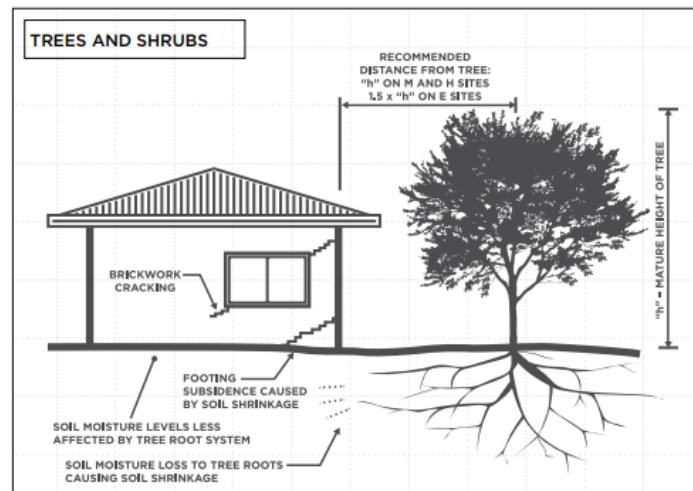
#### Distance from house (d)

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

$d = 1.5 h$  for class E sites.

$d = 2 h$  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: Foundation Type and Material**

Bearers and Joists (Concrete), Concrete Stumps, Strip Footings



Subfloor Access



Subfloor Area



Subfloor Area



Subfloor Area



Subfloor Area, Stored Materials



Subfloor Area

**External Cladding: CLADDING MATERIAL**

Brick, Rendered Masonry



## External Cladding: CRACKING DEFECTS INFORMATION

### General 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	≤0.1mm	0
Fine Cracks	≤1.0mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	≤5.0mm	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.	>5.0mm, ≤15.0mm (or a number of cracks 3.0m or more in one group)	3
Extensive repair work involving breaking out and replacing	>15.0mm, ≤25mm but also depends on number	4

sections of walls, especially over 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

of cracks

#### 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: HAIRLINE CRACKING BRICK VENEER**

Not Applicable

Hairline cracking was present on areas of the brick veneer. No displacement, irregular gapping, or lateral displacement was visually observed with the cracks at the time of inspection.

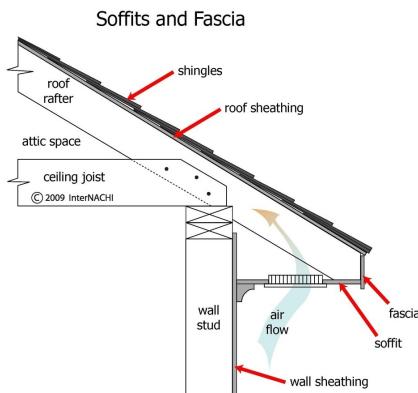
### **External Cladding: WALLS AND CLADDING INFORMATION**

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

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

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

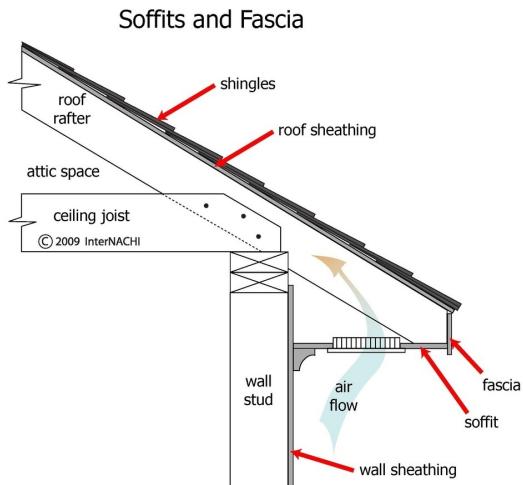
For more information on Eaves see [build.com.au](http://build.com.au)



## Eaves, Soffits & Fascia: Material

### Timber 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.

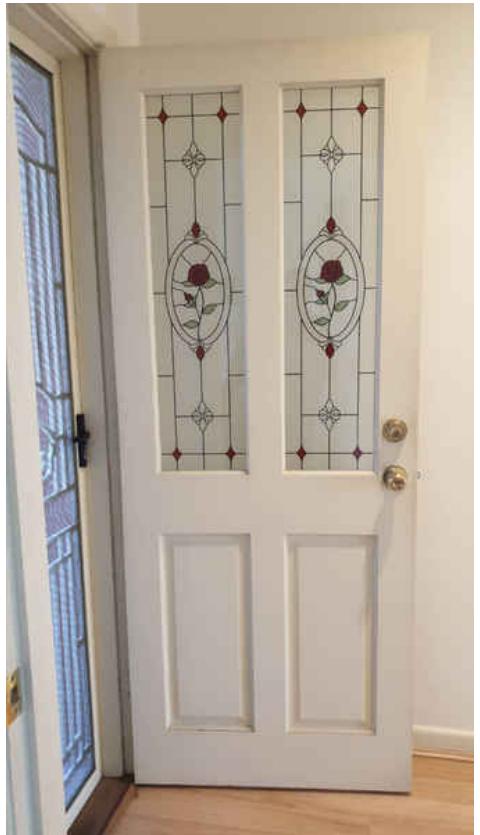


## Eaves, Soffits & Fascia: Photographs



**Exterior Doors: FRONT ENTRY DOOR**

Single Door, Half Lite Door, Security Door

**Exterior Doors: SIDE ENTRY DOOR**

Garage Exit Door

Single Door, Hollow Core



Garage Exit Door



Garage / Kitchen Doors

## 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.

## Decks: Appurtenance

### Deck, Covered Pergola

A deck is a great place to check out a view. They're primarily designed from wood or an alternative wood composite like Trex. Several of the most popular woods include Merbau, Jarrah, Spotted Gum, Iron Bark, Cypress, Silvertop Ash, Blackbutt and Treated Pine. Decking materials suitable for decking are Class 1 and Class 2 Durability and H3 (Hazardous) or greater for Treated Materials.

Decks need handrails and balustrading when raised 1 Metre or more above the ground.

### Durability Class

Australian timbers are rated by durability from Class 1, very durable/external use, to Class 4, non-durable/indoor use.

The rating refers only to the untreated hardwood of a species and does not refer to any additional treatment.

Decking components are typically constructed from Class 1 or Class 2 timbers.

### Strength Rating

F and MGP ratings indicate the timber's strength when under stress.

