

TOPNOTCH BUILDING INSPECTIONS

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PRE-PURCHASE RESIDENTIAL

1234 Main St. Preston Victoria 3072

Buyer Name

25/10/2021 9:00AM



Inspector

Colin Hamilton

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Registered Building Practitioner DB-U 17607

CDB-U 48813

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Agent

Agent Name

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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

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MAINTENANCE ITEM /
GENERAL ADVICE

20

MINOR DEFECT

5

MAJOR DEFECT / SAFETY
HAZARD

- ⌚ 3.2.1 Grounds / Site - Front Fencing and Gates: Cracking of Brickwork
- 🔧 3.3.1 Grounds / Site - Side and Boundary Fencing and Gates: Fence Leaning
- 🔧 3.3.2 Grounds / Site - Side and Boundary Fencing and Gates: Trees Growing at Fence
- ⌚ 3.5.1 Grounds / Site - Grading and Drainage: SOIL / GARDEN HIGH ON FOUNDATION (SLAB)
- 🔧 3.9.1 Grounds / Site - Steps: Riser Heights Inconsistent
- ⌚ 3.11.1 Grounds / Site - Retaining Walls: Retaining Wall Leaning
- ⌚ 4.2.1 Sub-Floor & Structure - Sub-Floor / Crawlspace: Subfloor Building Materials and or Debris
- ⌚ 4.3.1 Sub-Floor & Structure - Floor Structure: Soil - High on Subfloor Structural Members
- ⌚ 4.3.2 Sub-Floor & Structure - Floor Structure: SOIL / GARDEN HIGH ON FOUNDATION (SLAB)
- ⌚ 4.3.3 Sub-Floor & Structure - Floor Structure: Strip and or Pad Footing - Undermined
- ⌚ 4.3.4 Sub-Floor & Structure - Floor Structure: Timber Stump - Undermined
- ⌚ 5.3.1 Exterior - External Cladding: GROUND CLEARANCE
- ⌚ 5.4.1 Exterior - Eaves, Soffits & Fascia: Suspected Asbestos Containing Eaves Materials
- ⚠ 5.6.1 Exterior - Balconies: Handrail / Balustrade (Openings)
- ⚠ 5.6.2 Exterior - Balconies: Structural Post - Wood Rot
- ⚠ 5.10.1 Exterior - Steps: Railing Unsafe
- ⌚ 6.2.1 Roof - Roof Coverings: Metal Roof - Rust (Moderate)
- 🔧 6.3.1 Roof - Gutters / Downpipes: Eaves Gutter - Debris
- ⌚ 6.4.1 Roof - Flashings: Rust - Moderate
- ⌚ 7.2.1 Roof Space / Attic - Electrical: Downlight Protection
- ⌚ 7.2.2 Roof Space / Attic - Electrical: Unclipped Electrical Wiring
- 🔧 7.4.1 Roof Space / Attic - Ventilation: Exhaust Fan Vented to Roof Space
- 🔧 8.2.1 Entry / Hallway - Windows: Damaged
- 🔧 9.3.1 Master Bedroom - Windows: Glazing Bead
- 🔧 9.3.2 Master Bedroom - Windows: Sash - Not Functional
- 🔧 10.3.1 Bedroom 2 (Sewing Room) - Windows: Painted Shut (Double Hung)
- ⌚ 11.2.1 Bedroom 3 - Windows: Wood Rot and Painted Shut
- 🔧 12.2.1 Bedroom 4 - Windows: Glazing Bead

- 🔑 12.2.2 Bedroom 4 - Windows: Sash - Not Functional
- 🔑 12.2.3 Bedroom 4 - Windows: Wood Rot - Frame
- 🚫 12.2.4 Bedroom 4 - Windows: Wood Rot and Painted Shut
- 🚫 12.5.1 Bedroom 4 - Walls: Thermal Anomalies
- ⚠️ 14.10.1 Bathroom (Ground Floor) - Basin Tap: Hot Water Not Tempered
- 🔑 14.13.1 Bathroom (Ground Floor) - Mirror: DESILVERING
- 🔧 15.20.1 Bathroom (First Floor) - Ventilation: Heat Lamps
- 🔑 15.22.1 Bathroom (First Floor) - Lighting Fixtures, Switches & Power Outlets: Exhaust Fan Vented into Roof Space
- 🔑 16.2.1 Kitchen - WINDOWS: Sash - Not Functional
- 🔑 16.7.1 Kitchen - OVEN / COOKTOP / RANGE: Exhaust Fan Vented to Roof Space
- 🔑 16.16.1 Kitchen - DISHWASHER: Improperly Installed Drain Pipe
- 🔧 20.2.1 Lounge Room - Windows: Glazing Bead
- 🔧 20.2.2 Lounge Room - Windows: Sash - Not Functional
- 🚫 21.2.1 Staircase - Steps, Stairways & Railings: BALUSTERS SPACE TO FAR APART
- 🔧 22.2.1 Garage - Roof Coverings: Roof Pitch - Corrugated
- 🚫 22.5.1 Garage - Walls: Damp - Water Ingress
- ⚠️ 28.1.1 Environmental Concerns - Asbestos : Suspected Asbestos Containing Materials - Subfloor
- 🚫 28.1.2 Environmental Concerns - Asbestos : Suspected Asbestos Containing Eaves Materials
- 🔧 28.2.1 Environmental Concerns - Lead Based Paint: General Information of the dangers of lead based paints

1: INSPECTION DETAILS

Information

In Attendance	Weather Conditions	Occupancy
Owner	Fine & Dry, Sunny	Occupied
Approximate Size of Land	Building Type	Direction House Faces
472 M2	House, Modern (1945-1970), With New Addition - Approx 1982	West
	What style of house is it?	
	realestateview.com.au	
Storeys	Number of Bedrooms	Number of Bathrooms
Double Storey	4	2 Bathrooms
Construction Type	Roof Design	Roof Cladding
Light Weight Clad - Vinyl	Flat, Hip & Vally	Tray Deck (Profile), Corrugated Iron - ColorBond
	Roof Designs	
Footing Type	Property Furnished	Utilities: Gas
Slab on Ground, Timber Stumps, Timber Bearers & Joists (USHW)	Occupied	Connected
Utilities: Mains Water	Utilities: Sewer	Areas Of Possible Concealment Of Defects
Connected	Connected	No
Areas Inspected	Areas Not Inspected	Areas Restricted To Inspection
Site / Grounds, Roof Exterior, Building Exterior, Building Interior, Roof Space, Sub-Floor, Balcony, Garage, Shed, Decking	Electrical, Underground Stormwater Pipes, Underground Sewer Pipes, Agi-Drains, Areas of the Sub-Floor due to Limited or No Access	Sections Of Sub-Floor
Utilities: Smoke Detectors	Utilities: Grey / Recycled Water	
Not Tested, Installed	Not Applicable	

Overview

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

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

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople prior to purchasing the dwelling,** to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection, as conditions can change. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including but not limited to: roof leaks, or water infiltration into sub-floor areas or basements. This report is only supplemental to the **Vendors Statement Section 32 and Pest (WDI) Inspection Report**. Refer to Australian Standard 4349.1-2007, and the Inspection agreement regarding the scope and limitations of this inspection.

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

Where the client or other interested party requires only assessment of the structure of the property, the scope of the inspection shall be limited to that described in Appendix A of Australian Standard 4349.1-2007 .

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

Areas for inspection

The inspection shall cover all **accessible areas**. The client shall arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is **not responsible** for arranging entry to property or parts of property.

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

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

Inspection Process

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

Limitations

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

Extent of reporting

Significant items to be reported are as follows:

(a) Major Defects.

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

(b) Minor Defects.

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

(c) Maintenance Items / FYI

NOTE: A Maintenance Item and similarly an FYI is generally for your information. Items such as a functioning but ageing hot water service or heater, scratches and scuffs in the kitchen sink, internal painting items, non functioning internal

door handles, poorly installed insulation in the roof space etc. FYI's may include handy tips, additional information and websites or a professional opinion on an item that doesn't fall into the defects categories.

Acceptance criteria

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

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE OPERATION, FUNCTION, OR FUTURE RELIABILITY OF THE HOME AND ITS COMPONENTS. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection report should be used alongside the Vendors Statement Section 32, pest inspection (WDI) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

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.

Planning Property Report

For your convenience a copy of a Planning Property Report can be found [here in this link](#).

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

EXCLUSION OF ITEMS FROM INSPECTIONS

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

EXCLUSION OF ITEMS FROM INSPECTION

(Informative)

The inspector need not inspect or report on the following:

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

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.

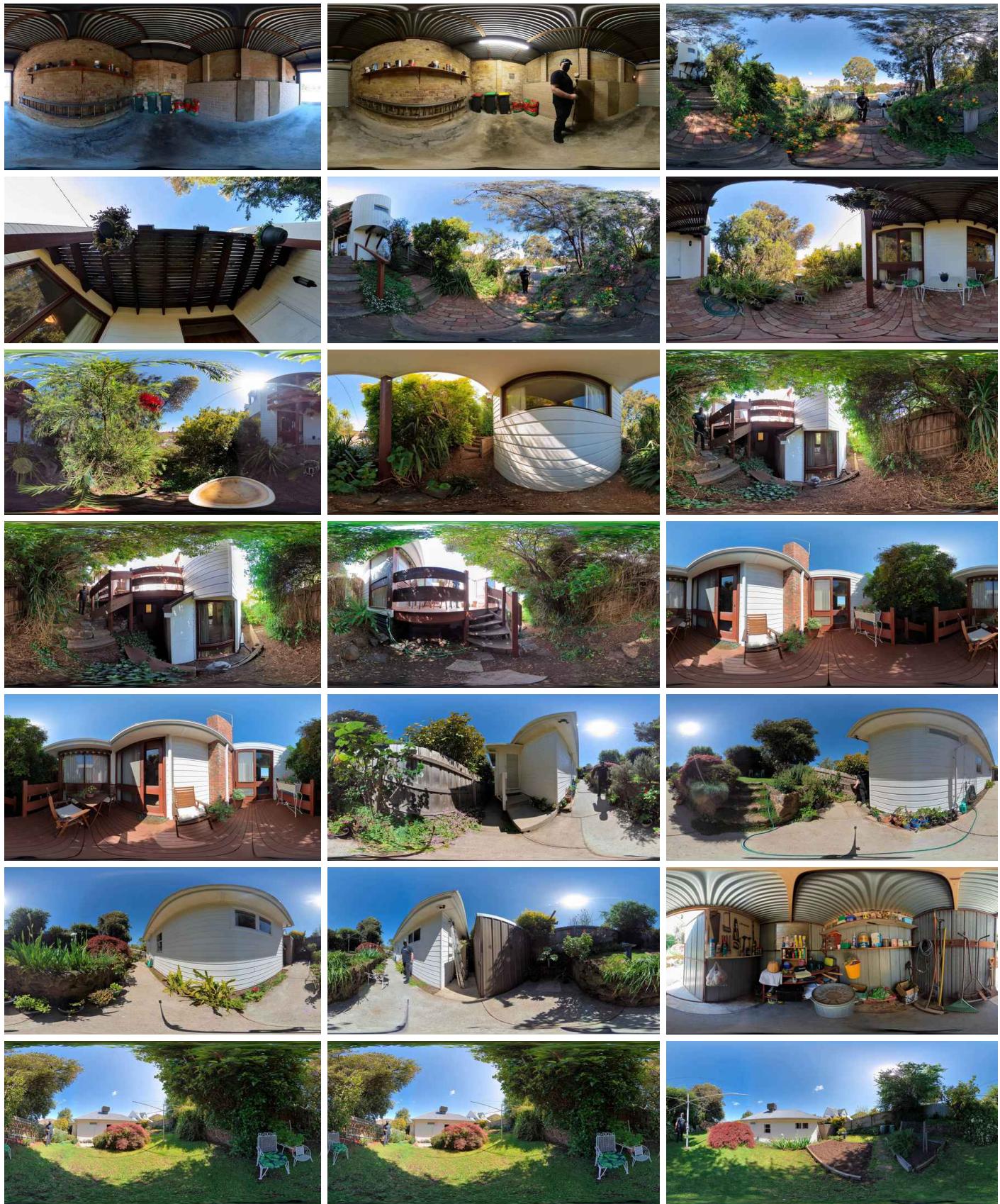
These categorisations are in my professional judgement and based on what I observed at the time of inspection. This categorisation should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment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

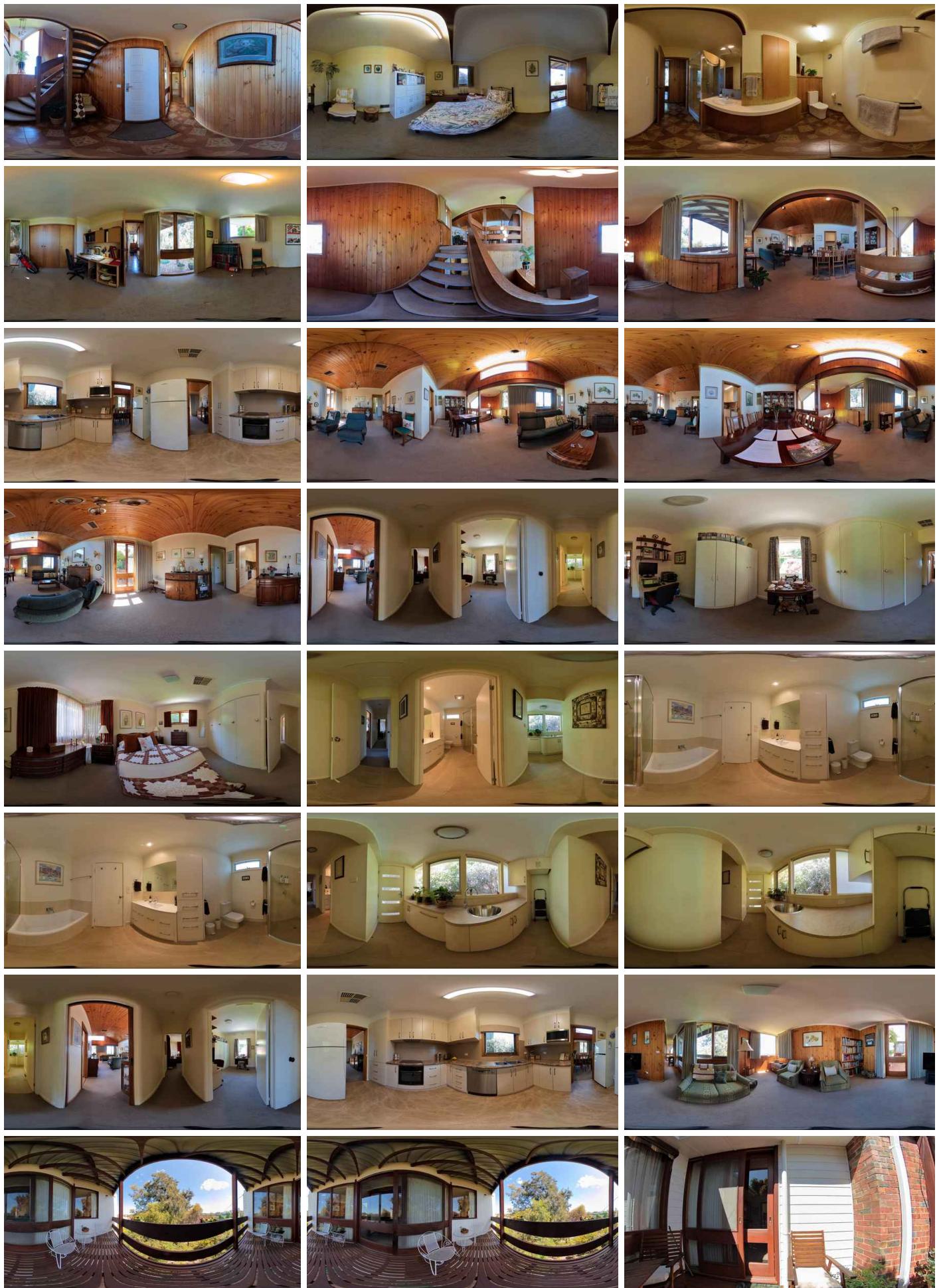
Notices to Third Parties

Notice to Third Parties: This report is the property of Topnotch Building Inspections and is **Copyrighted as of 2021**. 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.

360 Degree Photographs: 360 Degree Photographs

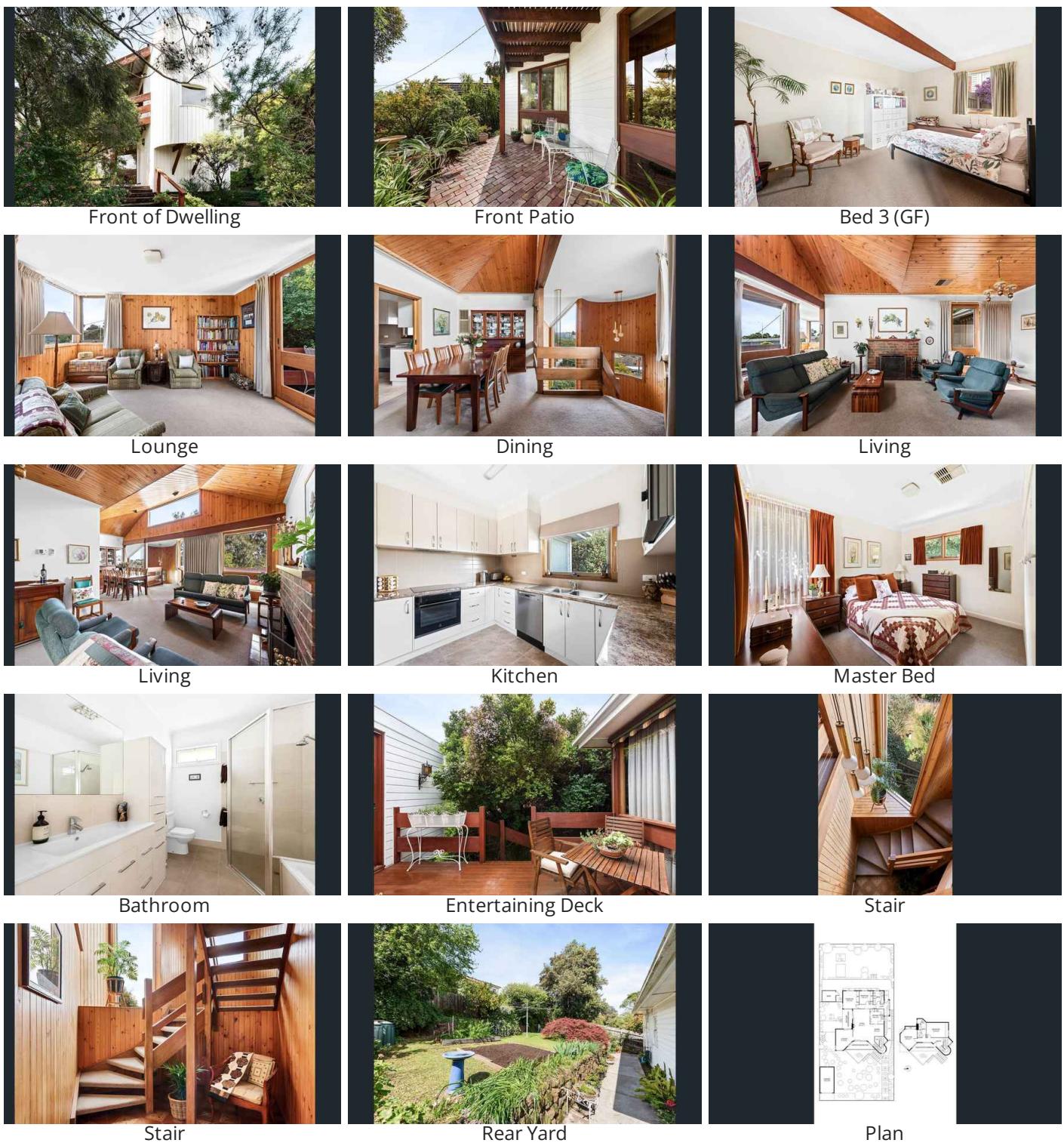
For your convenience, your report contains 360 degree photographs of most if not all rooms of the dwelling. To view, simply visit the "Information" Tab of each room, simply click on the photograph and you are able to use your mouse (on computer) or your fingers (mobile) where you move the image 360 degrees to view the entire room.
Please Note, 360 degree photographs can only be viewed when online; 360 degree photographs can not be viewed when viewing the report in a pdf format.







Marketing Photographs: Marketing Photographs



Potential Concerns: CHECK PERMITS

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

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

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

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

Potential Concerns: ASBESTOS AND LEAD

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognise newer coats of paint as encapsulating older coats of lead-based paint.

Asbestos is commonly found in various building materials such as insulation, internal and external cladding, and/or flooring, ceiling tiles, pipes and roofing.

Asbestos products were gradually removed from production during the 1980s. Between 1981 and 1983, asbestos flat sheeting was phased out. In 1985, corrugated products (roofing and cladding) were also taken out of production. Asbestos-lined piping was not made after 1987 and in 2003 brake pads and linings ceased to contain asbestos.

Despite an Australia-wide ban on asbestos being sold, reused and/or imported into the country after 31 December, 2003, some asbestos materials have been imported into Australia. Thus, if you have concerns about a product/materials, have it tested by a National Association of Testing Authorities (NATA) accredited laboratory:

Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials 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 industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

For information on lead, asbestos and other hazardous materials in homes, visit:

[Asbestos Wise](#)

[The Department of Health](#)

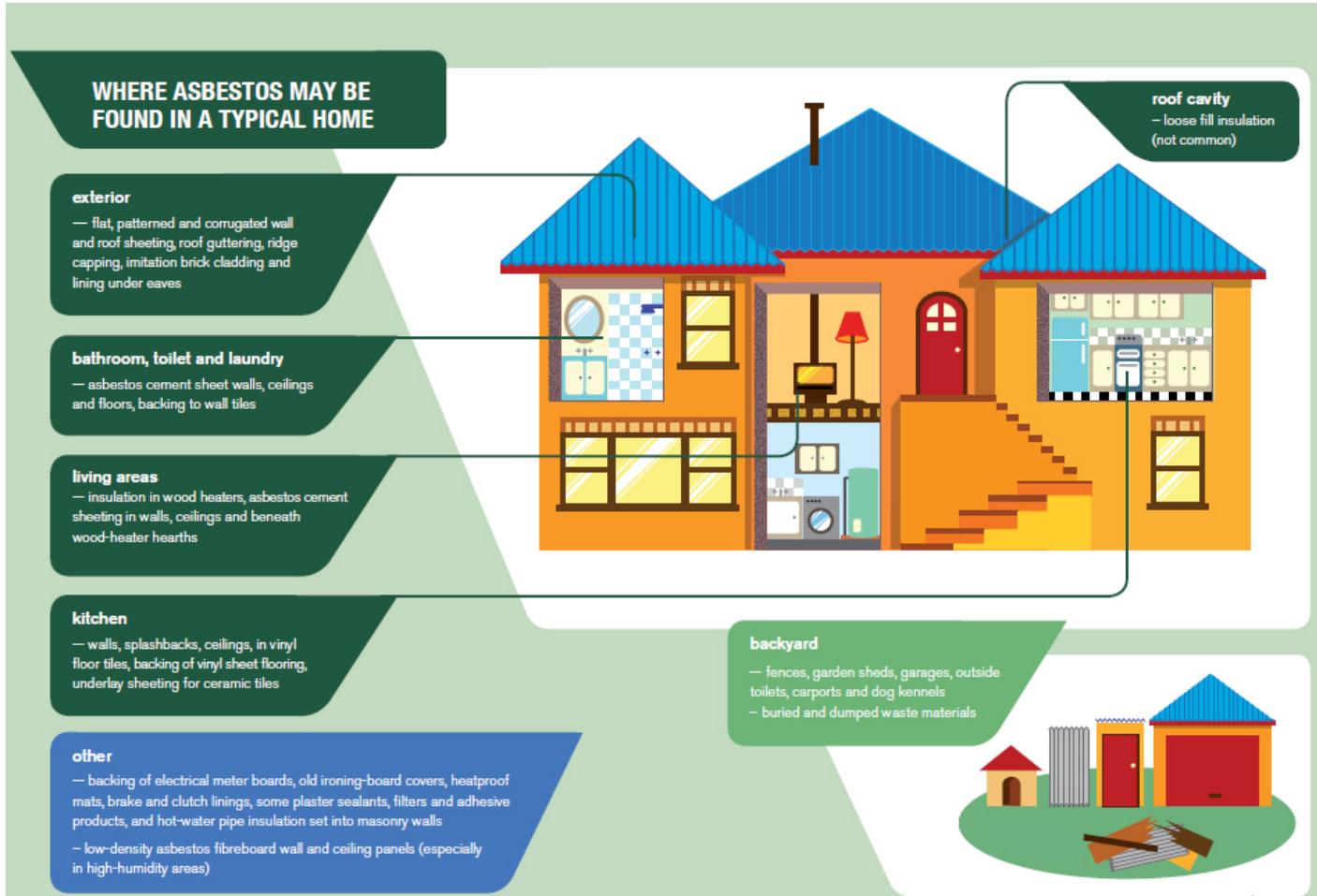
[Where Asbestos Can Be Found Around The House](#)

[Lead Based Paint](#)

It is not possible to find out whether a material contains asbestos simply by looking at it. Careful, close examination of a sample using specialised microscopic procedures is the only way to tell whether a material contains asbestos. It is best for this to be done at an accredited laboratory.

If you know the suspect material was installed before 1990, it is safest to assume it does contain asbestos. If in doubt, get it tested.

nata.com.au



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: MOULD

Not Observed

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

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

2: INSPECTORS COMMENTS

		I	F	D	M	U	N/A
2.1	Inspectors Comments						
2.2	Your Job As a Homeowner						

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: How to Read This Report - 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.

Inspectors Comments: Inspectors Comments

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

Overall Condition

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

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

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

Please read the entire report.

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

The incidence of Major Defects

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

The Incidence of Minor Defects

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

The Overall Condition Of This Dwelling

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

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

In general, I am of the opinion the property is in an **AVERAGE** condition when compared to similar aged dwellings at the time of the inspection. The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance and some fixtures due to their age will likely need to be replaced too.

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

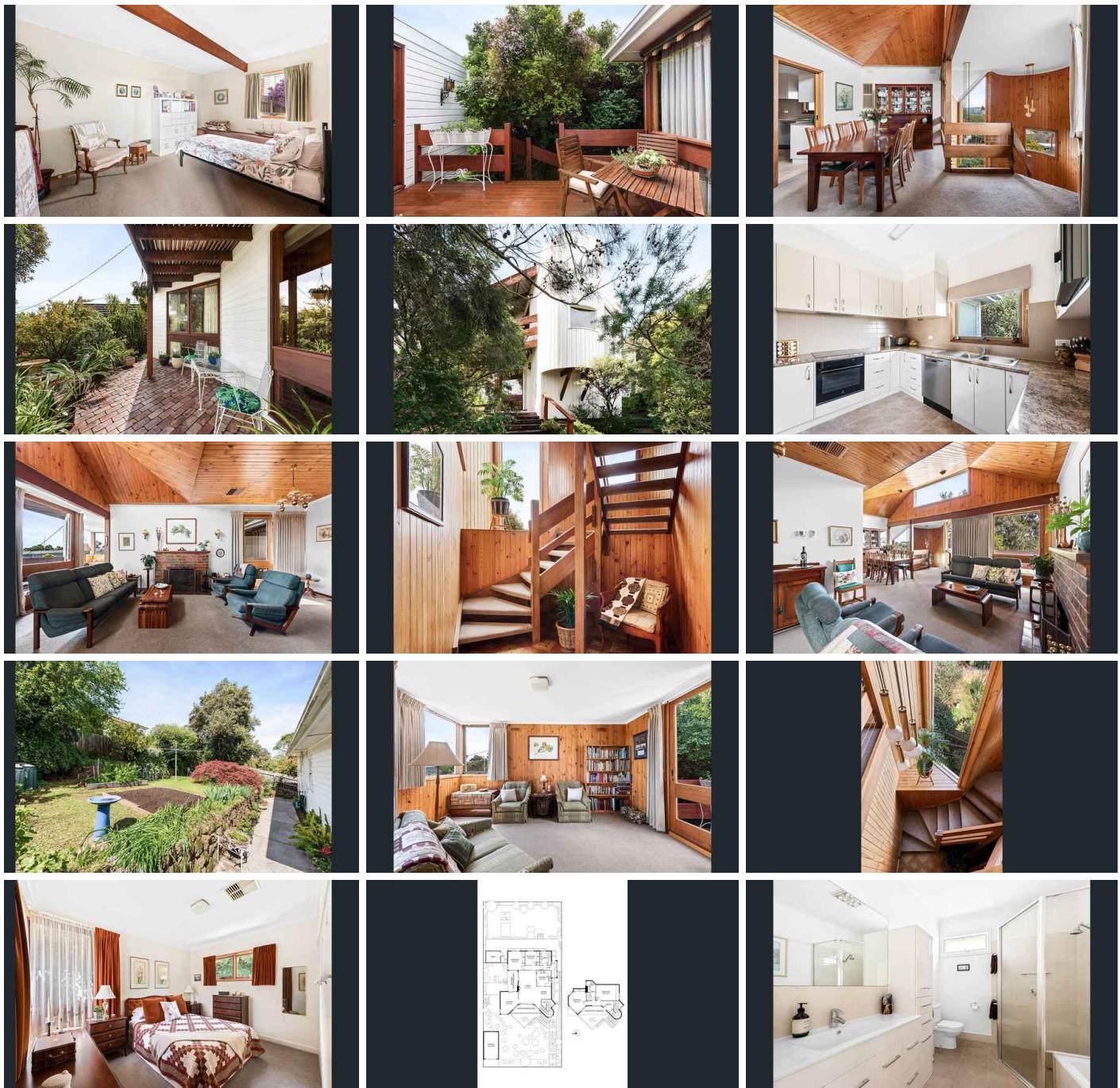
Thank you for trusting me to undertake your inspection.

Kind Regards

Colin Hamilton



Topnotch Building Inspections

Inspectors Comments: Marketing Photographs

Your Job As a Homeowner: What Really Matters in a Home Inspection

If you buy this home, you may still have some questions about the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as hand rails, balustrading, trip hazards or hot water in excess of 50 degrees Celsius in a bathroom.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair anything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on me to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

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	X				
3.4	Main Water Shut-off Device	X					
3.5	Grading and Drainage	X					
3.6	Driveway						X
3.7	Paths and Walkways	X					
3.8	Gas Meter	X					
3.9	Steps	X					
3.10	Vegetation / Trees	X					
3.11	Retaining Walls	X					
3.12	Outbuildings	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

Front Fencing and Gates: Front Fence and Gates
 Brick, Not Applicable

[Front Gate and Fence Ideas](#)

Driveway: Condition
 Not Applicable

Paths and Walkways: Condition
 Servicable

Gas Meter: Gas Meter Location

South

**Outbuildings: Type of****Construction**Metal Sheet Cladding and
Roofing, Metal Frame

Photographs

Grounds / Site Photographs

[See Video Link to Grounds / Site Video 1 here](#)

[See Video Link to Grounds / Site Video 2 here](#)

[See Video Link to Grounds / Site Video 3 here](#)





Areas to be Inspected

Inspection of the Site is a visual inspection only.

Inspections typically include: The dwelling, 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.

Mail Box: Photo

Three Letterboxes!



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.



South Fence - Serviceable



South Fence - Serviceable



East Fence - Serviceable

Side and Boundary Fencing and Gates: Side Fences and Gates

Side Gate, Wrought Iron

These fences and gates are not related to boundary fences and solely belong to the property.

**Main Water Shut-off Device: Location**

West, Front



Grading and Drainage: GRADING AND DRAINAGE

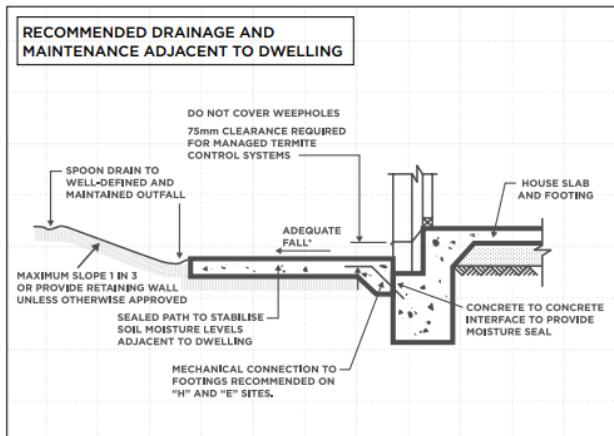
Typically, a well-draining property slopes gently and gradually away from the house.

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

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

If in doubt, consult an engineer for further advice.

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



Grading and Drainage: DESIGN FOR SITE CONDITIONS

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

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

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

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

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

[See here for more information](#)

Grading and Drainage: MAINTAINING YOUR HOME

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

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

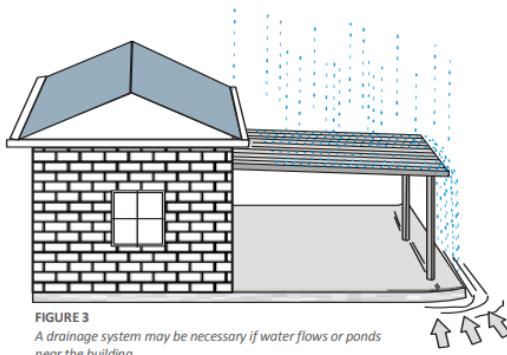
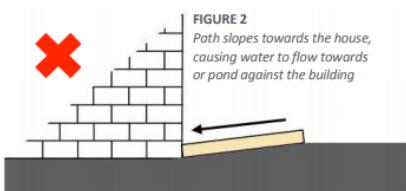
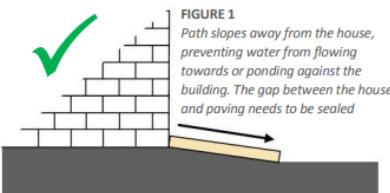
DON'T