An F7 rating, or greater, is appropriate for softwood posts and joists whereas an F11 rating is appropriate for hardwood posts.

### Hazard Class

Australian timbers that have been treated to prevent infestation are provided a hazard class, from 1 to 6, to indicate where the treated timber may be safely installed (ex. indoors, ventilated, outdoors, contact with fresh or salt water).

H3 class timber may be used outdoors, above ground. H4 or H5 classes of timber may be used outdoors, in contact with the ground.



## Porches: Appurtenance

### Front Porch

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



## Verandah: Verandah

### Verandah, Deck, Back

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

**Verandah: Photographs**

## Vegetation and Retaining Walls: Photographs1



## Defects

4.4.1 Eaves, Soffits & Fascia

### FASCIA ENDS

MINOR DEFECT

Fascias are showing signs of requiring new paintwork particularly at the fascia ends.

See photographs.

Recommendation

Contact a qualified painting contractor.



Front of Dwelling Gable End



Garage Fascia

#### 4.5.1 Exterior Doors

#### **HARDWARE DAMAGED**

One or more pieces of door hardware are damaged. Recommend repair or replace.

Recommendation

Recommended DIY Project

MINOR DEFECT



Front door lock latch.

## 5: ROOF

		I	F	D	M	U	N/A
5.1	GENERAL INFO						X
5.2	Roof Coverings			X			
5.3	Gutters / Downpipes			X			
5.4	Flashings	X					
5.5	Skylights, Chimneys & Other Roof Penetrations	X					

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

### Information

**GENERAL INFO: ROOF TYPE /  
STYLE**

Hip and Valley

[Roof and Styles Information](#)

**Roof Coverings: ROOFING  
MATERIAL**

Tile (Concrete)

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

**Gutters / Downpipes: GUTTER  
TYPE**

Eaves Gutter, Quad

**Gutters / Downpipes: GUTTER  
MATERIAL**

Colorbond

## Gutters / Downpipes: INFORMATIONAL

### External / Eaves Gutters

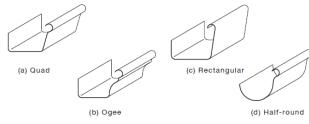


FIGURE 5.6(A) TYPICAL EXTERNAL EAVES GUTTERS

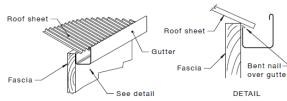
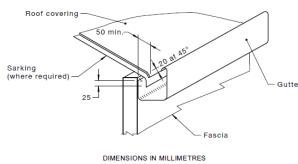
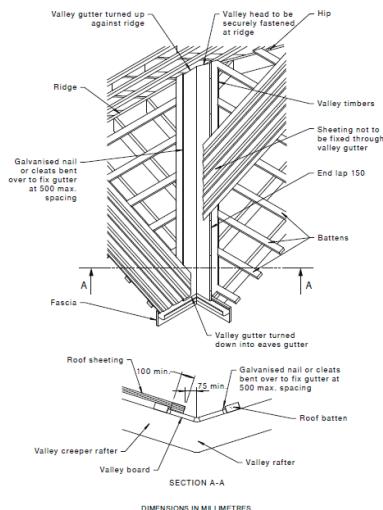


FIGURE 5.6(B) CLEATING



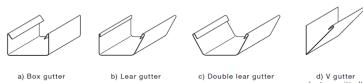
DIMENSIONS IN MILLIMETRES

### Valley Gutters



DIMENSIONS IN MILLIMETRES

### Internal / Box Gutters



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

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

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

### GENERAL INFO: Inspection Method

Walked on Roof, Ladder

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

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

**GENERAL INFO: ROOF VIEWS**



## 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.**

## Roof Coverings: CONCRETE ROOF TILES

There is a common misconception that porous tiles will leak water into your home. Most commonly you can hear this from companies that want to sell you costly roof repairs that you don't actually need. So before you agree to hire them to repair a roof that doesn't really need to be fixed, read more about porous roof tiles and what to do about them.

[Concrete Roof Tile Facts](#)

## 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

## 5.2.1 Roof Coverings

**DEBRIS IN VALLEY** MINOR DEFECT

Debris and leaf litter were observed in the valleys of the roof.

Excessive debris can cause water intrusion into the roof space and into the dwelling.

I recommend regularly cleaning the roof valleys from debris and leaf litter to help prevent water intrusion.

Recommendation

Contact a handyman or DIY project





#### 5.2.2 Roof Coverings

#### **TILES - CRACKED / BROKEN**

Some roof tiles were found to be cracked / broken tiles in one or more locations. This is typical of both concrete and terracotta roof tiles, but requires immediate action to be taken by the home owner.

Recommend: a qualified roof contractor replace cracked or broken roof tiles to prevent water damage to the roof and ceiling structure. Water leaks can cause rot, decay, mould, health issues and lead to structural failures.

Recommendation

Contact a qualified roofing professional.



Broken Roof Tile and Debris in Valley

#### 5.3.1 Gutters / Downpipes

#### **DEBRIS GUTTER (MINOR)**



Debris has accumulated in the gutters.

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

[Here is a DIY resource for cleaning your gutters.](#)

Recommendation

Contact a handyman or DIY project



## 6: ROOF SPACE / ATTIC

		I	F	D	M	U	N/A
6.1	Roof Structure	X					
6.2	Electrical		X				
6.3	Ceiling Insulation			X			
6.4	Ventilation	X					

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

### Information

**Roof Structure: Frame Construction**  
Stick Built, Unsarked

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

**Ventilation: Ventilation Type**  
Passive

R-Value ( $m^2K/W$ )	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

### Electrical: Downlight Protection

Downlight protection is required to be installed around downlights to prevent them from coming in contact with insulation and any other flammable materials.

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

I checked the ceiling space for downlight protection and no defects were found unless noted in this report.

This is a major fire hazard as these lights tend to get quite hot. Other times, protective covers are made from non-fire resistant materials, again, increasing a risk of fire in the house. And while smoke alarms warn you when a fire has started, ceiling fires are hard to detect, making them one of the most dangerous ones.

## Ceiling Insulation: Insulation Type

Blown

More information on ceiling insulation can be found here:

[Passive design](#)

[Bradford Insulation](#)

[Knauf Insulation](#)

[GreenStuff](#)

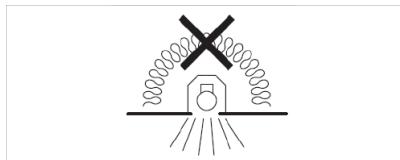
## Ceiling Insulation: Informational, Clearances Around Down-lights

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.