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

DON'T

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

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



Driveway: Driveway Materials

Not Applicable

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

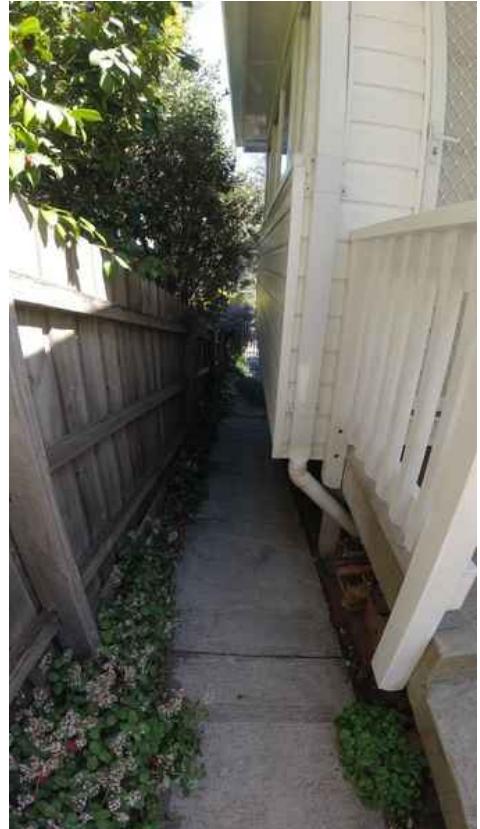
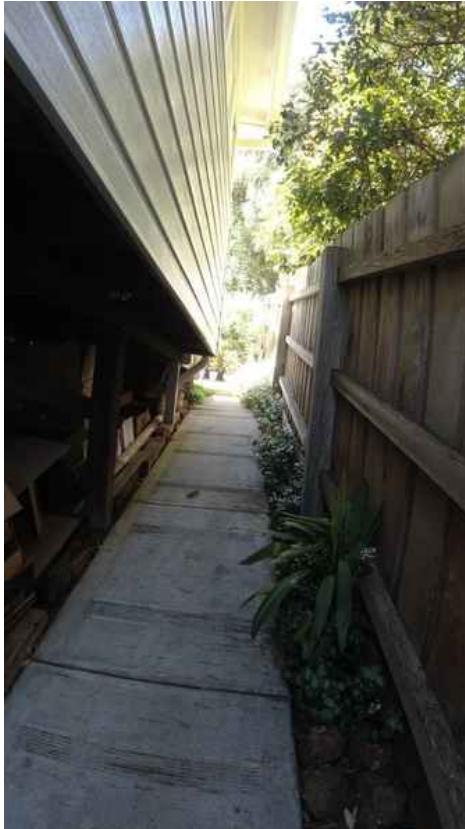
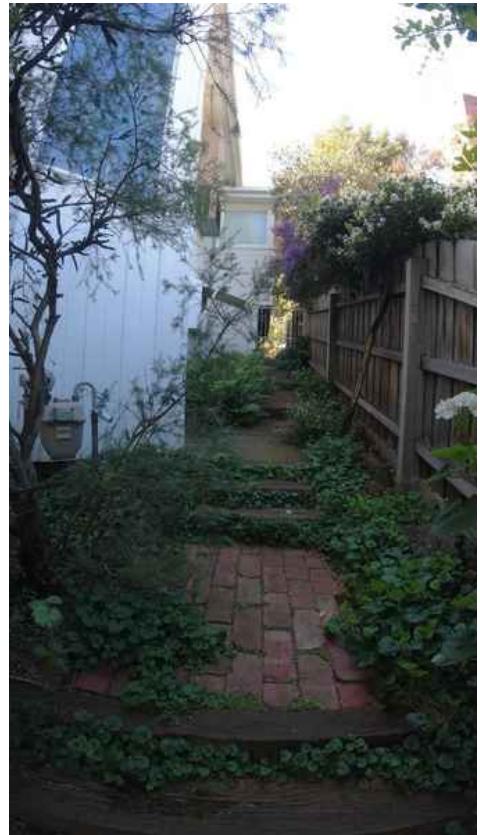
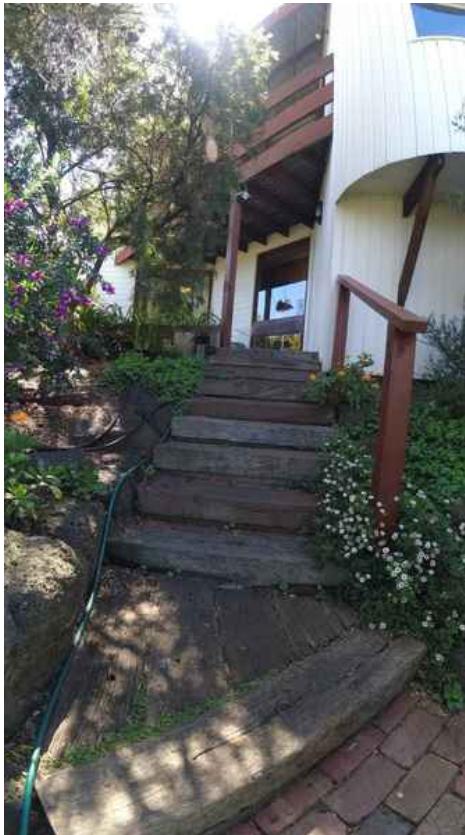
Driveway: Trees

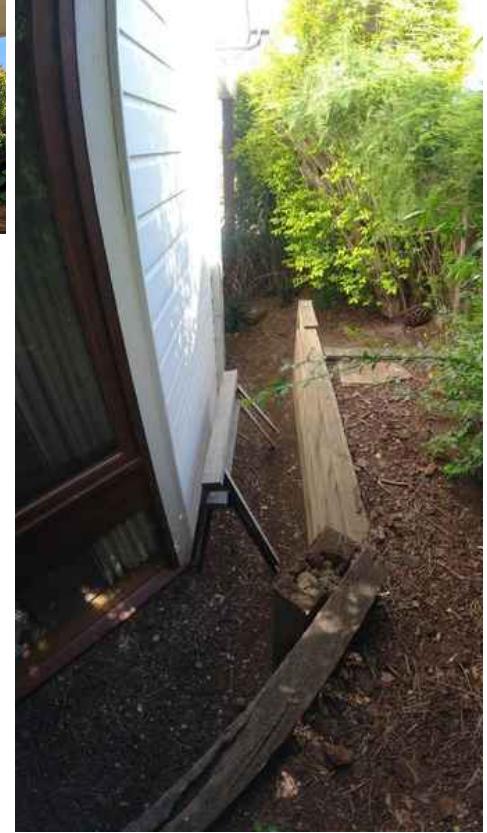
Trees and shrubs, particularly large trees are a common cause for cracking, lifting and movement in driveways. Careful consideration should be given when planting trees or shrubs around a driveway or any rigid structure for that matter.

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

Paths and Walkways: Path and Walkway Materials

Concrete, Pavers, Timber Sleepers



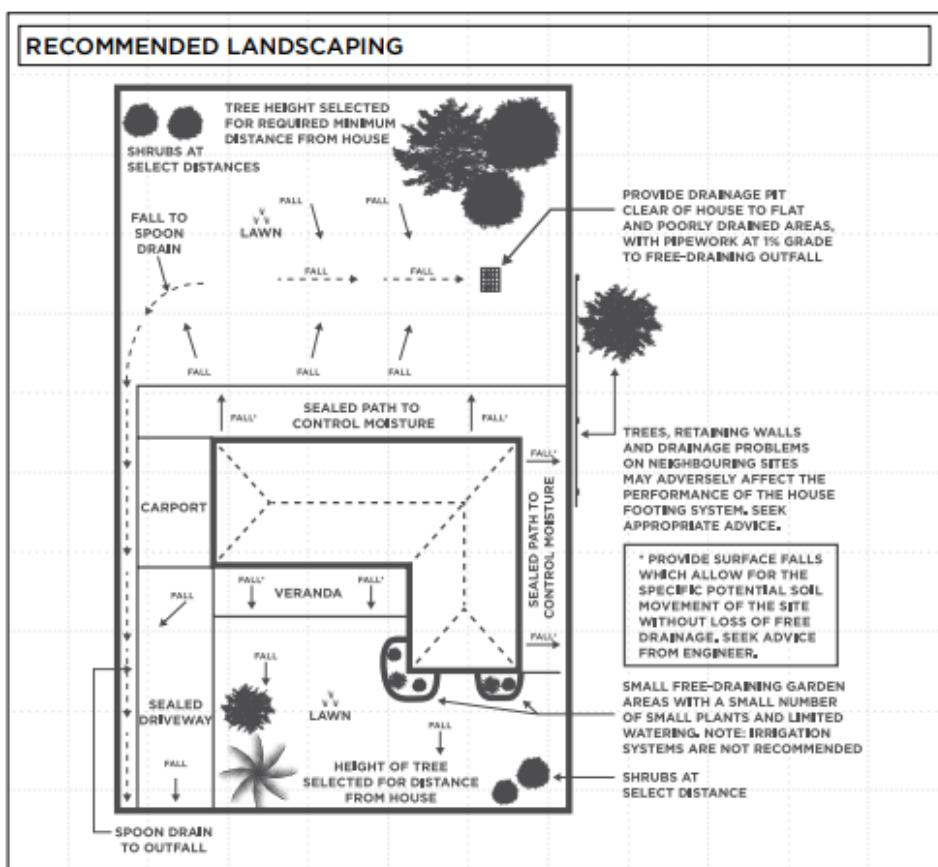


Paths and Walkways: Paving, Paths and Walkways

Paving should be laid hard against brickwork or footings with an "isolation joint" and 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.

Isolation joints are used to separate the pavement from any abutting buildings, existing pavements, or rigid structures such as drainage pits, access holes or columns which may cause restraint of the pavement and thereby increase the risk of cracking

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, Side, Timber, Pavers, Refer to Paths and Pavers for photographs

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](#)



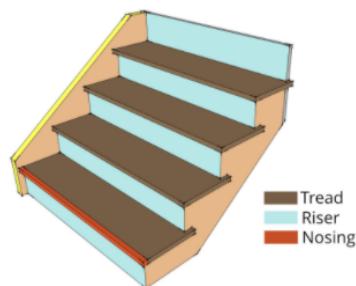
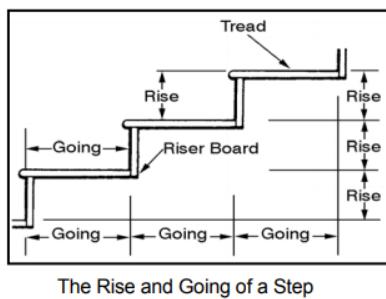
Steps: Treads, Risers and Goings

Generally Safe

Understanding Treads, Risers, and Goings

Every set of stairs / steps has a Treads and Risers for each step.

- The tread is the horizontal surface of the stair and the part of the stair you step on.
- The Risers are the vertical pieces on the stairs.
- Open tread stairs / steps do not have Risers but do have a Rise.
- The Rise, is the height of each step.
- The maximum rise of a stair is 190mm and the minimum rise is 115mm.
- All rise heights (risers) of a stair must be consistent.
- A Nosing is the portion of the tread that overhangs the front of the riser.
- All stairs with a vertical Rise of 1 meter or more require a handrail and balustrade



Vegetation / Trees: Vegetation

Dense, Small Shrubs, Large Shrubs, Small Trees, Large Trees, Ground Covers

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

Retaining Walls: Photographs

Retaining wall photographs



Front Fence - Retaining Wall



Garage Retaining Walls



Front Timber Retaining Wall



Rear Stone Retaining Wall

Retaining Walls: Retaining Walls

Under 700mm High, Over 700mm High, Untreated Timber, Brick, Rock

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.

Outbuildings: Outbuildings

Garden Shed

Sheds, outhouses, playhouses and the like are commented on generally.

Often, these structures were built without a building permit by the homeowner and may not be fit or safe for use and occupation.

Older dwellings may have several of these structures, the comments made in this section are of general nature only. Often these structures are recommended to be demolished because they are not structurally sound, old and unsafe.



Limitations

Side and Boundary Fencing and Gates

FENCE LIMITATIONS

Trees/Shrubs, Heavy Vegetation

My inspection of the boundary fencing was limited. I did not reach and access closely every part of the boundary fencing.

Grading and Drainage

INSPECTION WAS RESTRICTED

Heavy Vegetation

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

Defects

3.2.1 Front Fencing and Gates

CRACKING OF BRICKWORK



The front brick fence has "horizontal and stepped cracking" of the brickwork in one or more locations. Horizontal cracking are just that, horizontal cracking and stepped cracking or cracks are cracks that zig zag and follow the course of the brickwork and they are usually the result of cracking or movement in the footing structure.

It is quite common for a brick fence to crack in this manner and even more so because the wall is also acting as a retaining wall. In this case, the cause of the cracking is most likely due to the influence of the large tree which is located adjacent to the wall, and when combined with the soil loads behind the wall, cracking often occurs.

Furthermore, often fences and or retaining walls built in this era were not constructed with an engineered footing structure.

I have observed this (these) crack(s) and classified them as generally having a crack width limit of <5mm with a Damage Category of 2, Slight.

I recommend to monitor the cracking of the brickwork and should the cracks increase in size or frequency, contact a qualified engineer for further advice.

Recommendation

Recommend monitoring.



Horizontal and Stepped Cracking



Stepped Cracking



Note Large Tree

3.3.1 Side and Boundary Fencing and Gates

FENCE LEANING

NORTH FENCE ABOVE GARAGE

Some parts or all of the fence is leaning.

Fences lean for a variety of reasons, rotten posts, trees and vegetation, wind or poorly installed fence posts.

I recommend engaging a fencing contractor to stiffen the fence posts (supports) to extend the life of the fence.

Refer to Grounds / Site Video 2 in this report

Recommendation

Contact a qualified fencing contractor



MAINTENANCE ITEM / GENERAL ADVICE

3.3.2 Side and Boundary Fencing and Gates

TREES GROWING AT FENCE

NORTH FENCE ABOVE GARAGE

Trees are growing in close proximity of the fence and putting undue pressures and loads on the fence.

Recommend trimming trees to take loads off the fence.

Refer to Grounds / Site Videos in this report

Recommendation

Contact a handyman or DIY project



MAINTENANCE ITEM / GENERAL ADVICE

3.5.1 Grading and Drainage

SOIL / GARDEN HIGH ON FOUNDATION (SLAB)



MINOR DEFECT

The soil level was too high at the foundation wall and covering or partly covering the wall cladding materials.

The damp coarse is usually located in this location. The conditions observed is preventing the damp course (if installed) 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.

[Refer to Video Link Here](#)

Recommendation

Contact a qualified professional.

3.9.1 Steps

RISER HEIGHTS INCONSISTENT



MAINTENANCE ITEM / GENERAL ADVICE

The riser heights of the steps are inconsistent in height in some locations.

This is a tripping hazard and mentioned here for your convenience.

Recommendation

Contact a qualified professional.

3.11.1 Retaining Walls

RETAINING WALL LEANING



MINOR DEFECT

The retaining wall or some sections of the retaining wall are cracking and leaning. This is an indication of ground pressure behind the wall.

I recommend to monitor and if the leaning increases, engage an engineer to further evaluate.

Refer to front fence section of the report for more information.

Recommendation

Recommend monitoring.

4: SUB-FLOOR & STRUCTURE

		I	F	D	M	U	N/A
4.1	General	X					
4.2	Sub-Floor / Crawlspace	X					
4.3	Floor Structure				X		
4.4	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

Subfloor accessed via foundation door / hatch

Sub-Floor / Crawlspace: Supports / Stumps / Piers

Timber Stumps

Floor Structure: Floor Structure

Timber Stumps, Timber Bearers and Joists, Concrete Slab

Floor Structure: Stump Material

Timber

Floor Structure: Floor Joist Material

Unseasoned Hardwood

Floor Structure: Bearer Material

Unseasoned Hardwood

Floor Structure: Flooring Material

Chipboard, Timber Flooring

Floor Structure:

Basement/Crawlspace Floor

Dirt

General: What is a Subfloor Structure?

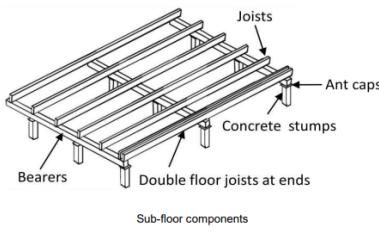
The subfloor structure provides a flat and level surface to support the flooring and the rest of the house structure above it. Everything that lies underneath the top of the floor, is regarded as the subfloor.

The components that form a subfloor structure are the flooring, floor joists, bearers, stumps or piers, which when combined transfer the floor, wall and roof loads to the foundations below.

Sub-floor components

The components of a sub-floor are:

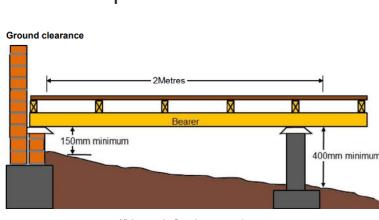
- Stumps
- Bearers
- Joists



The area below the subfloor structure is referred to as the subfloor space.

Often, when people refer to a subfloor they are referring to everything below the topmost surface of the flooring including the subfloor space.

The main problems with subfloors are related to ventilation and moisture.



General: Why is Subfloor Ventilation Important?

Great question!

Firstly it is important to understand that moisture within the subfloor area is the number one reason that structural damage is caused to a dwelling and moisture is the main cause of wood rot, mould growth and furthermore, creates a conducive environment for termite infestation.

There are two main reasons why moisture can enter the subfloor area and they are **water ingress** caused by poor drainage or broken pipes, and a lack of **subfloor ventilation**.

Assuming that the pipework around and beneath the dwelling is not broken and functioning as intended, all that is required is adequate subfloor ventilation to prevent excess moisture ingress forming under the dwelling.

Now to the question; why is subfloor ventilation important?

Subfloor ventilation is required because moisture (in the form of a vapour) is continually escaping from the soil beneath the dwelling and this moisture is absorbed by the air above raising the relative humidity of the air within the subfloor area. This in turn will raise the moisture content of the framing members and flooring of the subfloor and create an environment where wood rot damage and mould growth will occur. Good subfloor ventilation is necessary to carry this moisture away and help create a stable, dry, subfloor moisture content within the subfloor area thereby preventing wood rot, mould growth and reducing the likelihood of a termite infestation.

A damp subfloor creates a conducive environment for wood rot, mould growth and termite infestation to occur.

A well ventilated and dry subfloor space is a good subfloor space.

Sub-Floor / CrawlSpace: Sub-floor Photos / Video

[Link to Sub-Floor Video 1](#)

[Link to Sub-Floor Video 2](#)

[Link to Sub-Floor Video 3](#)

[Link to Sub-Floor Video 4](#)

Sub-Floor / CrawlSpace: Sub-Floor Access and Inspection Method

Sub-Floor Door / Hatch, 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.

Floor Structure: What is a Bearer?

What is a Bearer?

A bearer is a structural member (usually timber but sometimes steel) that carries floor loads (both live and dead loads) from the floor joists above, to the supporting stumps / piers or members below.