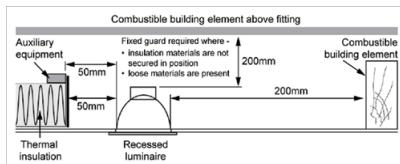
Recessed lights and their auxiliary equipment should be installed in a manner designed to prevent the light and equipment overheating and igniting surrounding combustible materials. Particular notice should be taken of manufacturers' installation instructions for lights that include warnings about covering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



## Defects

### 6.2.1 Electrical

#### DOWNLIGHT PROTECTION

##### ROOF SPACE

Downlight protection is required to be installed around downlights to prevent them from coming in contact with insulation and any other flammable materials.

Downlights were observed without downlight protection or in close proximity to non-fire rated materials.

##### This is a major fire hazard.

I recommend contacting a licensed electrical contractor to install downlight protection throughout the house



MAJOR DEFECT / SAFETY HAZARD

## Recommendation

Contact a qualified professional.



Missing Downlight Protection



Poorly Installed Downlight Protection

## 6.3.1 Ceiling Insulation

**CLEARANCES AROUND DOWN-LIGHTS**

MAJOR DEFECT / SAFETY HAZARD

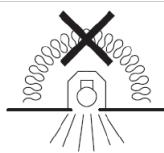
Insulation covering or too close to down-lights and/or transformers. This is a fire and safety hazard.

I recommend to engage a qualified electrician to check all light fittings and transformers in the roof space and ensure adequate clearance (and ventilation requirements) to insulation.

**Informational**

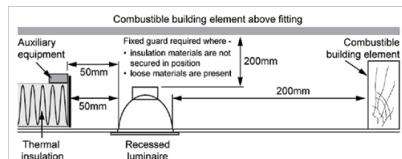
Ceiling fires have increased significantly with the more common use of down-lights that penetrate the ceiling. Take care to maintain minimum clearances around down-lights and ensure that transformers are not underneath the insulation. Wherever possible avoid using recessed light fittings as they also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



## Recommendation

Contact a qualified electrical contractor.

## 6.3.2 Ceiling Insulation

**INSUFFICIENT INSULATION**

THROUGHOUT THE DWELLING

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

 MINOR DEFECT

## 7: SUB-FLOOR & STRUCTURE

		I	F	D	M	U	N/A
7.1	General	X					
7.2	Sub-Floor / Crawlspace	X					
7.3	Floor Structure	X					
7.4	Vapor Retarders (Crawlspace or Basement)						X
7.5	Wall Structure	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: Inspection Method

Crawlspace Access, Infrared, Visual

#### Sub-Floor / Crawlspace: Sub-Floor Access

Hatch Foundation

#### Sub-Floor / Crawlspace: Supports / Stumps / Piers

Concrete Stumps

#### Floor Structure: Material

Timber Bearers & Joists, Hardwood (OBHW) Unseasoned

#### Floor Structure:

#### Basement/Crawlspace Floor

Dirt

#### Floor Structure: Floor Joist

#### Material

Unseasoned Hardwood

#### Sub-Floor / Crawlspace: Sub-Floor Inspection

Inspection by direct entry

Inspection typically includes evaluation of crawlspace floor; framed floor structure; foundation walls; plumbing (water, sewer, gas and any sump pumps); electrical; and HVAC (ducts and any equipment); insulation, vapor barrier.

#### Sub-Floor / Crawlspace: Sub-floor Photos



### Limitations

Wall Structure

**DAMP COARSE**

---

Assessing the damp coarse is beyond the scope of a building inspection.

Some damp coarse materials are a physical barrier which can usually be seen, for example plastic or malthoid, some are a bituminous in nature and some are a chemical barrier which can not be seen. Any comments referring to damp coarse(s) is

## 8: MASTER BEDROOM

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

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### Information

**Windows: Window Type**

Awning, Timber

**Doors: Door Style**

Hollow Core, 4 Panel

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

Hollow Core, 4 Panel



**Walk In Robe (WIR): Hanging, Shelving & Drawers**  
Hanging, Shelving**Ceilings: Ceiling Material**  
Gypsum Board**Walls: Wall Material**  
Plasterboard / Gypsum Board**Floors: Floor Coverings**  
Carpet**General: Plasterboard / Gypsum**

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

**General: Master Bedroom Photographs**

Master Bedroom Courtesy Photographs

**Limitations**

Walk In Robe (WIR)

**CLOTHING & STORED ITEMS**

Clothing and Stored Items located in the Walk In Robe and on the floor limited visual inspection.  
See photographs.

## Defects

### 8.2.1 Windows

#### DIFFICULT TO OPEN

One of the double hung windows was difficult to open. A broken spiral balance is the likely cause.

I recommend replacing the spiral balances on this window.

Recommendation

Contact a qualified carpenter.



MINOR DEFECT



Master bedroom East Window Binding

### 8.3.1 Doors

#### DOOR BINDING

Although the door functions. I observed the door to be binding on the hinged side of the jamb. The door margins are inconsistent, this is likely due to poor installation at the time of construction. This is a typical find in a dwelling of this age, it is an easy fix for a qualified carpenter, however the door and jamb may be required to be repainted after the repairs.

This comment is for your convenience.

Recommendation

Contact a qualified carpenter.



MAINTENANCE ITEM / GENERAL ADVICE



Binding

## 8.6.1 Walls

**INCOMPLETE PATCH**

Incomplete patch and paint repairs noted.

Recommendation

Contact a qualified professional.



## 8.7.1 Floors

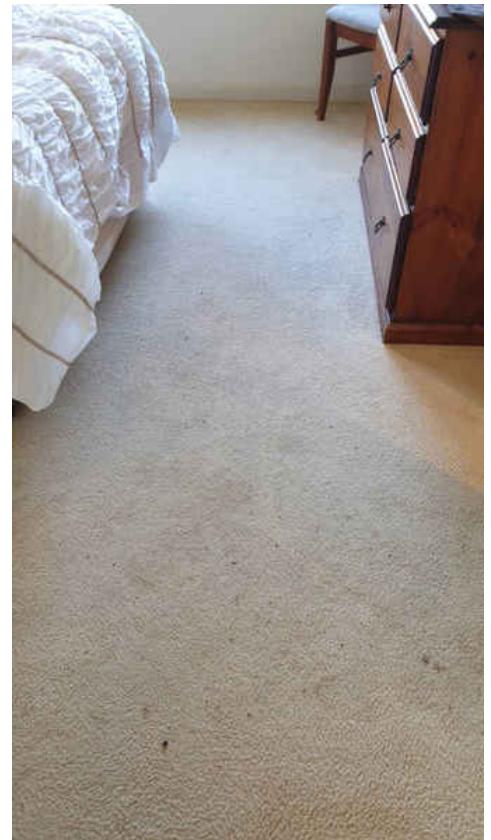
**AGE**

General wear and tear.

Recommend: General repairs and maintenance are required to prevent further damage

Recommendation

Contact a qualified professional.



## 9: MASTER ENSUITE

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

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### Information

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

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

**Doors: Door Style**

Hollow Core, 4 Panel, Sliding

**Windows: Window Type**

Timber, Awning

**Ceilings: Ceiling Material**

Plasterboard

**Walls: Wall Material**

Plasterboard / Gypsum Board,  
Tile

**Floors: Floor Coverings**

Tile



**Benchtop: Material**

Poly

**Basin : Basin Photographs****Basin Tap: Basin Tapware**

Basin Mounted, Mixer

**Basin Tap: HOT WATER TEMPERATURE FROM OUTLET**  
40-45 Degrees

**Under Basin Plumbing: Under Basin Photographs****Splash-back: Splashback Material Tiles**

**Shower: STYLE**  
Poly Marble, Enclosed

**Shower: SHOWER TAPWARE & OUTLET INFORMATION**

Mixer, Shower Rail

**Shower: HOT WATER TEMPERATURE FROM OUTLET**

40-45 Degrees

**Shower: SHOWER SCREEN INFORMATION**

Glass, Semi Frameless, Pivot Door

**Shower: TYPE OF DRAIN**

Built into Base



## General: CABINETRY INFORMATION

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

## General: OVERALL CONDITION

Serviceable

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

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

## General: BATH TUB & SHOWER DRAIN INFORMATION

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.

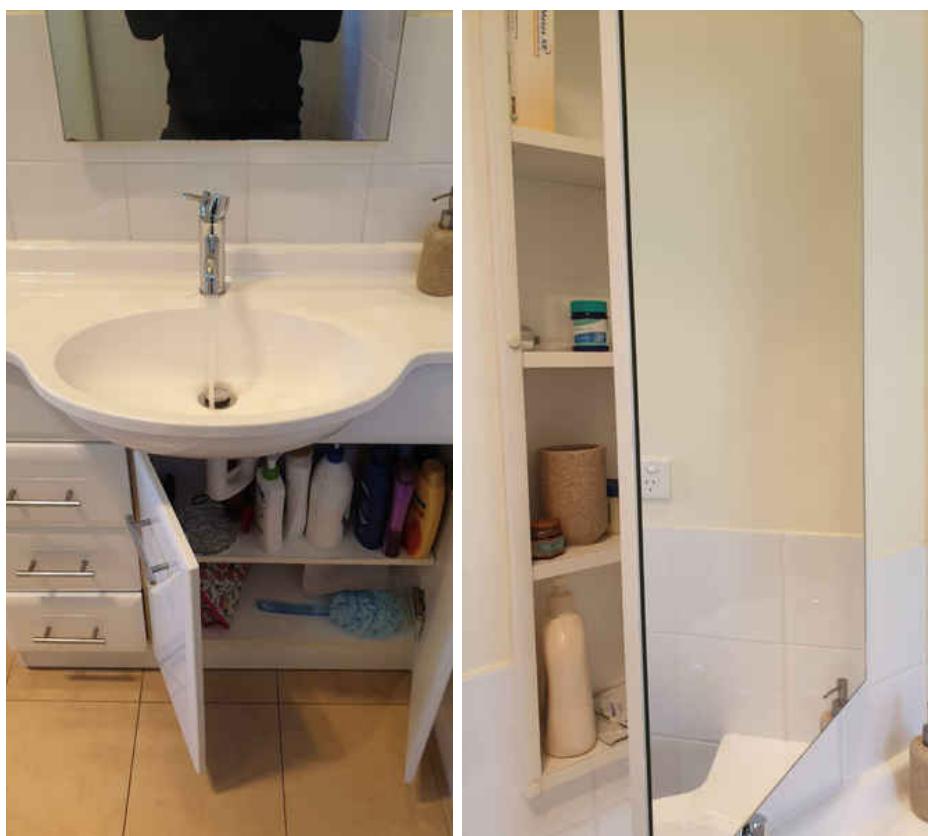
The current regulations state that the maximum temperature for delivery to bathrooms is **50 degrees**. All bathroom areas must adhere to this limit. The temperature is this number because numbers higher than this can cause injury and scalding within seconds. The recommended bathing temperature is 37-38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

**General: GENERAL VIEW (Photos)****MAIN BATHROOM**

General view of the Ensuite Bathroom at time of inspection.

**Vanity Cabinetry: Cabinet Material**

Vinyl Wrap, Mirrored Shave Cabinet



**Mirror: Mirror Information**

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.

**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**

Main Bathroom

Single, Vanity

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.

**Ventilation: BATHROOM VENTILATION INFORMATION**

Openable Window, Mechanical Ventilation

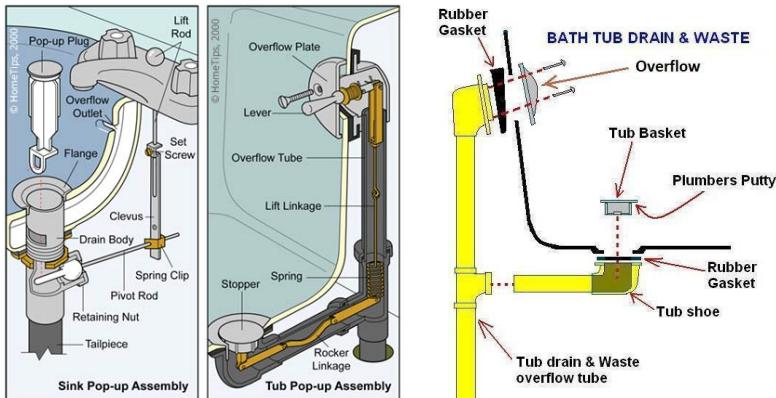


## Limitations

General

**BATH TUB & SINK OVERFLOW LIMITATIONS**

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



Splash-back

## **SUBSTRATE UNKNOWN**

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

Splash-back

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

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

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

[See here for more information](#)

## **Defects**

9.15.1 Shower

### SPLASHING FROM UNDER DOOR

Water splashes out from the shower enclosure when the shower is in use.