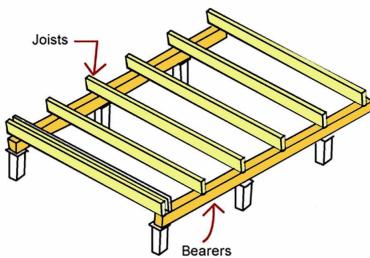
Bearers are supported at regular intervals depending on the size of the bearer and the load it's required to support.

Bearers are required to be fully supported over the full area of support, for example a stump or pier.

Where a bearer is joined over a support (stump or pier), the minimum bearing each side of a bearer is 50mm.

Bearers are required to be fixed to their supporting stump, pier or support in such a manner as will give adequate bearing and provide restraint against lateral movement.

Bearers transfer the load of the floor joists (and often walls above) to the stumps or supporting sub-structure.



Floor Structure: What is a Floor Joist?

What is a Floor Joist?

A floor joist is a structural member (usually timber but sometimes steel) that carries floor loads (both live and dead loads) from the floor load across a large span.

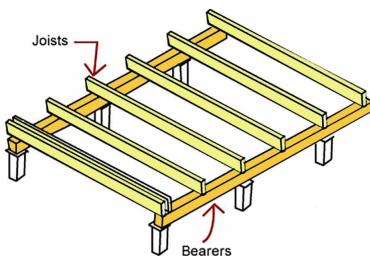
Floor joists are supported at regular intervals depending on the size of the joist and load it's required to support.

Floor joists are required to be fully supported over the full area of support, for example a bearer or beam.

Where a floor joist is joined over a support (bearer or beam), the minimum bearing each side of a bearer is 50mm.

Floor joists are required to be fixed to their supporting bearer, beam or support in such a manner as will give adequate bearing and provide restraint against lateral movement.

Floor joists transfer the load of the floor (and often walls above) to the bearers, then to the stumps or supporting sub-structure.



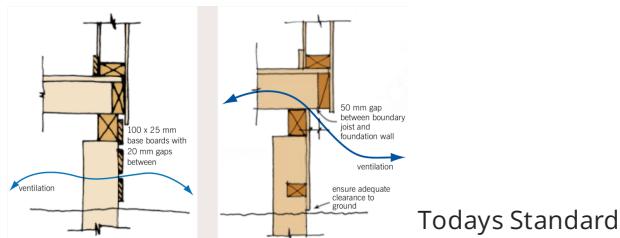
Wall Structure: What is a Baseboard or Plinth Board?

A Baseboard or Plinth board is a non-structural member (timber or composite material) that runs parallel around the base of the sub-floor area of the dwelling.

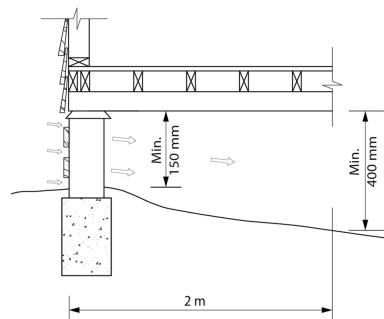
Although these boards are generally considered cosmetic by many homeowners, they do perform an important function for the dwelling. These boards are spaced closely enough to prevent cats, dogs, possums and other unwanted creatures from entering the sub-floor area and yet still allow for adequate sub-floor ventilation for the dwelling.

Sub-floor ventilation is crucial to the life and performance of the sub-floor structure and also aiding in the prevention of termites and other wood destroying insects.

Generally, the more sub-floor ventilation - the better.



Todays Standard



Limitations

General

SUB-FLOOR LIMITED ACCESS

Tight Access

The inspection of the Sub-Floor area was limited and only a part of the sub-floor was visually inspected. This limited my inspection.

General

CLEARANCE AND ACCESS

Limited clearance within the subfloor area limited my ability to fully inspect the sub floor area. The subfloor was viewed with a subfloor camera where possible.

This was a limitation to my inspection.

Defects

4.2.1 Sub-Floor / Crawlspace



SUBFLOOR BUILDING MATERIALS AND OR DEBRIS

Building materials and or debris / foreign matter were found areas of the subfloor.

Building materials, debris and foreign matter encourage vermin and termites.

I recommend removing all building materials, debris and foreign matter from the subfloor area.

Refer to Sub-Floor Videos within this Report

Recommendation

Contact a handyman or DIY project



4.3.1 Floor Structure



SOIL - HIGH ON SUBFLOOR STRUCTURAL MEMBERS

Soils or other ground finishes were observed to be in contact with; or in close contact with the subfloor structure members.

These condition may cause the subfloor members to prematurely fail due to wood rot, pest/insect attacks, mould etc.

I highly recommend ensuring all structural subfloor members are sufficiently clear of any soils, stones, rocks or organic matter.

For best practice the concrete slab should be a minimum of 150mm above finished ground level, the higher the better!

[See Video Link Here](#)

[See Video Link Here](#)

Recommendation

Contact a qualified professional.



4.3.2 Floor Structure

SOIL / GARDEN HIGH ON FOUNDATION (SLAB)

- MINOR DEFECT

The soil level was too high at the foundation wall and covering or partly covering the wall cladding materials.

The damp coarse is usually located in this location. The conditions observed is preventing the damp course (if installed) 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.

[Refer to Subfloor Video Link Here](#)

Refer to Subfloor Video Link Here

Recommendation

Contact a qualified professional.

4.3.3 Floor Structure

STRIP AND OR PAD FOOTING - UNDERMINED

- MINOR DEFECT

Some areas of the strip footings have been undermined during the excavation for the addition to the front of the dwelling.

The soil adjacent some of the strip footings has been removed beyond the angle of repose or in some cases worse! Although fortunately this has not created a major problem to date, undermining supporting members such as strip footings, pad footings or stumps can lead to structural failures.

I strongly recommend contacting a licenced engineer for advice and a design resolution to prevent future damage.

[Refer to Video Link Here](#)

Recommendation

Contact a qualified professional.



4.3.4 Floor Structure

**TIMBER STUMP - UNDERMINED**

Some of the timber stumps have been undermined during the excavation for the addition to the front of the dwelling.

The soil adjacent some stumps has been removed beyond the angle of repose. Although fortunately this has not created a major problem to date, undermining supporting members such as stumps can lead to structural failures.

I strongly recommend replacing the timber stumps that are in this zone of influence with new concrete stumps that are installed below the angle of repose of the batter created during the excavation.

Contact a licenced engineer for a design resolution.

Refer to Sub-Floor Video Links in this Report

Recommendation

Contact a qualified professional.



5: EXTERIOR

		I	F	D	M	U	N/A
5.1	General	X					
5.2	Foundation		X				
5.3	External Cladding			X			
5.4	Eaves, Soffits & Fascia	X					
5.5	Exterior Doors		X				
5.6	Balconies			X			
5.7	Porches						X
5.8	Decks	X					
5.9	Patios		X				
5.10	Steps	X			X		

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

Information

Foundation: Foundation Type and External Cladding: CLADDING Material

Concrete Slab, Bearers and Joists (Timber), Timber Stumps, Refer to Sub-Floor Section of This Report Vinyl Cladding

Eaves, Soffits & Fascia: CAUTION, POSSIBLE ASBESTOS CONTAINING MATERIALS IN EAVES

eaves Linings - Possible Asbestos Containing Materials Ident

Exterior Doors: FRONT ENTRY

DOOR

Single Door, Solid Timber, Hinged



**Exterior Doors: BALCONY -
LIVING ROOM DOOR**

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


**Exterior Doors: LIVING ROOM -
DECK DOOR**

Timber Sliding Glass Door with
Sidelight, Timber Sliding Fly Door


Balconies: Floor Material

Timber Construction, Timber
Decking

Steps: APPURTENANCE

Deck

**Balconies: Handrail and
Balustrade**

Timber Handrail and Balustrade

Steps: MATERIAL

Concrete, Timber

Decks: Material

Timber

General: Homeowners Responsibility

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

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

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

General: Inspection Method

Inspection of the exterior is a visual inspection only.

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

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

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

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

General: Trees and Shrubs

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

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

Height of Tree(h)

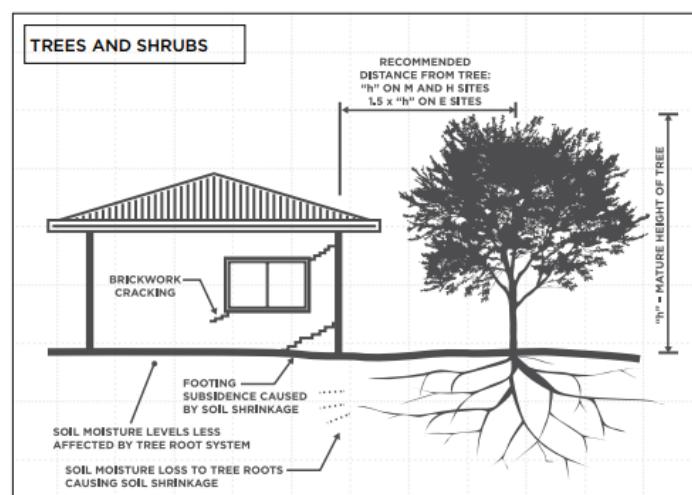
Distance from house (d)

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

$d = 1.5h$ for class E sites.

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

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



General: Rising Damp

What is Rising Damp

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

Why Does Rising Damp Occur

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

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

Foundation: Slab On Grade Information

Concrete slabs are visually inspected

Ways to prevent foundation movement

As the homeowner, it is important to ensure that the foundation soil of your dwelling is not subject to significant or differential moisture changes. Significant changes in moisture content at the foundation is the leading cause of foundation movement. This movement is commonly referred to as slab heave or settlement.

Most cracks and cracking in brickwork is caused by foundation movement.

Fortunately, there are several things you can do to reduce the risk of damage caused by foundation movement.

- When planting new trees, plant them away from the dwelling to allow plenty of room for root growth.
- If you have purchased an existing dwelling and want to grow, keep or remove trees near your house, contact a qualified engineer for advise as doing so may have a detrimental affect on the foundations of the dwelling. Planting new trees or removing existing trees, will change the moisture content at the foundations and may cause foundation movement.
- When carrying out work around your home and garden, make sure you don't change the moisture conditions of the foundation.
- Avoid placing garden beds alongside the house if possible, and don't overwater them.
- Slope soil, paving, paths and garden beds away from the building to prevent water flowing towards your home's foundations.
- Ensure you properly maintain any drainage installed around your dwelling.
- Promptly repair any damaged or leaking gutters, hot water systems, air conditioners, water tanks, taps or hoses.
- Avoid excavating close to building footings. If you do need to carry out excavations next to your house, make sure you don't dig deeper than the base of the footing.
- If in doubt, seek the advice of a suitable and qualified professional.

Foundation: Sub-Floor Ventilation

Adequate

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

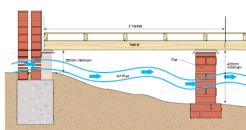
Moisture winds up under the house in a number of ways. Some are less obvious than others. It's easy to diagnose a drip from a leaky pipe, or a puddle where rain water may have poured in through a gap in the building. It's harder to tell if the moisture is coming up through the soil. Surface soil might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

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

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

Sub Floor Ventilation

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



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

External Cladding: 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: Photographs

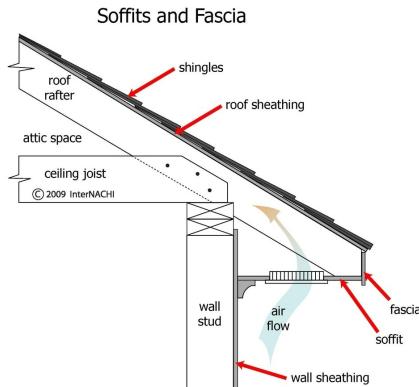
Courtesy Photographs



Eaves, Soffits & Fascia: Eaves, Soffit and Fascia

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

For more information on Eaves see build.com.au

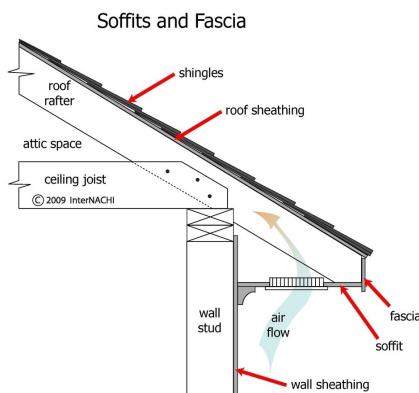


Eaves, Soffits & Fascia: Eaves, Soffit and Fascia Material

Timber Fascia with Metal Cover

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

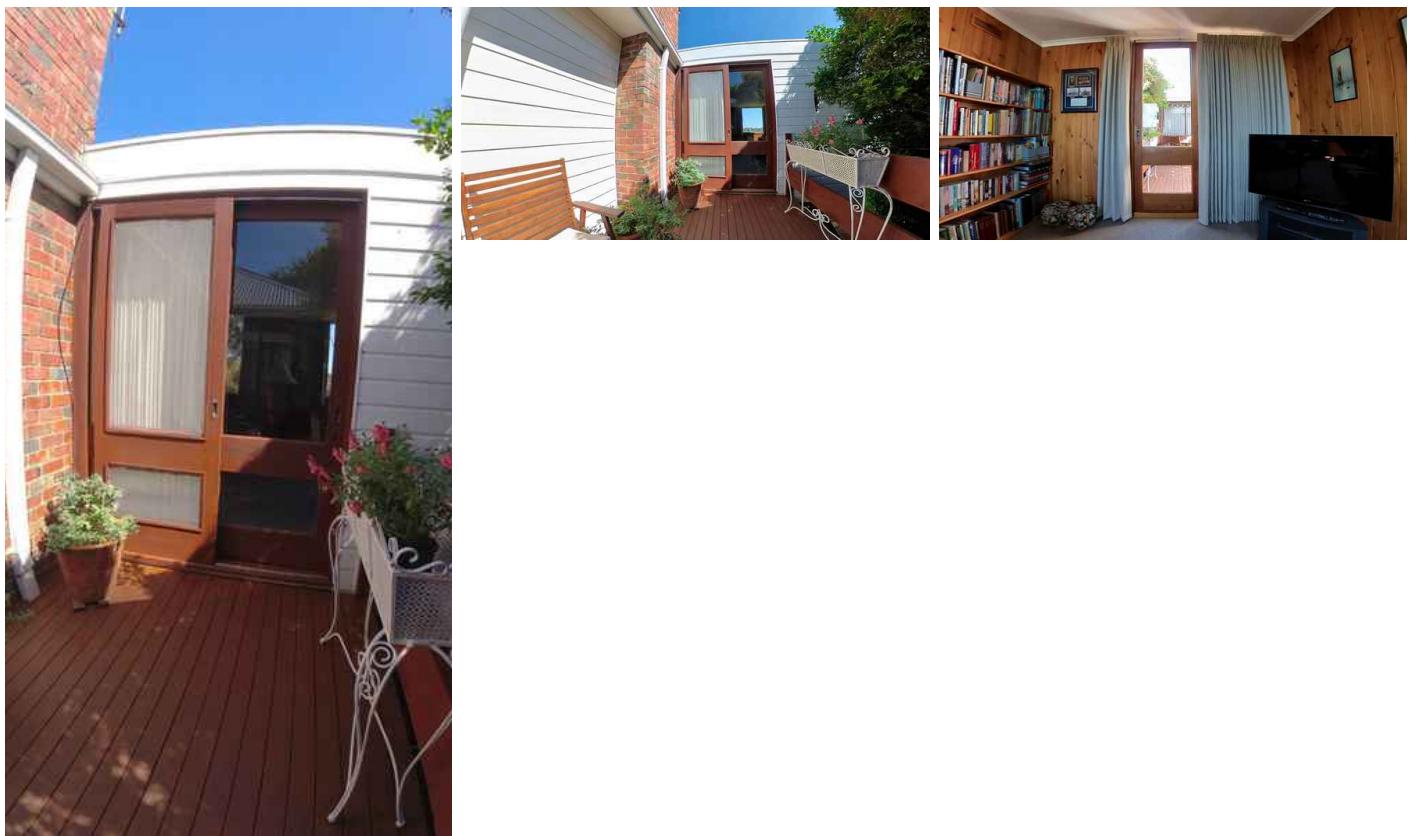


Exterior Doors: LAUNDRY EXTERNAL DOOR

Single Door, Hinged, Solid Door, Glazed, Security Door

**Exterior Doors: LOUNGE ROOM - DECK DOOR**

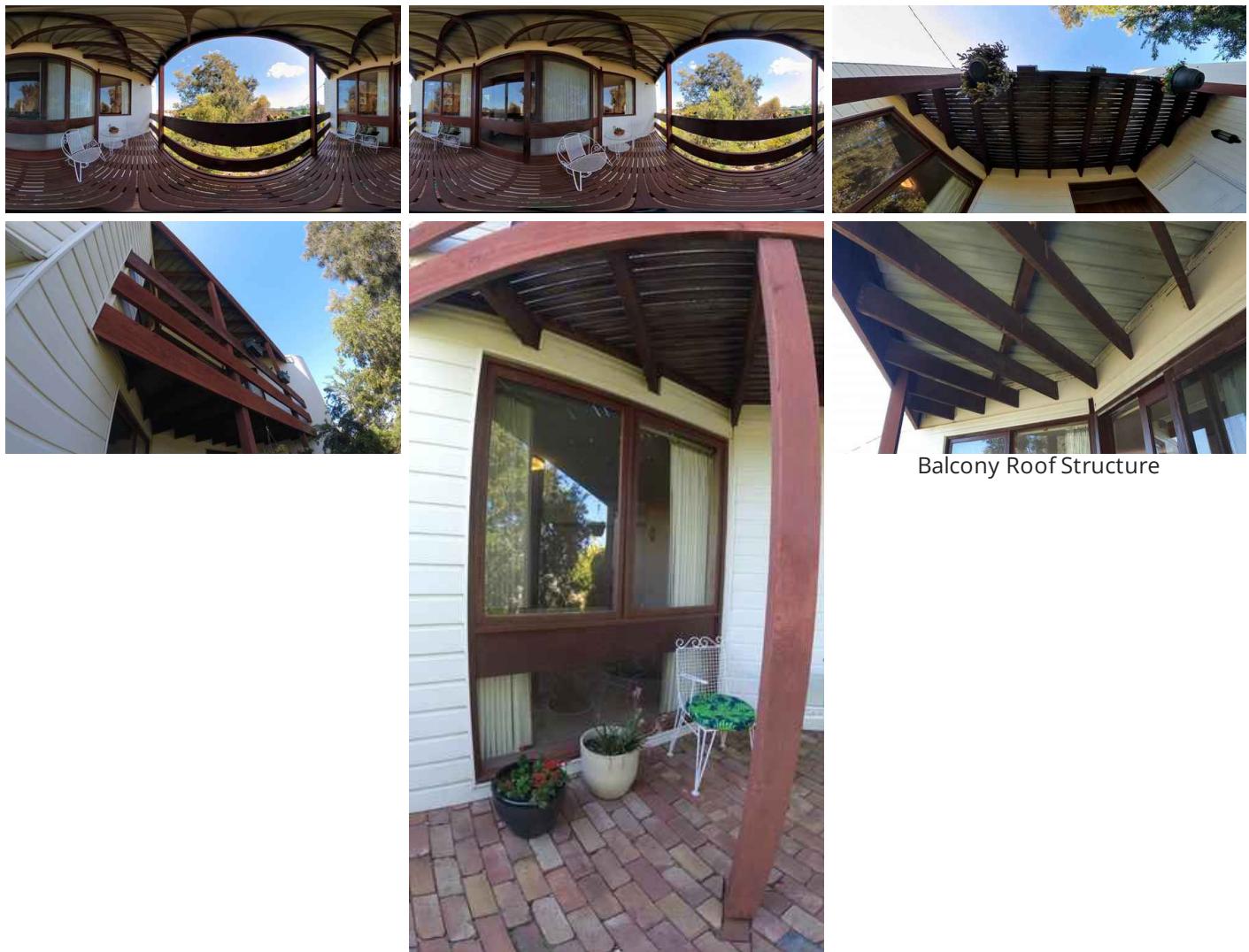
Timber Sliding Glass Door with Sidelight, Timber Sliding Fly Door



Exterior Doors: EXTERNAL DOOR LOCK INFORMATION

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

Balconies: Photographs



Balcony Roof Structure

Balconies: Balcony

Covered Balcony, Off Living Room

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

Porches: What is a 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.

Porches: Appurtenance

Not Applicable

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.

Decks: Photographs

Decks: Location

Outdoor Entertaining Deck with Steps

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.

Patios: Photographs



Patios: What is a Patio?

Patios are slightly different to pergolas in that they don't usually incorporate climbing plants.

They don't always have roofs either; in fact, some patios are simply a paved area outside the back door.

There is one thing they all have in common – they are all used for dining and recreation.

A patio is always a comfortable outdoor space designed with luxury and relaxation in mind.

Patios have also been known to incorporate other features, with timber decking being a popular alternative to paving.

Homeowners often use their patio as an opportunity to display their unique taste and style, decorating it with plants and outdoor furniture.

Patios: Patio Material

Pavers

A Patio is a paved outdoor area adjoining a house, generally used for dining or recreation. Patio is a Spanish word, and it means that it's in the courtyard of your building. The term comes from Spanish where its meaning is different (inner courtyard). They're found adjacent to your home and on the ground floor.

Common materials employed when building a patio include concrete, stone, bricks but also tiles or cobbles. Patios are often decorated with plants and outdoor furniture.

Steps: Photographs



Deck Steps



Laundry Door Step

Limitations

Eaves, Soffits & Fascia

ASBESTOS INFORMATION

Identifying Asbestos is beyond the scope of the building inspection.

Asbestos can be found in many parts of the home, including your roof, eaves, roof cladding (corrugated sheets and tiles), gables, fascia, packing and capping materials under structural supports, roof tiles, roof membranes, water pipes, drainage pipes, flue pipes, guttering, spray applied fire rating materials, vinyl flooring, glue and many more products. If your house was built before the early 90's, there is likely asbestos containing materials in your dwelling.

If you are concerned about asbestos or asbestos containing materials I strongly suggest an Asbestos Inspection by a Qualified Asbestos Professional.

[Want more information click here.](#)

Defects

5.3.1 External Cladding

GROUND CLEARANCE MINOR DEFECT

Inadequate clearance between external cladding and ground.

Recommend a minimum ground clearance between bottom of cladding and ground of 150mm. Cladding in contact with the ground or soil is a serious concern because that condition can create rot, mould and provide direct access for wood destroying insects.

Recommendations:- Reduce ground level or trim external mouldings / trims to provide adequate clearance.

Recommendation

Contact a qualified professional.

5.4.1 Eaves, Soffits & Fascia

 MINOR DEFECT**SUSPECTED ASBESTOS CONTAINING EAVES MATERIALS**

Although identifying asbestos containing materials is beyond the scope of a pre-purchase building inspection; and positively identifying asbestos containing materials must be undertaken by a NATA accredited testing facility; there are tell tale signs that help identify asbestos containing materials and in my professional opinion, I am certain that the eaves linings are made from asbestos containing materials. That said, the as installed linings are considered to be safe unless they are cut, drilled, sanded, broken or removed.

This comment is made for your convenience, and if you are considering works to - or around the eaves linings, you must take appropriate steps to ensure you and or any others are not exposed to any health risk when handling asbestos containing materials. I strongly recommend you engage a qualified asbestos professional when working with or handling these materials.

Recommendation

Contact a qualified professional.



Sample photograph



Sample photograph

5.6.1 Balconies

HANDRAIL / BALUSTRADE (OPENINGS)

MAJOR DEFECT / SAFETY HAZARD

The handrail / balustrade openings were measured and observed to be greater than 125mm. This is a Safety Hazard and a Major Defect that will require to be rectified and made safe. Contact a professional contractor to rectify and make safe.

[See Video Link Here](#)

Recommendation

Contact a qualified professional.

5.6.2 Balconies

STRUCTURAL POST - WOOD ROT

MAJOR DEFECT / SAFETY HAZARD

The structural posts of the balcony have wood rot at the junction of the post - ledger and joists in one or more locations. This is a safety hazard that must be rectified as a matter of priority to prevent further deterioration of the deck and a structural failure.

I recommend contacting a licenced engineer for advice and a work method to make safe and repair.

Furthermore, I recommend not using the balcony until it is made structurally sound.

[See Video Link Here](#)

Recommendation

Contact a qualified roofing professional.



5.10.1 Steps

RAILING UNSAFE

MAJOR DEFECT / SAFETY HAZARD

There are unsafe openings in the balustrade of the stair and decking area. The spacing on the rails should not exceed 125mm. An opening greater than 125mm is a serious safety hazard especially for children as their head or other body part can become trapped.

I recommend reducing the openings of the balustrade / rails of the staircase and decking area.

Recommendation

Contact a qualified deck contractor.



6: ROOF

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

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

Information

**GENERAL INFO: ROOF TYPE /
STYLE**

Hip and Valley

[Roof and Styles Information](#)

**Roof Coverings: ROOFING
MATERIAL**

Corrugated Iron (Colorbond),
Metal (Tray Deck Type)

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

Gutters / Downpipes: INFORMATIONAL

External / Eaves Gutters

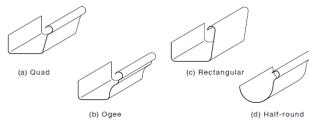


FIGURE 5.6(A) TYPICAL EXTERNAL EAVES GUTTERS

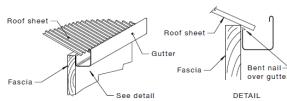
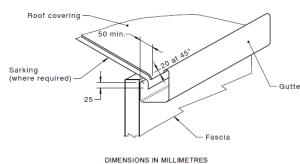
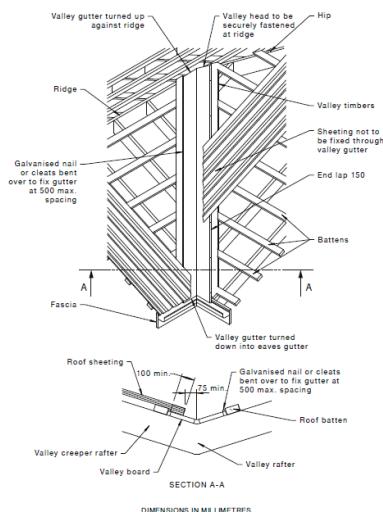


FIGURE 5.6(B) CLEATING



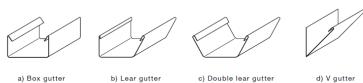
DIMENSIONS IN MILLIMETRES

Valley Gutters



DIMENSIONS IN MILLIMETRES

Internal / Box Gutters



Gutters / Downpipes: Downpipe Type & Material

Colorbond, 100 x 50mm

Flashings: Material

Galvanised Iron

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

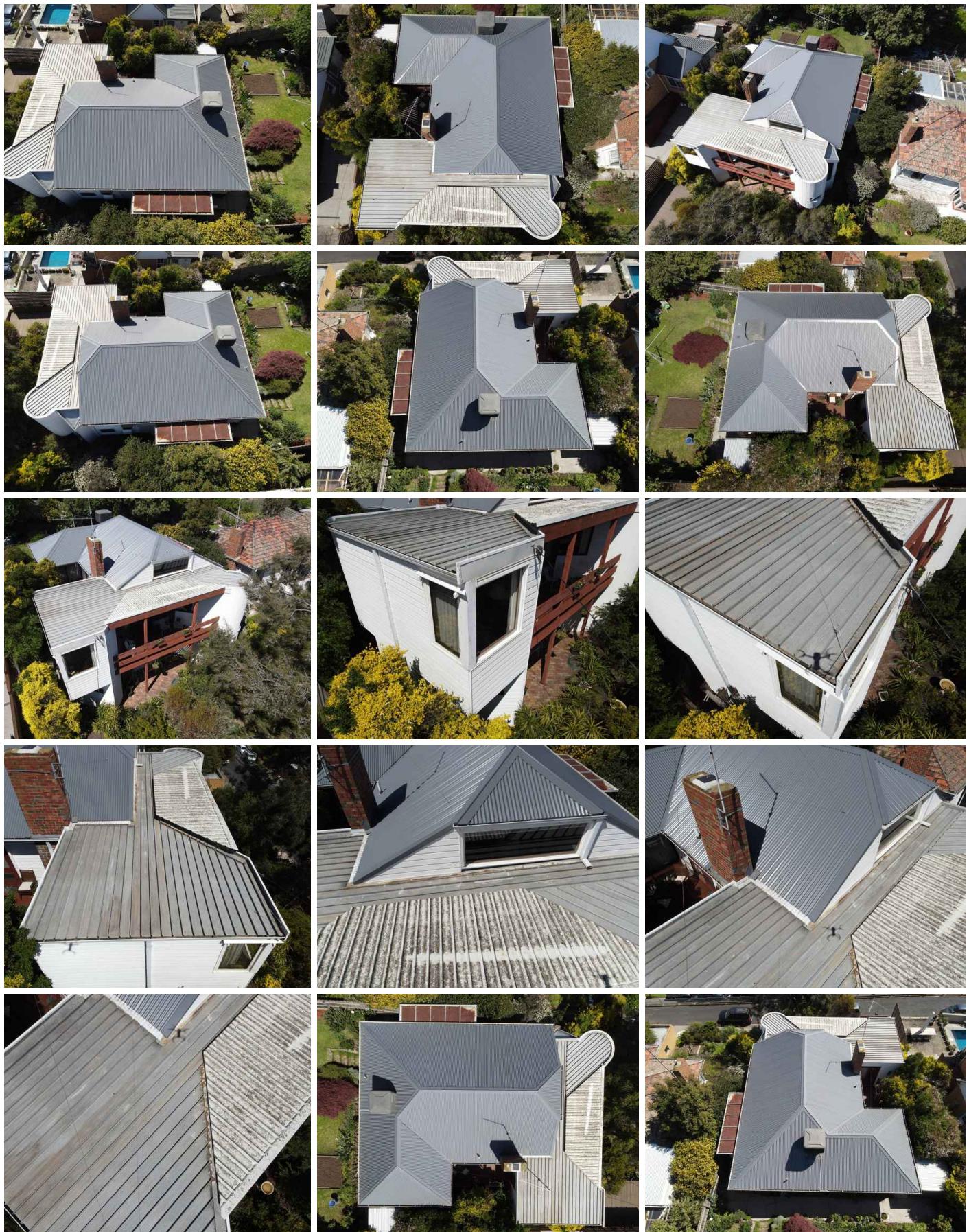
MATERIAL

Brick

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

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



GENERAL INFO: ROOF VIEWS

GENERAL INFO: Inspection Method

Drone

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

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

GENERAL INFO: Homeowners 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.**

Gutters / Downpipes: GUTTER TYPE & MATERIAL

Box Gutter, Eaves Gutter, Quad



Flashings: Flashing Informational

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

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

See link [here](#) for more information

Limitations

GENERAL INFO**ROOF LIMITATIONS**

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

Defects

6.2.1 Roof Coverings



MINOR DEFECT

METAL ROOF - RUST (MODERATE)

The metal roof is rusting in some areas and requires repair or replacement.

I recommend to engage a qualified roofing contractor to repair or replace.

Recommendation

Contact a qualified roofing professional.



6.3.1 Gutters / Downpipes



MAINTENANCE ITEM / GENERAL ADVICE

EAVES GUTTER - DEBRIS

Debris have accumulated in the eaves gutters and must be removed to prevent the gutters from overflowing into the eaves linings or worse still the dwelling.

I recommend removing all debris from the eaves gutters and check for adequate falls to downpipes.

Note: Leaf litter and debris may cause premature rusting of the eaves gutter system.



Recommendation

Contact your builder.

6.4.1 Flashings



MINOR DEFECT

RUST - MODERATE

The metal roof flashings are rusting in some areas and requires repair or replacement to prevent water ingress.

I recommend to engage a qualified roofing contractor to repair or replace as required.

Refer to photographs.

Recommendation

Contact a qualified roofing professional.



7: ROOF SPACE / ATTIC

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

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

Information

Roof Structure: Photographs

[Roof Space Video Link Here](#)

Roof Structure: Frame Construction

Stick Built, Pitched, Unventilated, R2.0 100mm
Ordinary Building Hardwood (OBHW)

Ceiling Insulation: R Value or Approx Thickness

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

Ventilation: Ventilation Type

None Found

Roof Structure: Information

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

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

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

Batt

More information on ceiling insulation can be found here:

[Passive design](#)

[Bradford Insulation](#)

[Knauf Insulation](#)

[GreenStuff](#)

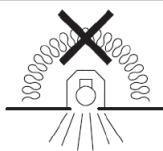
Ceiling Insulation: Informational, Clearances Around Down-lights

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

Informational

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

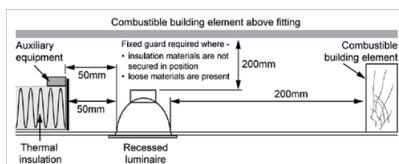
Recessed lights and their auxiliary equipment should be installed in a manner designed to prevent the light and equipment overheating and igniting surrounding combustible materials. Particular notice should be taken of manufacturers' installation instructions for lights that include warnings about covering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



Safe installation of ceiling lighting.

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

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



Ventilation: What is Condensation

What Is Condensation?

Condensation generally occurs when warm air rises, cools and loses its capacity to hold water vapour. Air contains water vapour in varying quantities, condensation comes from the moisture in the air: Warm air holds more moisture than cold air, condensation forms when warm moist air comes in contact with cooler air or a cooler surface, the warm air is unable to retain the same amount of moisture and the water is released to form condensation in the air or on the surface.

Limitations

Roof Structure

DUCT WORK

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

This is a limitation to my visual inspection

Defects

7.2.1 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

Recommendation

Contact a qualified professional.



MINOR DEFECT



7.2.2 Electrical

UNCLIPPED ELECTRICAL WIRING

I observed incorrectly installed electrical cabling within the roof space at the time of my inspection.

Where possible to access, electrical wiring should be clipped to the side of framing members to prevent them from being walked on and accidentally damaged.

I recommend not entering the roof space and engage a qualified electrician to make safe.



MINOR DEFECT



Recommendation

Contact a qualified electrical contractor.

7.4.1 Ventilation

EXHAUST FAN VENTED TO ROOF SPACE



MAINTENANCE ITEM / GENERAL ADVICE

The kitchen range hood is currently vented to the roof space. Previously, a corrugated iron roof was considered to be ventilated and therefore it was adequate to vent exhaust fans into this space. Currently, this has changed and new kitchens are required to be vented directly to atmosphere. It is good building practice and desirable to vent to atmosphere to avoid a build up of moist air in the roof space.

I recommend venting the rangehood and bathroom exhaust fans direct to atmosphere.

Refer to Roof Space Video in this Report

Recommendation

Contact a qualified professional.



Rangehood Exhaust



Bathroom Exhaust Fan

8: ENTRY / HALLWAY

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

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

Information

General: Entry / Hallway Photographs

Windows: Window Type
 Two Panel, Fixed

Ceilings: Ceiling Material
 Gypsum Board

Walls: Wall Material
 Plasterboard / Gypsum Board

Floors: Floor Coverings
 Tile

Smoke Detectors: Smoke Alarm(s)
 Installed

Lighting Fixtures, Switches & Power Outlets: Information

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

No Issues were found unless noted in this report below.

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

Smoke Detectors: Informational

Only Working Smoke Alarms Save Lives.