Recommendation

Contact a qualified professional.

 MINOR DEFECT

# 10: BEDROOM 2

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

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N/A = Not Applicable

## Information

### Doors: Door Style

Hollow Core, 4 Panel

### Floors: Floor Coverings

Carpet

### Windows: Window Type

Timber Awning



### Ceilings: Ceiling Material

Gypsum Board

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Carpet

### General: Plasterboard / Gypsum

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

**General: Bedroom Photographs**

Bedroom 2 Courtesy 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.



## Defects

10.3.1 WIR Door



### DOOR DIFFICULT TO OPEN

The robe doors are difficult to open particularly the sliding door on the right

Recommendation

Contact a qualified professional.



10.6.1 Windows



### BINDING

The bedroom window is binding see Photographs for location.

Recommendation

Contact a qualified window repair/installation contractor.



10.6.2 Windows

### DIFFICULT TO OPEN

Bedroom window is difficult to open see Photographs for location.

Recommendation

Contact a qualified professional.



Bed 2 West Window

10.8.1 Walls

### INCOMPLETE PATCH

Incomplete patch and paint repairs noted.

Recommendation

Contact a qualified professional.



# 11: BEDROOM 3

		I	F	D	M	U	N/A
11.1	General						
11.2	Doors		X				
11.3	WIR Door						X
11.4	Floors		X				
11.5	WIR (Walk In Robe)						X
11.6	Windows			X			
11.7	Ceilings		X				
11.8	Walls		X				
11.9	Floors						
11.10	Lighting Fixtures, Switches & Power Outlets		X				
11.11	Smoke Detectors						X
11.12	Carbon Monoxide Detectors						X

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## Information

**Doors: Door Style**

Hollow Core, 4 Panel

**Floors: Floor Coverings**

Carpet

**Windows: Window Type**

Timber Awning

**Ceilings: Ceiling Material**

Gypsum Board

**Walls: Wall Material**

Plasterboard / Gypsum Board

**Floors: Floor Coverings**

Carpet

**General: Plasterboard / Gypsum**

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

**General: Bedroom 3 Photographs**

Bedroom 3 Courtesy 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.



## Defects

### 11.4.1 Floors

#### CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



### 11.6.1 Windows

#### BINDING

The timber window is binding on one side and difficult to open.

Recommendation

Contact a qualified window repair/installation contractor.



Bed 3 West Window

## 11.8.1 Walls

**INCOMPLETE PATCH**

Incomplete patch and paint repairs noted.

Recommendation

Contact a qualified professional.

 MINOR DEFECT



## 11.9.1 Floors

**AGE**

General wear and tear.

Recommend: General repairs and maintenance are required to prevent further damage

Recommendation

Contact a qualified professional.

 MINOR DEFECT



# 12: KITCHEN

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

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 N/A = Not Applicable

## Information

### OVEN / COOKTOP / RANGE:

### COOKTOP TYPE & BRAND

Gas, 4 Burner, Blanco

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

Slide Out, Blanco

**CABINETRY: MATERIAL**

Vinyl Wrap, Laminate

**BENCHTOP: Material**

Laminate

**WALLS: Wall Material**Plasterboard / Gypsum Board,  
Tile**DISHWASHER: Brand**

Blanco

**FLOORS: Floor Coverings**

Vinyl, Laminate

**CEILING: Ceiling Material**

Plasterboard



**GENERAL: KITCHEN PHOTOGRAPHS**

General view of the Kitchen at time of inspection.



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

Single 600mm, Electric, Underbench, Westinghouse

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

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

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

All cooktop heating elements were turned to "High", and were functional at the time of inspection. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

**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.

**SPLASH-BACK: Splashback Material**

Tiles



**SINK: KITCHEN SINK(S) INFORMATION**

The kitchen sink was inspected by operating the sink mixer (or taps) and looking for any leaks or signs of significant deficiencies. No reportable conditions were observed 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.

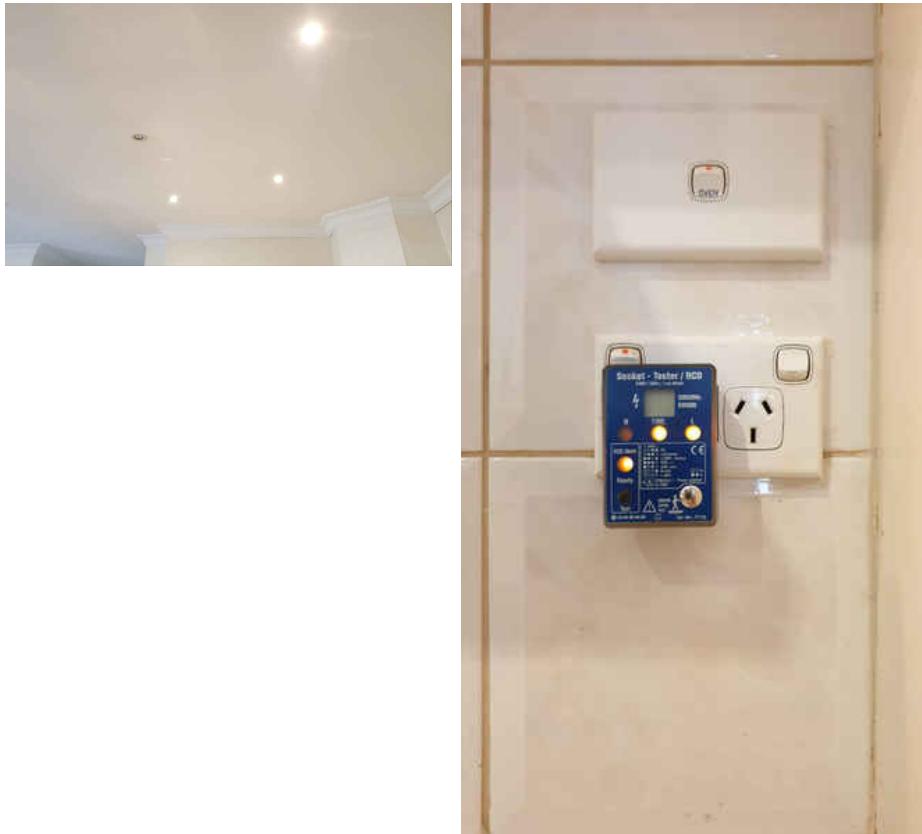


## LIGHTS AND ELECTRICAL FITTINGS: Information

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

### 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](#)

# 13: 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						
13.6	Lighting Fixtures, Switches & Power Outlets	X					

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

## Information

### Windows: Window Type

Timber Awning

### Ceilings: Ceiling Material

Plasterboard

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Vinyl, Laminate

### 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: Dining Room 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.