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

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

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

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

Defects

8.2.1 Windows



MAINTENANCE ITEM / GENERAL ADVICE

DAMAGED

Some of the horizontal members of the window frame have suffered damage created by wood rot. This is not uncommon for windows of this age and an attempt to rectify this damage has been undertaken and the window frames have been repainted.

It is worth noting that any and all external timber materials will suffer from wood rot related damage if not regularly maintained and protected against the elements.

I recommend checking all window frames for wood rot related defects and undertake regular maintenance and painting to prevent further damage.

Recommendation

Contact a qualified window repair/installation contractor.



9: MASTER BEDROOM

		I	F	D	M	U	N/A
9.1	General	X					
9.2	Doors	X					
9.3	Windows	X	X				
9.4	Ceilings	X					
9.5	Walls	X					
9.6	Floors	X					
9.7	Built In Robe (BIR)	X					
9.8	Lighting Fixtures, Switches & Power Outlets	X					
9.9	Smoke Detectors	X					

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

Information

General: Floor Coverings and Condition
Carpet

Walls: Wall Material
Fibrous Plaster

Doors: Door Style
Hollow Core, Flush Panel, Hinged

Floors: Floor Coverings
Carpet

Ceilings: Ceiling Material
Fibrous Plasterboard

Built In Robe (BIR): Door Style
Hollow Core, Flush Panel, 4 Panel, Hinged

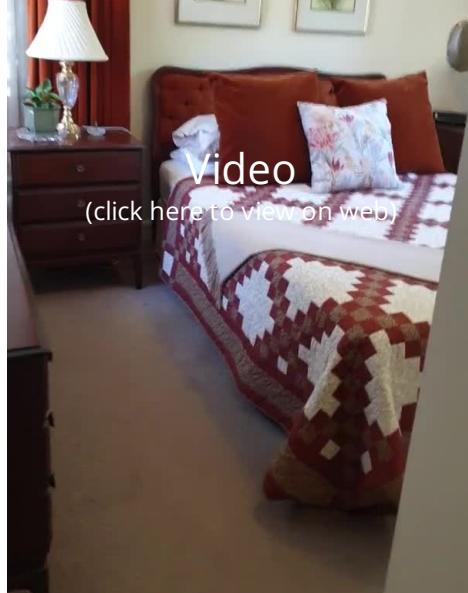


Built In Robe (BIR): Hanging, Shelving & Drawers
Hanging, Shelving

Smoke Detectors: Location of Smoke Alarm
In Hallway

General: Master Bedroom Photographs

Master Bedroom Courtesy Photographs

**Windows: Window Type**

Corner Window, Highlight Window

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

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

No Issues were found unless noted in this report below.

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

Smoke Detectors: Informational

Only Working Smoke Alarms Save Lives.

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

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

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

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

Smoke Detectors: Located Outside Bedroom

Smoke detector(s) were located outside of the bedroom.

See Hallway Section in Report

Defects

9.3.1 Windows



MAINTENANCE ITEM / GENERAL ADVICE

GLAZING BEAD

The glazing bead of this window is not installed or damaged.

I recommend to install a new glazing bead and paint as required to prevent damage from moisture ingress.

Recommendation

Contact a qualified window repair/installation contractor.



9.3.2 Windows



MAINTENANCE ITEM / GENERAL ADVICE

SASH - NOT FUNCTIONAL

The window sash in this bedroom does not open and does not function as intended.

I recommend to undertake maintenance, repair or replace and paint to make functional.

Recommendation

Contact a qualified window repair/installation contractor.



10: BEDROOM 2 (SEWING ROOM)

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

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

Information

Doors: Door Style

Hollow Core, Flush Panel, Hinged

Ceilings: Ceiling Material

Fibrous Plasterboard

Walls: Wall Material

Fibrous Plaster

Floors: Floor Coverings

Carpet

Built In Robe (BIR): Door Style

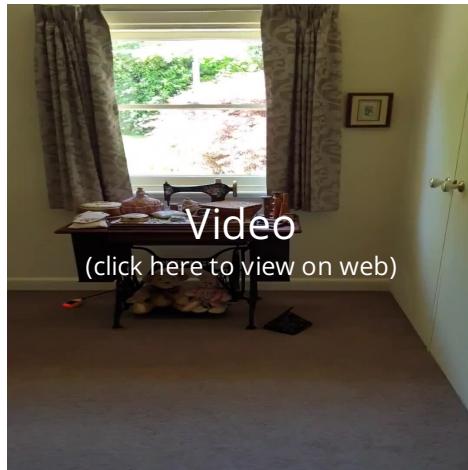
Hollow Core, Flush Panel, 3 Panel, Hinged

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

Shelving


General: Bedroom 2 Photographs

Bedroom 2 Courtesy Photographs



Windows: Window Type

Timber, Double-hung



Lighting Fixtures, Switches & Power Outlets: Information

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

No Issues were found unless noted in this report below.

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

Smoke Detectors: Informational

Only Working Smoke Alarms Save Lives.

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

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

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

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

Smoke Detectors: Located In Hallway

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

See Hallway Section in Report

Limitations

Walls

STORED ITEMS, FURNITURE AND PERSONAL EFFECTS

Stored items, furniture and personal effects covered the floor areas of the bedroom limiting my visual inspection.

Built In Robe (BIR)

FURNITURE & STORED ITEMS

Furniture and Stored Items located in the bedroom and on the floor limited visual inspection.

See photographs.

Defects

10.3.1 Windows



PAINTED SHUT (DOUBLE HUNG)

The double hung window is painted shut and inoperable.
I recommend windows be restored to functional use.

Recommendation

Contact a qualified window repair/installation contractor.



11: BEDROOM 3

		I	F	D	M	U	N/A
11.1	General	X					
11.2	Windows			X			
11.3	Doors	X					
11.4	Ceilings	X					
11.5	Walls	X					
11.6	Floors	X					
11.7	Lighting Fixtures, Switches & Power Outlets	X					
11.8	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, Flush Panel, Hinged

Ceilings: Ceiling Material

Plasterboard / Gypsum Board

Walls: Wall Material

Plasterboard / Gypsum Board


Floors: Floor Coverings

Carpet

General: Bedroom 3 Photographs

Bedroom 3 Courtesy Photographs



Windows: Window Type

Single Panel, Timber, Awning



Lighting Fixtures, Switches & Power Outlets: Information

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

No Issues were found unless noted in this report below.

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

Smoke Detectors: Informational

Only Working Smoke Alarms Save Lives.

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

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

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

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

Smoke Detectors: Located In Hallway

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

See Hallway Section in Report

Defects

11.2.1 Windows

 MINOR DEFECT

WOOD ROT AND PAINTED SHUT

The window in this bedroom is not operational has wood rot damage to the frame and sash, and has been painted shut.

I recommend further investigation of the window frame and if it is cost effective repair and install a new window sash. If not, replace the entire window frame and sash with new.

Recommendation

Contact a qualified window repair/installation contractor.



12: BEDROOM 4

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

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

Information

Doors: Door Style

Hollow Core, Flush Panel, Hinged


Ceilings: Ceiling Material

Plasterboard / Gypsum Board

Walls: Wall Material

Plasterboard / Gypsum Board

Floors: Floor Coverings

Carpet

Built In Robe (BIR): Door Style

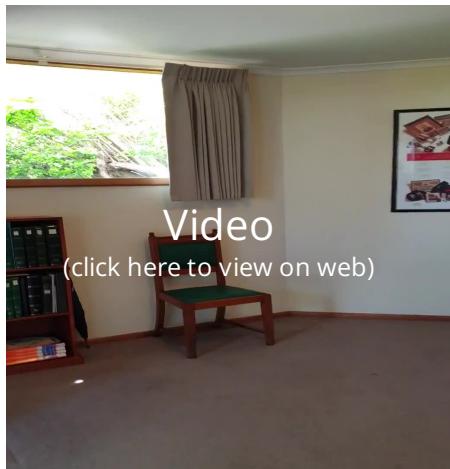
Hollow Core, Flush Panel, 3 Panel, Hinged


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

Shelving

General: Bedroom 4 Photographs

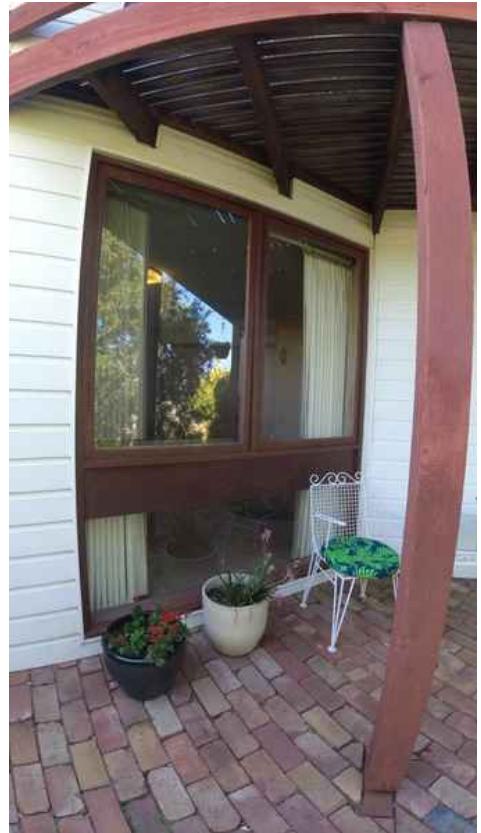
Bedroom 4 Courtesy Photographs



Video
(click here to view on web)

**Windows: Window Type**

Timber, 3 Windows in Total, Single Panel - Fixed, 2 Panel - Fixed - Awning, 3 Panel - Fixed - Awning



Lighting Fixtures, Switches & Power Outlets: Information

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

No Issues were found unless noted in this report below.

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

Smoke Detectors: Informational

Only Working Smoke Alarms Save Lives.

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

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

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

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

Smoke Detectors: Located In Hallway

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

See Hallway Section in Report

Defects

12.2.1 Windows



MAINTENANCE ITEM / GENERAL ADVICE

GLAZING BEAD

The glazing bead of this window is not installed or damaged.

I recommend to install a new glazing bead and paint as required to prevent damage from moisture ingress.

Recommendation

Contact a qualified window repair/installation contractor.



12.2.2 Windows



MAINTENANCE ITEM / GENERAL ADVICE

SASH - NOT FUNCTIONAL

The window sash in this bedroom does not open and does not function as intended.

I recommend to undertake maintenance, repair or replace and paint to make functional.

Recommendation

Contact a qualified window repair/installation contractor.



12.2.3 Windows

WOOD ROT - FRAME

MAINTENANCE ITEM / GENERAL ADVICE

The window frame in this bedroom has wood rot damage in one or more locations. I recommend to repair, paint and monitor to prevent further damage.

Recommendation

Contact a qualified window repair/installation contractor.



Sill



Sill

12.2.4 Windows

WOOD ROT AND PAINTED SHUT

MINOR DEFECT

The window in this bedroom is not operational has wood rot damage to the frame and sash, and has been painted shut.

I recommend further investigation of the window frame and if it is cost effective repair and install a new window sash. If not, replace the entire window frame and sash with new.

Recommendation

Contact a qualified window repair/installation contractor.

12.5.1 Walls



MINOR DEFECT

Thermal Anomalies

Thermal anomalies were detected on the walls at the time of the inspection. These anomalies were further tested with a moisture meter to help determine if the area(s) was wet. The moisture testing revealed only a very slight increase of moisture content in the wall linings. The source of slight moisture increase may have been corrected and yet to have dried out; or it may be an ongoing issue that is yet to be resolved.

I recommend an accurate and full diagnosis of the cause and extent of the problem, this is very important and preferable to have assessed prior to closing on the purchase of the property.

Refer to Sub-Floor, Floor Structure Section of this report for diagnosis.

Rising Damp

Recommendation

Contact a qualified professional.

13: HALLWAY

		I	F	D	M	U	N/A
13.1	General	X					
13.2	Doors	X					
13.3	Ceilings	X					
13.4	Walls	X					
13.5	Floors	X					
13.6	Linen Press	X					
13.7	Lighting Fixtures, Switches & Power Outlets	X					
13.8	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, Flush Panel, Cavity
Slider

Ceilings: Ceiling Material

Fibrous Plaster

Walls: Wall Material

Fibrous Plaster

Floors: Floor Coverings

Carpet

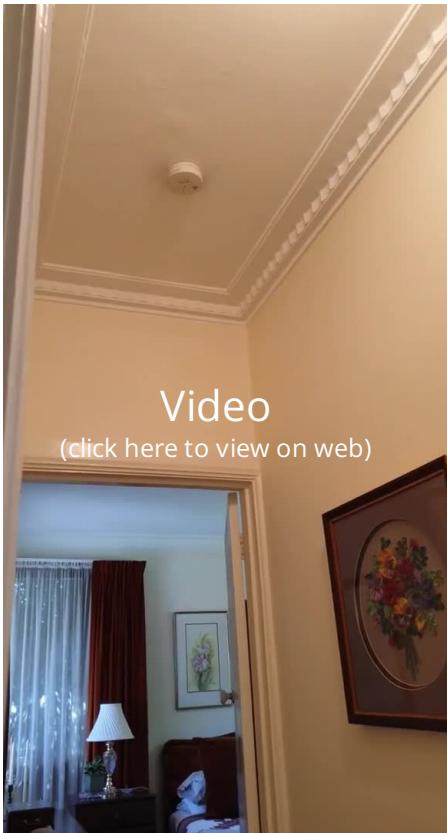
Linen Press: Door Style

Hollow Core, Flush Panel, Hinged

Smoke Detectors: Smoke

Alarm(s)

Installed, Not Tested

General: Hallway Photographs


Lighting Fixtures, Switches & Power Outlets: Information

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

No Issues were found unless noted in this report below.

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

Smoke Detectors: Informational

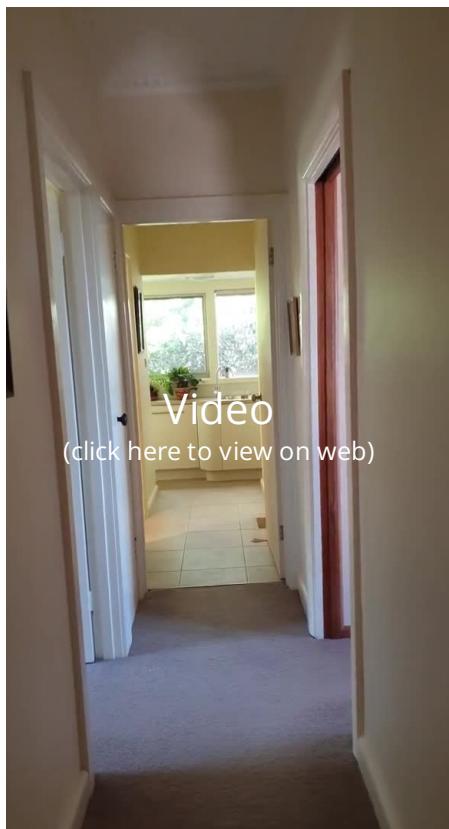
Only Working Smoke Alarms Save Lives.

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

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

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

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



Video

(click here to view on web)

Smoke Detectors: Battery Operated Only

Although a smoke detector exists in the dwelling, it is only a battery operated smoke alarm and it should be located between the bedrooms and the kitchen area and a smoke alarm should exist in the living room

14: BATHROOM (GROUND FLOOR)

		I	F	D	M	U	N/A
14.1	General	X					
14.2	Doors	X					
14.3	Ceilings	X					
14.4	Windows	X					
14.5	Walls	X					
14.6	Floors	X					
14.7	Vanity Cabinetry						X
14.8	Benchtop	X					
14.9	Basin	X					
14.10	Basin Tap					X	
14.11	Under Basin Plumbing						X
14.12	Splash-back	X					
14.13	Mirror			X			
14.14	Shower	X					
14.15	Toilet	X					
14.16	Towel Rails & Accessories	X					
14.17	Ventilation	X					
14.18	Sealants	X					
14.19	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: HOW TO GUIDE FOR BATHROOM PROJECTS

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

Doors: Door Style

Hollow Core, Flush Panel, Hinged

Ceilings: Ceiling Material

Plasterboard

Windows: Window Type

Single Panel, Timber, Awning

**Walls: Wall Material**

Plasterboard / Gypsum Board,
Tile

Floors: Floor Coverings

Tile

**Vanity Cabinetry: Cabinet
Material**

No Vanity Cabinetry

Benchtop: Material

Laminate

Basin : Basin Photographs**Basin : WATER TEMPERATURE**

Dangerous Above 50 Degrees
Celsius

Basin Tap: Basin Tapware

Basin Mounted, Mixer

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

Dangerous Above 50 Degrees Celsius

**Splash-back: Splashback Material**

Tiles

Mirror: INFORMATION

Fixed to Shave Cabinet

Shower: SHOWERBASE

Tiled



Shower: TYPE OF DRAIN

Grate, Round

Shower: HOT WATER**TEMPERATURE FROM OUTLET**Dangerous Above 50 Degrees
Celsius**Shower: SHOWER SCREEN****INFORMATION**

Semi Frameless

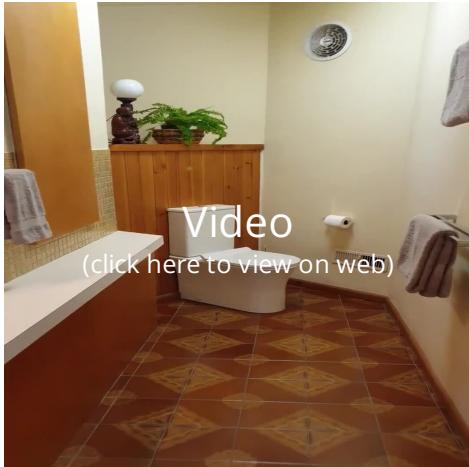
**Toilet: Toilet Paper Holder****Towel Rails & Accessories: Towel****Rail**

Fixed Securely



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

General view of Bathroom at time of inspection.

**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

Not Tempered

HOW HOT IS TO HOT?

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

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

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



Benchtop: BENCHTOP INFORMATION

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, Recessed

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.

Shower: Shower Photographs

Shower: SHOWER TAPWARE & OUTLET INFORMATION

2 Tap, Overhead

**Toilet: Toilet Photographs**

Toilet: Informational

What is inspected?

- The toilet is checked to ensure it is securely fixed/adhered to the floor.
- The flush buttons are checked for function.
- The toilet is flushed at least four times and checked for evidence of water leaks.
- The toilet water inlet and outlet if visible.
- The toilet seat to ensure it is securely fitted.
- Thermal imaging around the cistern and the base of the pan.

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

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

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

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

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

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

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

S-trap Toilet Pans

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

P-trap Toilet Pans

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

Skew trap toilet pans

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

Other options

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

Towel Rails & Accessories: Information

At the time of the inspection towel rails, towel hooks, toilet paper holders, shelves and accessories are inspected to ensure that are securely fastened.

No defects were noted at the time of the inspection unless stated in this report.

Towel Rails & Accessories: Towel Rails and Accessories

Towel Rail, Toilet Paper Holder, Soap Dish

All bathroom accessories are inspected to ensure they are securely fixed at the time of the inspection.
Defects if present will be listed in the report below.

Towel Rails & Accessories: Soap Dish

Securely Fixed

For your convenience, the toilet paper holder is inspected to check if it is securely fixed or loose at the time of the inspection.



Towel Rails & Accessories: Toilet Paper Holder**Securely Fixed**

For your convenience, the toilet paper holder is inspected to check if it is securely fixed or loose at the time of the inspection.

**Ventilation: BATHROOM VENTILATION INFORMATION**

Openable Window, Mechanical Ventilation



Ventilation: Ventilation Information

Excessive moisture causes mould growth.

Generally, our houses are built tighter, with less gaps and air leakage than ever before and mould is becoming a major concern for the building industry.

In terms of mechanical ventilation, for air to be displaced, it must be able to be replaced.

It is important to open windows whilst using the bath or shower to facilitate additional airflow which will help prevent excess moisture and condensation.

I suggest installing mechanical ventilation that continues to function for approx. 15 minutes after the bath or shower has been operated to reduce condensation.

Furthermore, providing a larger gap beneath the bathroom door will aid with ventilation too. This can be achieved by creating a clearance of approximately 20mm - 25mm under the door and this will create greater airflow in the bathroom.

Ventilation: Condensation Information

What is condensation?

Condensation forms when warm air (which holds more moisture than cold air) comes into contact with a cold condensing surface.

In a bathroom or other "wet areas", condensation occurs when the moisture (humidity) created from the hot water outlets mixes with air to form water vapour. It is a problem because when the water vapour eventually makes contact with cooler surfaces, like mirrors, floors, walls and windows, it forms droplets.

Excessive moisture and humidity prevent surfaces from drying which leads to mould growth.

How Does Mould Grow?

In order to reproduce, mould produces tiny particles called spores.

Mould spores are everywhere, inside, outside, on your skin, on your clothes, **Everywhere**. Infact, we can't live with it.

Mould spores require a moisture and food source to generate and grow. Moisture can be found as a water leak, a humid environment, or a damp or wet surface, and everything is a food source for mould spores.

Put simply, mould spores only require a moisture source to generate and grow.

How Does Mould Affect Me?

Mould Spores are carried in the air and may cause health problems if inhaled by people who have allergies, severe asthma, a weakened immune system, or those who simply can not tolerate the elevated levels of mould spores. The symptoms associated with damp buildings include may include a running or blocked nose, irritation of the eyes and skin, coughing, wheezing, asthma, allergic reactions and respiratory infections.

Prolonged exposure to Mould is a major concern to our health and general wellbeing.

How to Combat Condensation and Mould

The simplest way to combat mould is to remove the moisture source!

- Ensure the bathroom fan is effective and in good working order. If the fan is too small, get a bigger one!
- In a bathroom ensure you use the exhaust fan every time you bathe / shower or use the hot water.
- Open the windows and blinds
- Increase ventilation
- Fix any water leaks if present.
- Use a squeegee to wipe down condensation after using the bathroom.
- Regularly change bathroom towels.
- Dry out your bathroom items, like product bottles, loofahs, soap dishes etc.
- Don't let it grow, clean the bathroom regularly.

Sealants: Sealants

The sealants in the bathroom are checked to ensure they are adequate and complete.

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

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

No Issues were found unless noted in this report below.

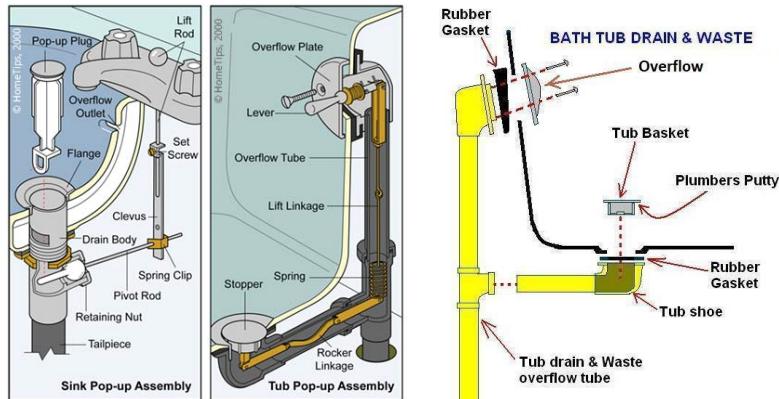
This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

Limitations

General

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, waterproofing or fixings of the substrate. If this is a new bathroom build, the owner 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

14.10.1 Basin Tap



MAJOR DEFECT / SAFETY HAZARD

HOT WATER NOT TEMPERED

The hot water in the bathroom was not tempered at or below 50 degrees celsius.

This is a Safety Hazard and therefore a Major Defect.

I recommend installing a Tempering Valve to prevent children from being scalded when using the bathroom.

Recommendation

Contact a qualified plumbing contractor.



14.13.1 Mirror

DESILVERING

MAIN BATHROOM

The (or a) mirror in the main bathroom is desilvering.

Moisture and improper cleaning are usually the primary culprit and cause of desilvering.

I recommend ensuring adequate ventilation and proper cleaning method and if undesirable to you, replacing the mirrors as required.

Recommendation

Contact a qualified professional.



MAINTENANCE ITEM / GENERAL ADVICE



15: BATHROOM (FIRST FLOOR)

		I	F	D	M	U	N/A
15.1	General	X					
15.2	Doors	X					
15.3	Ceilings	X					
15.4	Windows	X					
15.5	Walls	X					
15.6	Floors	X					
15.7	Vanity Cabinetry	X					
15.8	Benchtop	X					
15.9	Basin	X					
15.10	Basin Tap						
15.11	Under Basin Plumbing	X					
15.12	Drawers	X					
15.13	Other Bathroom Cabinetry	X					
15.14	Splash-back	X					
15.15	Mirror	X					
15.16	Shower	X					
15.17	Bath	X					
15.18	Toilet	X					
15.19	Towel Rails & Accessories	X					
15.20	Ventilation	X	X				
15.21	Sealants	X					
15.22	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

Doors: Door Style

Hollow Core, Flush Panel, Hinged

**Ceilings: Ceiling Material**

Plasterboard

Walls: Wall Material

Plasterboard / Gypsum Board,
Tile

Floors: Floor Coverings

Tile

Vanity Cabinetry: Cabinet

Material

Floor Mounted

**Benchtop: Material**

Acrylic

Basin : WATER TEMPERATURE

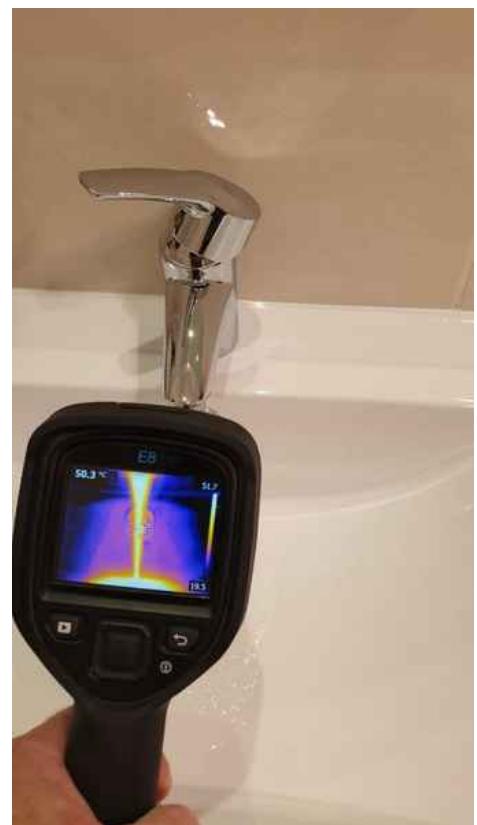
Tempered

**Basin Tap: Basin Tapware**

Bench Mounted, Tempered

Basin Tap: HOT WATER TEMPERATURE FROM OUTLET

46-50 Degrees

**Under Basin Plumbing: Under Basin Photographs****Other Bathroom Cabinetry: Type and Material**

Tall Storage Cabinet

**Splash-back: Splashback Material Tiles**

Mirror: INFORMATION

Fixed to Wall

Shower: SHOWERBASE

Tiled

**Shower: TYPE OF DRAIN**

Square

Shower: HOT WATER**TEMPERATURE FROM OUTLET**

46-50 Degrees

Bath: Bath Photographs**Bath: STYLE**

Inset, Acrylic

Bath: HOT WATER TEMPERATURE**FROM OUTLET**

46-50 Degrees

Toilet: Toilet Photographs**Toilet: Toilet Paper Holder****Towel Rails & Accessories: Toilet Paper Holder**

Fixed Securely

Towel Rails & Accessories: Towel Rail

Fixed Securely

Towel Rails & Accessories: Towel Ring

Fixed Securely

Ventilation: BATHROOM**VENTILATION INFORMATION**

Openable Window, Mechanical Ventilation

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

General view of Bathroom at time of inspection.



Video

(click here to view on web)

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: Renovated Bathroom

The bathroom appears to have been recently renovated.

Although the bathroom appears to be new, I strongly suggest that **you** seek a waterproofing certificate from the vendor.

I have no way of knowing if the waterproofing behind the wall and floor finishes have been completed in compliance with current building standards or if indeed at all.

I did run water through the shower during my inspection and where possible view the outlet from below, but I **make no guarantee** the shower, bath, vanity unit or other fixture will not leak in the future.

Your are strongly advised to obtain builders warranty insurance, waterproofing certificates and plumbing certificates of compliance from the vendor, obtaining these certificates is beyond the scope of a pre-purchase building inspection.

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.

Windows: Window Type

Single Panel



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, 1 Tap Hole, Rectangular, Built into Benchtop

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.

Shower: Shower Photographs

Shower: SHOWER TAPWARE & OUTLET INFORMATION

Mixer, Wall Mounted Outlet

**Shower: SHOWER SCREEN INFORMATION**

Semi Frameless



Bath: BATH TAPWARE & OUTLET INFORMATION

Mixer, Spout

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

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



Toilet: Informational

What is inspected?

- The toilet is checked to ensure it is securely fixed/adhered to the floor.
- The flush buttons are checked for function.
- The toilet is flushed at least four times and checked for evidence of water leaks.
- The toilet water inlet and outlet if visible.
- The toilet seat to ensure it is securely fitted.
- Thermal imaging around the cistern and the base of the pan.

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

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

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

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

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

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

S-trap Toilet Pans

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

P-trap Toilet Pans

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

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

Other options

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

Towel Rails & Accessories: Information

At the time of the inspection towel rails, towel hooks, toilet paper holders, shelves and accessories are inspected to ensure that are securely fastened.

No defects were noted at the time of the inspection unless stated in this report.

Towel Rails & Accessories: Towel Rails and Accessories

Towel Rail, Toilet Paper Holder, Towel Ring, Shower Shelf, Robe Hook

All bathroom accessories are inspected to ensure they are securely fixed at the time of the inspection.
Defects if present will be listed in the report below.



Towel Rails & Accessories: Robe Hooks

Securely Fixed

For your convenience, the toilet paper holder is inspected to check if it is securely fixed or loose at the time of the inspection.

Ventilation: Ventilation Information

Excessive moisture causes mould growth.

Generally, our houses are built tighter, with less gaps and air leakage than ever before and mould is becoming a major concern for the building industry.

In terms of mechanical ventilation, for air to be displaced, it must be able to be replaced.

It is important to open windows whilst using the bath or shower to facilitate additional airflow which will help prevent excess moisture and condensation.

I suggest installing mechanical ventilation that continues to function for approx. 15 minutes after the bath or shower has been operated to reduce condensation.

Furthermore, providing a larger gap beneath the bathroom door will aid with ventilation too. This can be achieved by creating a clearance of approximately 20mm - 25mm under the door and this will create greater airflow in the bathroom.

Ventilation: Condensation Information

What is condensation?

Condensation forms when warm air (which holds more moisture than cold air) comes into contact with a cold condensing surface.

In a bathroom or other "wet areas", condensation occurs when the moisture (humidity) created from the hot water outlets mixes with air to form water vapour. It is a problem because when the water vapour eventually makes contact with cooler surfaces, like mirrors, floors, walls and windows, it forms droplets.

Excessive moisture and humidity prevent surfaces from drying which leads to mould growth.

How Does Mould Grow?

In order to reproduce, mould produces tiny particles called spores.

Mould spores are everywhere, inside, outside, on your skin, on your clothes, **Everywhere**. Infact, we can't live with it. Mould spores require a moisture and food source to generate and grow. Moisture can be found as a water leak, a humid environment, or a damp or wet surface, and everything is a food source for mould spores.

Put simply, mould spores only require a moisture source to generate and grow.

How Does Mould Affect Me?

Mould Spores are carried in the air and may cause health problems if inhaled by people who have allergies, severe asthma, a weakened immune system, or those who simply can not tolerate the elevated levels of mould spores. The symptoms associated with damp buildings include may include a running or blocked nose, irritation of the eyes and skin, coughing, wheezing, asthma, allergic reactions and respiratory infections.

Prolonged exposure to Mould is a major concern to our health and general wellbeing.

How to Combat Condensation and Mould

The simplest way to combat mould is to remove the moisture source!

- Ensure the bathroom fan is effective and in good working order. If the fan is too small, get a bigger one!
- In a bathroom ensure you use the exhaust fan every time you bathe / shower or use the hot water.
- Open the windows and blinds
- Increase ventilation
- Fix any water leaks if present.
- Use a squeegee to wipe down condensation after using the bathroom.
- Regularly change bathroom towels.
- Dry out your bathroom items, like product bottles, loofahs, soap dishes etc.
- Don't let it grow, clean the bathroom regularly.

Sealants: Sealants

The sealants in the bathroom are checked to ensure they are adequate and complete.

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

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

No Issues were found unless noted in this report below.

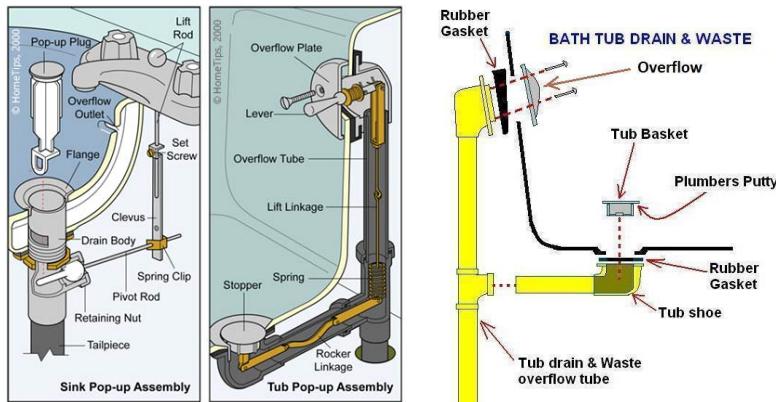
This is not an extensive test and I recommend you engage a licensed electrician to undertake a thorough electrical and compliance inspection.

Limitations

General

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, waterproofing or fixings of the substrate. If this is a new bathroom build, the owner 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

15.20.1 Ventilation



MAINTENANCE ITEM / GENERAL ADVICE

HEAT LAMPS

Some of the heat lamps were not working at the time of the inspection.

The lamps may only require replacing with new lamps or the fixture may not be operating as intended.

I recommend replacing the heat lamps as required and if that does not solve the problem contact a licenced electrician to rectify or replace as required.



15.22.1 Lighting Fixtures, Switches & Power Outlets

EXHAUST FAN VENTED INTO ROOF SPACE



MAINTENANCE ITEM / GENERAL ADVICE

Although perhaps not a defect at the time of construction, today it is good building practice and in fact now it is a requirement that all exhaust fans within a dwelling are vented to atmosphere.

I recommend venting the exhaust fan to atmosphere to help prevent condensation within the roof space.

Recommendation

Contact a qualified plumbing contractor.