## 14: LOUNGE ROOM

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

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

### Information

**Windows: Window Type**

Timber Awning

**Ceilings: Ceiling Material**

Gypsum Board

**Walls: Wall Material**

Plasterboard / Gypsum Board

**Floors: Floor Coverings**

Carpet

**General: Plasterboard / Gypsum**

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

**General: Lounge Room 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.

# 15: HALLWAY

		I	F	D	M	U	N/A
15.1	General						
15.2	Doors	X					
15.3	Linen Press	X					
15.4	Ceilings	X					
15.5	Walls	X					
15.6	Floors	X					
15.7	Lighting Fixtures, Switches & Power Outlets	X					
15.8	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

### Doors: Door Style

Hollow Core, 4 Panel, Hinged

### Ceilings: Ceiling Material

Plaster, Gypsum Board

### Walls: Wall Material

Plasterboard / Gypsum Board

### Floors: Floor Coverings

Vinyl, Laminate

### 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.

**Linen Press: Door Style**

Hollow Core, 4 Panel, Hinged



## 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: BATHROOM (MAIN)

		I	F	D	M	U	N/A
16.1	General	X					
16.2	Doors	X					
16.3	Windows			X			
16.4	Vanity Cabinetry	X					
16.5	Ceilings	X					
16.6	Walls	X					
16.7	Floors	X					
16.8	Mirror	X					
16.9	Benchtop	X					
16.10	Basin			X			
16.11	Basin Tap		X				
16.12	Under Basin Plumbing	X					
16.13	Drawers	X					
16.14	Splash-back	X					
16.15	Shower	X					
16.16	Bath	X					
16.17	Sealants		X				
16.18	Toilet						X
16.19	Lighting Fixtures, Switches & Power Outlets		X	X			
16.20	Ventilation	X					

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

### Information

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

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

**Doors: Door Style**  
Hollow Core, 4 Panel

**Windows: Window Type**  
Timber, Awning

**Vanity Cabinetry: Cabinet Material**  
Wall Mounted, Laminated

**Ceilings: Ceiling Material**  
Plasterboard

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

**Floors: Floor Coverings**  
Tile

**Mirror: INFORMATION**  
Fixed to Wall

**Benchtop: Material**  
Laminate

**Basin Tap: Basin Tapware**  
Basin Mounted

**Basin Tap: HOT WATER TEMPERATURE FROM OUTLET**  
40-45 Degrees

**Under Basin Plumbing: Under Basin Photographs**

**Splash-back: Splashback Material** Tiles      **Shower: STYLE** Poly Marble

**Shower: SHOWER TAPWARE & OUTLET INFORMATION**  
2 Tap, Shower Rail



**Shower: HOT WATER TEMPERATURE FROM OUTLET**  
40-45 Degrees

**Bath: HOT WATER TEMPERATURE FROM OUTLET**  
40-45 Degrees

**Shower: SHOWER SCREEN INFORMATION**  
Frameless, Glass, Pivot Door

**Ventilation: BATHROOM VENTILATION INFORMATION**  
Openable Window, Mechanical Ventilation

**Shower: TYPE OF DRAIN**  
Built into Base



#### **General: CABINETRY INFORMATION**

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

#### **General: OVERALL CONDITION**

Serviceable

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

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

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

##### **MAIN BATHROOM**

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)****MAIN BATHROOM**

General view of the Main 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**

Main Bathroom

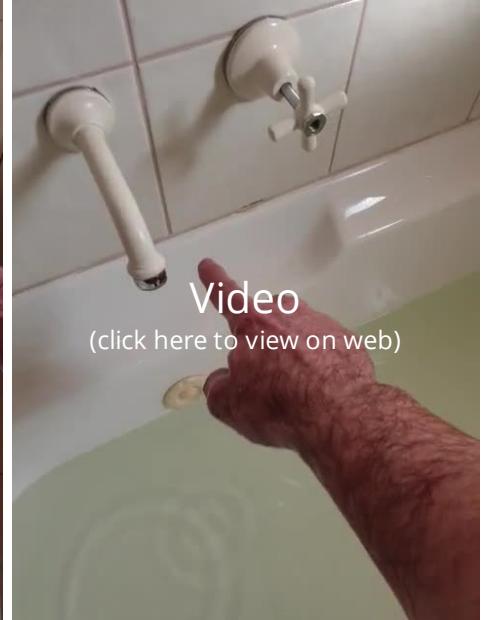
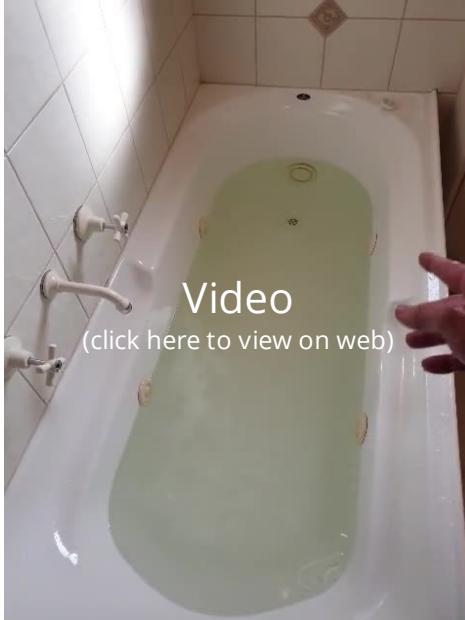
Single, 3 Tap Hole, Oval

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.

**Bath: STYLE**

Recessed, Acrylic, Spa



**Bath: BATH TAPWARE & OUTLET INFORMATION**

2 Tap, Spout, Plug & Washer, Spa

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

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

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

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

No Issues were found unless noted in this report below.

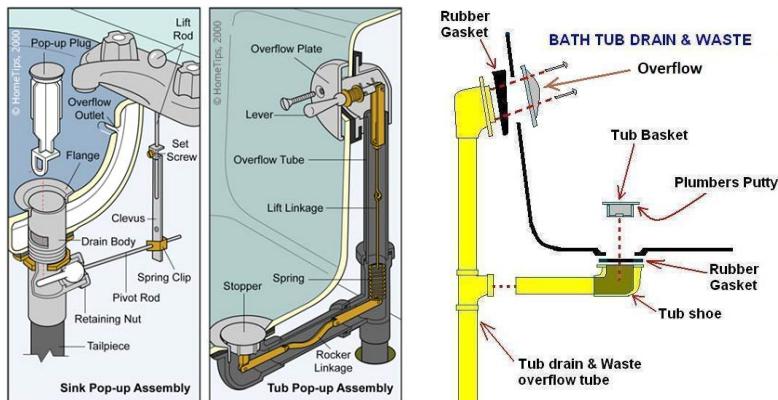
This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

## **Limitations**

General

**BATH TUB & SINK OVERFLOW LIMITATIONS**

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



Splash-back

## **SUBSTRATE UNKNOWN**

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

Splash-back

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

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

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

[See here for more information](#)

## **Defects**

## 16.3.1 Windows

**BINDING**

The awning window was binding on one side and difficult to open  
this will need to be fixed by a handyman or a qualified carpenter

Recommendation

Contact a qualified carpenter.



## 16.10.1 Basin

**WEAR AND TEAR**

MAIN BATHROOM

General wear and tear on the bathroom basin.

This is not a defect and this comment is for your information.

## 16.10.2 Basin

**SCUFFS / SCRATCHES**

Scuffs / scratches were observed in or on the bathroom basin.

This is not a defect and the inspector regards this as ware and tear.

This comment is for your general information.

Recommendation

Contact a qualified professional.

## 16.10.3 Basin

**CRACK / CHIP**

MAIN BATHROOM

I observed cracks or chips in the bathroom basin. Crack and chips can be a result of thermal shock, over tightening of the sink drain or an accidental impact.

I recommend these defects to be repaired by a scratch and dint professional.

Recommendation

Contact a qualified professional.



16.11.1 Basin Tap  
**MISSING TAP  
BUTTONS**

 MAINTENANCE ITEM / GENERAL ADVICE



16.15.1 Shower  
**SEALANT MOULD (MINOR)**

 MAINTENANCE ITEM / GENERAL ADVICE

Minor mould was observed in or on the sealant in the shower recess.

I recommend cleaning or removing the mould affected sealant and replace with new sealant. This can be undertaken by a handyman or DIYer

Recommendation

Contact a handyman or DIY project



## 16.17.1 Sealants



MAINTENANCE ITEM / GENERAL ADVICE

**GENERAL SEALANT MAINTENANCE**

General sealant maintenance is recommended for the Master Bedroom Ensuite

Recommendation

Contact a handyman or DIY project



## 16.19.1 Lighting Fixtures, Switches &amp; Power Outlets

**GPO REVERSE POLARITY**

MINOR DEFECT

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



# 17: LAUNDRY

		I	F	D	M	U	N/A
17.1	General	X					
17.2	Doors			X			
17.3	Window(s)						X
17.4	Drain, Waste, & Vent Systems	X					
17.5	Walls	X					
17.6	Floors						
17.7	Ceiling	X					
17.8	Exhaust Systems						X
17.9	Laundry Tub	X					
17.10	Under Tub Plumbing	X					
17.11	Cabinet & Benchtop	X					
17.12	Splash-back	X					
17.13	Washing Machine Taps	X					
17.14	Lighting Fixtures, Switches & Power Outlets	X					

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

## Information

**General: Filters**

None

**General: Dryer Vent**

Metal (Flex), None Found

**Doors: Door Style**

Hollow Core, 4 Panel, Hinged

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

2"

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

PVC

**Floors: Floor Coverings**

Vinyl, Laminate

**Exhaust Systems: Exhaust Fans**

None

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

Stainless Steel, Single Bowl, 2 Tap Hole

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

Steel



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

Visible, Wall Mounted

**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.



## Defects

### 17.2.1 Doors

#### DOOR STICKS

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified handyman.



MINOR DEFECT



## 18: WC

		I	F	D	M	U	N/A
18.1	Doors	X					
18.2	Ceiling	X					
18.3	Floor	X					
18.4	Toilet	X					
18.5	Walls	X					
18.6	Light Fixtures	X					
18.7	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

**Courtesy photographs of the water closet.**

**Doors: Door Style**  
Hollow Core, 4 Panel

**Floor: Floor Type**  
Tiles



**Toilet: Toilet Type**  
Two Piece

### Light Fixtures: Information

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

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

## Ventilation: Ventilation Information

### Mechanical Ventilation

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

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



## Defects

### 18.5.1 Walls

#### **PLASTER DAMAGE**

Incomplete detach or plaster damage

Recommendation

Contact a qualified professional.



# 19: HOT WATER SYSTEM

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

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

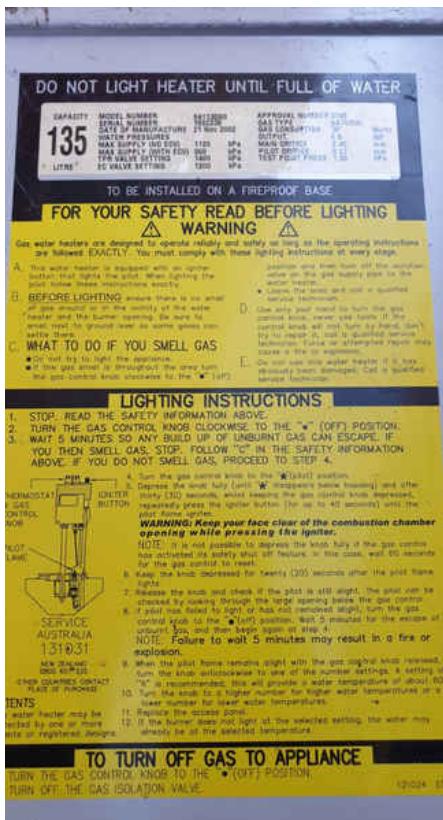
## Information

### GUIDE TO BUYING HOT WATER SYSTEMS

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

### Hot Water System: CAPACITY (Litres)

135 Litre



### Type of System

Gas, Storage

### Hot Water System: SYSTEM BRAND & CAPACITY

Vulcan

### Hot Water System: YEAR OF MANUFACTURE

2002

21 Nov 2002

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

11-15 Years

### Hot Water System: WATER TEMPERING

Not Tempered

**Hot Water System: TPRV****DISCHARGE PIPE**

Incorrectly Terminated

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

External HWS

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

Serviceable

**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, East

**Hot Water System: SYSTEM TYPE**

Gas, Storage

For More Information On The Types of Hot Water Services Available [Click Here](#)**Hot Water System: HOT WATER SYSTEM: WATER TEMP INFORMATION**

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

**Hot Water System: VENTING: VENTING INFORMATION**

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present unless otherwise noted in this report.

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

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

**Defects**

## 19.1.1 Hot Water System

**HOT WATER: NOT TEMPERED IN BATHING AREAS**

MAJOR DEFECT / SAFETY HAZARD

The Hot water is not tempered in the bathing areas. This is a safety hazard and a major defect. I recommend engaging a licensed plumber to install a Water Temperature Value.

**INFORMATION:** The best way of preventing hot water burns is to reduce the delivery temperature of the hot water to 50° Celsius. This can be done by installing a tempering valve, which reduces the hot water temperature or by installing a thermostatic mixing valve that can be set to deliver hot water at a precise, safe temperature. By law, all new hot water systems are required to comply with the Plumbing Regulations and have tempering valve fitted to ensure the water temperature at the tap is 50° Celsius.

Recommendation

Contact a qualified professional.

#### 19.1.2 Hot Water System

### **TPRV DISCHARGE AT FOOTING**



MAJOR DEFECT / SAFETY HAZARD

The Temperature Pressure Relief Valve is terminated to close to the dwellings footings which may cause footing / foundation problems.

Recommendation: Engage a licensed plumber for advice and rectification.

**INFORMATIONAL:**

TPR Valve drain lines / outlets must,

1. Not damage buildings
2. Be directed away from building footings.
3. Not pose a risk of injury to persons.
4. A gravel pit may only be used subject to the above and must be minimum 100mm diameter in a paved surface.
5. The TPR drain must discharge 75mm minimum or 300mm maximum above the gravel pit.
6. Where discharge is to an overflow relief gully (ORG) it must be 75mm minimum or 300mm maximum above the ORG and must not obstruct the operation of the ORG grate.

Recommendation

Contact a qualified plumbing contractor.

#### 19.1.3 Hot Water System

### **HOT WATER NOT LAGGED**



MINOR DEFECT

The hot water outlet pipes are not lagged.

I recommend contacting a plumber and lagging the hot water pipes

Recommendation

Contact a qualified plumbing contractor.



## 20: GARAGE

		I	F	D	M	U	N/A
20.1	General	X					
20.2	Doors	X					
20.3	Roof Coverings	X					
20.4	Roof Structure	X					
20.5	Pedestrian Door	X					
20.6	External Garage Doors	X					
20.7	House / Garage Door	X					
20.8	Lighting Fixtures, Switches & Power Outlets	X					
20.9	Ceiling	X					
20.10	Walls	X					
20.11	Floor	X					
20.12	Garage Door	X					

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

### Information

**General: Car Accommodation**

Attached Garage, 2 Car

**Doors: Door Style**

Hollow Core, 4 Panel

**Roof Coverings: ROOFING**
**MATERIAL**

Tile (Concrete)

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

**Roof Structure: Frame Construction**

Stick Built

**Roof Structure: Type**

Hip and Valley

**Pedestrian Door: Door Type**

Hinged, Hollow Core

**External Garage Doors : Door Style**

Hollow Core, 4 Panel

**House / Garage Door: Door Style**

Flush Panel, 4 Panel

**Ceiling: Ceiling Material**

Gypsum Board


**Walls: Wall Material**

Brick

**Garage Door: Material**

Metal

**General: Typical settlement / Shrinkage Cracking**

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

## General: Garage Slab Information

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

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

## Doors: 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.

## Garage Door: Type

Sectional



# 21: CONDUCIVE 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

### Conducive Conditions, General Information

We recommend that you have a termite and timber pest inspection conducted every year by a licenced termite inspector but in the meantime as an owner you can ensure your property is unattractive to termites we recommend:

- Remove any wood away from building and in ground contact in soil – termites love old stumps, firewood, timber offcuts, sleepers and building materials, especially dead wood! Firewood should be stored away from the dwelling.
- Termites love water and moisture so ensure that all those leaky taps, downpipes, water tanks, shower waste, hot water and air conditioning units water flow are redirected away from the building and in working order. If the sub-floor is damp then we STRONGLY recommend to ventilate and drain the area.
- Install Ant Caps on the stumps – While this will not prevent termites it will be an huge asset in locating termites as they cannot penetrate the caps they must climb over which exposes them to a pest / termite inspector.
- Weep holes in brickwork need to be cleared of soils and debris.
- Landscaping timbers should be removed and replaced with termite treated timbers.

## 22: ENVIRONMENTAL CONCERNS

		I	F	D	M	U	N/A
22.1	Asbestos						
22.2	Lead Based Paint						

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

### Information

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

No Discernible Odours

#### Odours Present: Odours Information

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

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

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

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

#### 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.*

#### Asbestos : Asbestos: Asbestos Information

The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. In accordance with the State of Tennessee standards of practice these items are not reported on during a home inspection. If I see obvious signs of a material that I may believe to contain asbestos, I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list. Furthermore, any remodelling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.

More information can be found at this link: <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>

## 23: 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

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## 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

# STANDARDS OF PRACTICE

## Inspection Details

### General

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

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

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

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

### Areas for inspection

The inspection shall cover all **accessible areas**. The client shall arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report.

The inspector is **not responsible** for arranging entry to property or parts of property.

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

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

## Inspection Process

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

### Limitations

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

### Extent of reporting

Significant items to be reported are as follows:

#### (a) Major Defects.

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

#### (b) Minor Defects.

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

#### (c) Maintenance Items / FYI

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

### Acceptance criteria

The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

**Inspectors Comments**

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

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

**Grounds / Site**

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

**Exterior**

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

**Roof**

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

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

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

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

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

**Roof Space / Attic**

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

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

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

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

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

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

### **Sub-Floor & Structure**

I. The inspector shall inspect: A. the foundation; B. the basement; C. the sub-floor; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as plasterboard / plaster cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any sub-floor or crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

### **Master Ensuite**

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

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

### **Kitchen**

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

### **Bathroom (Main)**

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

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

### **Laundry**

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

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

### **Hot Water System**

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

### **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.