16: KITCHEN

		I	F	D	M	U	N/A
16.1	GENERAL	X					
16.2	WINDOWS		X				
16.3	DOORS	X					
16.4	CEILING	X					
16.5	WALLS	X					
16.6	FLOORS	X					
16.7	OVEN / COOKTOP / RANGE	X					
16.8	FRIDGE TAP						X
16.9	CABINETRY	X					
16.10	DRAWERS	X					
16.11	BENCHTOP	X					
16.12	SPLASH-BACK	X					
16.13	SINK	X					
16.14	SINK MIXER / TAP	X					
16.15	UNDER SINK PLUMBING	X					
16.16	DISHWASHER	X	X				
16.17	SEALANTS	X					
16.18	LIGHTS AND ELECTRICAL FITTINGS	X					

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

Information

DOORS: Door Style

2 Cavity Sliding Units

CEILING: Ceiling Material

Fibrous Plaster

WALLS: Wall Material

Plasterboard / Gypsum Board,
Tile

FLOORS: Floor Coverings

Tile

OVEN / COOKTOP / RANGE:
COOKTOP TYPE & BRAND

Electric, 4 Burner, Electrolux

OVEN / COOKTOP / RANGE:
RANGE TYPE & BRAND

Vented To Roof Space, Unknown


CABINETRY: MATERIAL

Laminate

BENCHTOP: Material

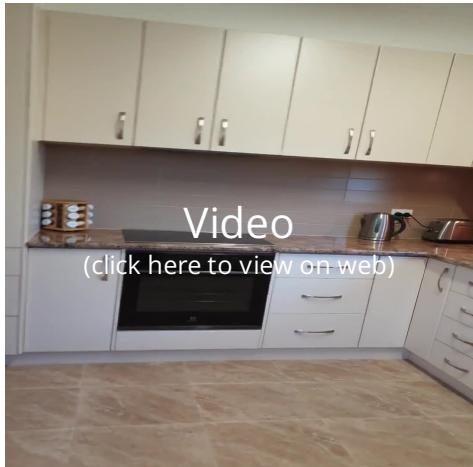
Laminate

SPLASH-BACK: Splashback Material

Tiles

GENERAL: KITCHEN PHOTOGRAPHS

General view of the Kitchen at time of inspection.

**WINDOWS: Window Type**

Single Panel, Timber, Awning



OVEN / COOKTOP / RANGE: OVEN TYPE & BRAND

Electric, Single 600mm, Electrolux



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.

Manuals for kitchen ovens can usually be easily found with a simple Google search.

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. Manuals for hotplates (if desired) can usually be easily found with a simple Google search. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



OVEN / COOKTOP / RANGE: RANGEHOOD/EXHAUST INFORMATION

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

FRIDGE TAP: INFORMATION

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

CABINETRY: CABINETRY INFORMATION

The cabinet doors and overhead cabinet doors were inspected looking for significant damage and evaluating their operation.

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

DRAWERS: DRAWER INFORMATION

The cabinet drawers were inspected looking for significant damage and evaluating their operation.

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

BENCHTOP: BENCHTOP INFORMATION

The benchtops were inspected looking for significant damage, major scratches, major chips and other benchtop defects.

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

SINK: 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.



SINK MIXER / TAP: What is Water Hammer?

Not Present at the time of the inspection

What Is Water Hammer?

Water hammer is a phenomenon that can occur in any piping system where valves are used to control the flow of liquids or steam. Water hammer is the result of a pressure surge, or high-pressure shockwave that propagates through a piping system when a fluid in motion is forced to change direction or stop abruptly. This shockwave is also commonly referred to as a hydraulic shock or hydraulic surge, and may be characterized by a marked banging or knocking sound on the pipes immediately after shutoff.

Water hammer can occur when an open valve suddenly closes, causing the water to slam into it, or when a pump suddenly shuts down and the flow reverses direction back to the pump. Since water is incompressible, the impact of the water results in a shock wave that propagates at the speed of sound between the valve and the next elbow in the piping system or within the column of water after the pump.

The Effects of Water Hammer

While it may look and sound harmless, the impact force on the valve – caused by the fluid's momentum – can create pressure spikes that may exceed ten times the working pressure of the system. These sudden stoppages of flow and the resulting increases in pressure from the shock waves can cause significant damage to the overall piping system either due to a singular event or be cumulative damage occurring over time.

Ignoring water hammer can ultimately result in the catastrophic failure of your flow system.

The long-term effects of water hammer can include water leaks, damage to pumps or valves or ruptured pipework. These water leaks often start slowly, gradually increasing in intensity over time. Smaller leaks may go unnoticed for quite some time, leaving the surrounding structure or equipment susceptible to damage.

Prevention of water hammer is the best way in avoiding a potential water leak. If your report states the presence of water hammer, I urge you to read and act on the recommendation made by the inspector.

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: Brand

Miele

**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.



Defects

16.2.1 WINDOWS **SASH - NOT FUNCTIONAL**



The awning window sash in the kitchen does not open and does not function as intended.

I recommend to undertake maintenance, repair or replace and paint to make functional.

Recommendation

Contact a qualified window repair/installation contractor.



16.7.1 OVEN / COOKTOP / RANGE



EXHAUST FAN VENTED TO ROOF SPACE

The kitchen range hood is currently vented to the roof space. Previously, a tiled roof was considered to be ventilated and therefore it was adequate to vent exhaust fans into this space. Currently, this has changed and new kitchens are required to be vented directly to atmosphere. Although not a defect when constructed / renovated years ago, it is good building practice and desirable to vent to atmosphere to avoid a build up of moist air in the roof space.



Recommendation

Contact a qualified professional.

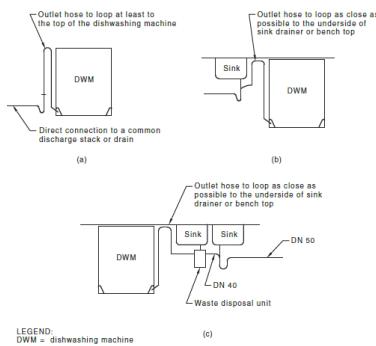
16.16.1 DISHWASHER

**IMPROPERLY
INSTALLED DRAIN PIPE**

Dishwasher drain pipe was installed improperly.

Recommend a qualified plumber evaluate and repair.

General requirements:

**MAINTENANCE ITEM / GENERAL ADVICE**

Recommendation
Contact a qualified plumbing contractor.



17: LAUNDRY

		I	F	D	M	U	N/A
17.1	General	X					
17.2	Doors	X					
17.3	Windows	X					
17.4	Ceilings	X					
17.5	Walls	X					
17.6	Floors	X					
17.7	Cabinet & Benchtop	X					
17.8	Laundry Tub	X					
17.9	Under Tub Plumbing	X					
17.10	Drain, Waste, & Vent Systems	X					
17.11	Splash-Back	X					
17.12	Washing Machine Taps	X					
17.13	Shelving	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: Water Source

Public

General: Dryer Vent

None Found

Doors: Door Style

Hollow Core, Flush Panel, Hinged

Windows: Window Type

Fixed, Timber, Awning, Three Panel

Ceilings: Ceiling Material

Plasterboard / Gypsum Board

Walls: Wall Material

Plasterboard / Gypsum Board

Floors: Floor Coverings

Tile

Cabinet & Benchtop: Cabinet
Information

Laminate

Laundry Tub: Laundry Tub**Information**

Stainless Steel

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

50mm

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

PVC

Drain, Waste, & Vent Systems:**Ventilation and Exhausts**

Door, Openable Window

Splash-Back: Splashback Material

Tiles

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

Under Bench Mounted

**Shelving: Laundry Shelving
Wall Mounted****General: Laundry Photographs**

Cabinet & Benchtop: Benchtop

Laminate

**Laundry Tub: Laundry Taps**

In Benchtop

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



Under Tub Plumbing: Under Laundry Tub Plumbing

No Leaks

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

Lighting Fixtures, Switches & Power Outlets: Information

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

No Issues were found unless noted in this report below.

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

Limitations

Splash-Back

SUBSTRATE UNKNOWN

The inspector cannot see behind the splash-back to determine the type, adequacy, waterproofing membrane or fixings of the substrate.

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

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](#)

Washing Machine Taps

WASHING MACHINE TAPS

I did not operate the washing machine taps because they are wall mounted and located away from a water vessel.

At the time of the inspection I saw no evidence of why the washing machine taps would not operate as intended.

This was a limitation to my inspection.

18: DINING ROOM

		I	F	D	M	U	N/A
18.1	General	X					
18.2	Ceilings	X					
18.3	Walls	X					
18.4	Floors	X					
18.5	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

Ceilings: Ceiling Material

Timber Lining Boards

Walls: Wall Material

Plasterboard / Gypsum Board

Floors: Floor Coverings

Carpet

General: Dining Room Photographs

Dining Room 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.

19: LIVING ROOM

		I	F	D	M	U	N/A
19.1	General	X	X				
19.2	Ceilings		X				
19.3	Walls		X				
19.4	Floors		X				
19.5	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

Ceilings: Ceiling Material

Timber Lining Boards

Walls: Wall Material

Plasterboard / Gypsum Board

Floors: Floor Coverings

Carpet

General: Living Room Photographs

Living Room 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.

20: LOUNGE ROOM

		I	F	D	M	U	N/A
20.1	General	X					
20.2	Windows		X				
20.3	Ceilings	X					
20.4	Walls	X					
20.5	Floors	X					
20.6	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

Ceilings: Ceiling Material

Plasterboard / Gypsum Board

Walls: Wall Material

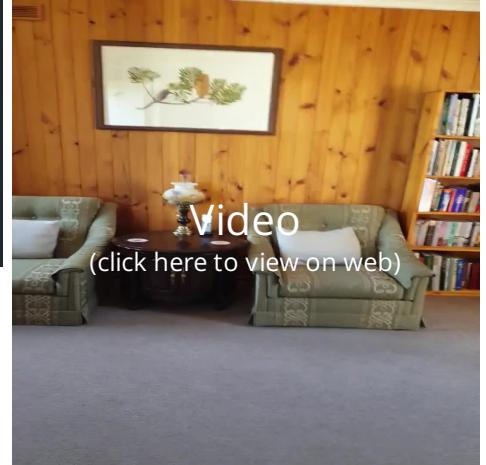
Plasterboard / Gypsum Board

Floors: Floor Coverings

Carpet

General: Lounge Room Photographs

Lounge Room Courtesy Photographs



Windows: Window Type

Fixed, Timber, Awning



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

20.2.1 Windows

GLAZING BEAD

The glazing bead of this window is not installed or damaged.

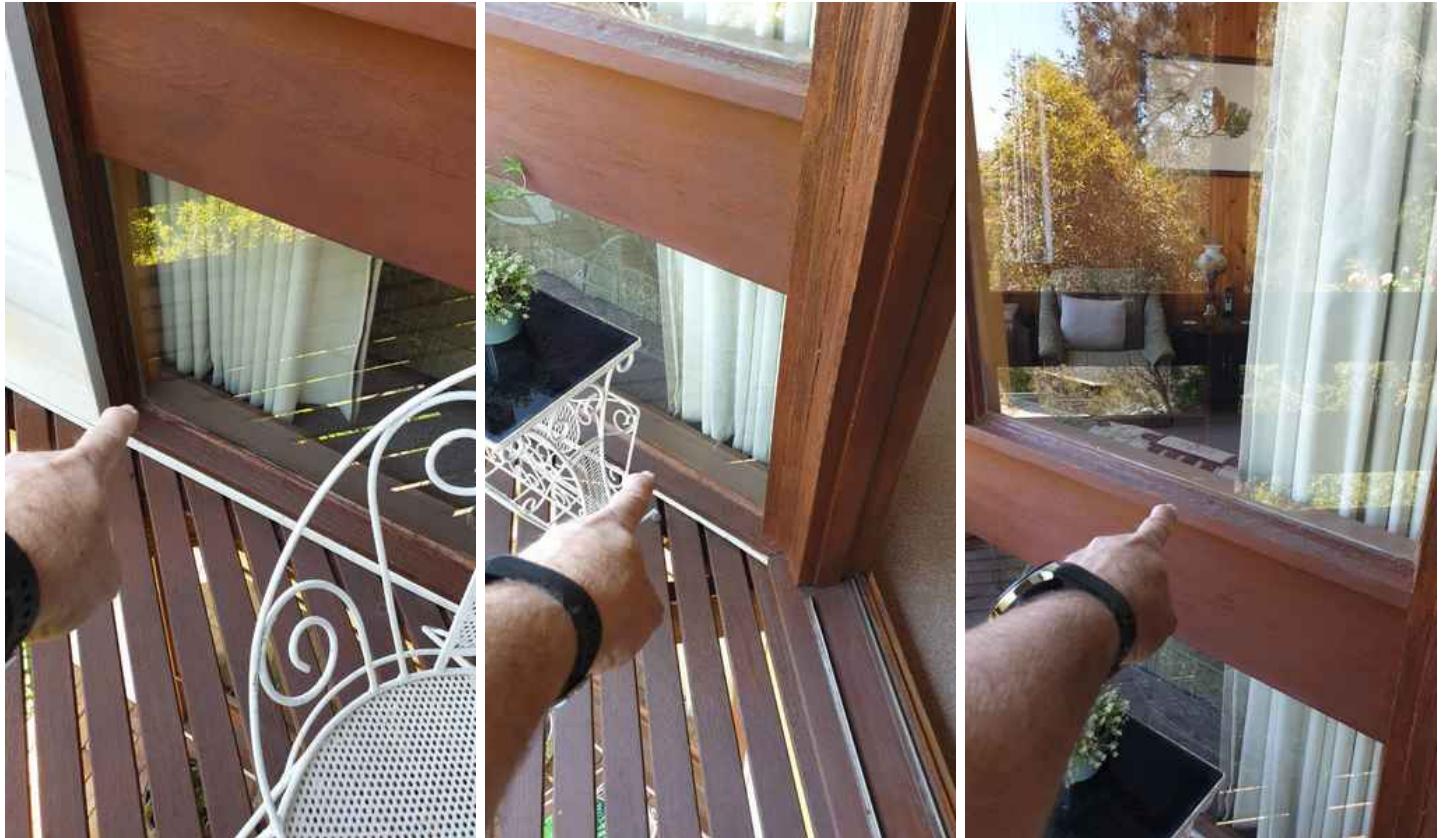
I recommend to install a new glazing bead and paint as required to prevent damage from moisture ingress.

Recommendation

Contact a qualified window repair/installation contractor.



MAINTENANCE ITEM / GENERAL ADVICE



20.2.2 Windows

SASH - NOT FUNCTIONAL

The window sash in this bedroom does not open and does not function as intended.
I recommend to undertake maintenance, repair or replace and paint to make functional.

Recommendation

Contact a qualified window repair/installation contractor.



MAINTENANCE ITEM / GENERAL ADVICE



21: STAIRCASE

		I	F	D	M	U	N/A
21.1	General			X			
21.2	Steps, Stairways & Railings			X			
21.3	Windows	X					
21.4	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: Handrail / Balustrade

Material

Polished Timber

Windows: Window Type

Single Panel, Fixed



General: Staircase Photographs

Courtesy Staircase Photographs.

The stairs were inspected by evaluating the risers and treads, applicable railings, etc.

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



General: Staircase Material

CARPETED

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

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 190mm and a minimum riser of 115mm.

Tread widths must be a minimum of 240mm and a maximum 335mm. Handrails are required where a height difference in levels is greater than 1000mm (39 1/3 Inches).

Handrails must be 1000mm high and balusters must be spaced so that no 125mm sphere will pass through. Handrails on stairways, steps or ramps must be a minimum of 865mm high to 1000mm high at the landing. Balusters should not facilitate climbing.

[See here for more information](#)

Steps, Stairways & Railings: Staircase Satisfactory

At the time of the inspection, the Inspector observed no or minimal deficiencies in the condition of this staircase unless noted below in this report. Inspection of staircases typically includes visual examination of the following: treads and risers; landings; angle of staircase; handrails; guardrails; headroom; windows; walls and ceilings.

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

21.2.1 Steps, Stairways & Railings

BALUSTERS SPACE TO FAR APART

- MINOR DEFECT

The baluster space is not up to modern safety standards.

The space between balusters should not allow passage of a 125mm sphere for child safety.

Recommend a qualified handyman or original installer repair and bring up to code.

Note:

Although this may have been compliant at the time of construction, it is now recognised as a known safety concern for children.

Recommendation

Contact a qualified professional.



22: GARAGE

		I	F	D	M	U	N/A
22.1	General	X					
22.2	Roof Coverings		X				
22.3	Roof Structure	X					
22.4	Ceiling					X	
22.5	Walls			X			
22.6	Floor		X				
22.7	Vehicle Door		X				
22.8	Garage Door Opener	X					
22.9	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: Car Accommodation

Detached Garage, 1 Car

Roof Coverings: ROOFING
MATERIAL

Corrugated Iron

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

Roof Structure: Frame Construction

Stick Built


Roof Structure: Type

Flat

Floor: Floor Material

Concrete

Ceiling: Ceiling Material

Unfinished

Vehicle Door: Type

Roll-Up

Walls: Wall Material

Brick

Garage Door Opener: Opener Brand

Steel-Line

Lighting Fixtures, Switches & Power Outlets: Photographs


General: Garage Photos



General: Garage Slab Information

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

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



Vehicle Door: Overhead Garage Door

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



Defects

22.2.1 Roof Coverings

ROOF PITCH - CORRUGATED

The garage roof was observed to have had a pitch of less than 5 degrees.

Corrugated iron roof claddings are suitable for roof pitches of a minimum of 5 degrees.

Although the roof may not appear to be leaking, it may do so in heavy or wind driven rains.

This comment is made for your convenience and I recommend that you monitor the performance of the roof during a rain event.



MAINTENANCE ITEM / GENERAL ADVICE

Recommendation

Recommend monitoring.

22.5.1 Walls



MINOR DEFECT

DAMP - WATER INGRESS

When inspecting the garage, I observed evidence of dampness - moisture ingress in through the wall structure in one or more locations.

Although this may be a long term issue, it is a failure of the waterproofing (if any) and in time will further degrade the structure. As can be seen in the photographs, evidence of moisture ingress and salt attack is occurring.

I recommend contacting a licenced engineer or waterproofing specialist to help with a methodology to mitigate the water - moisture ingress.

Recommendation

Contact a qualified professional.



23: HEATING

		I	F	D	M	U	N/A
23.1	Heating	X					

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

Information

Heating: Heating Appliance

Ducted Heater, In Sub-Floor Area Gas Ducted

Heating: Heating Type

Heating Unit

Heating Units are operated using normal operation controls only.

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

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

Heating: Photographs



24: COOLING

		I	F	D	M	U	N/A
24.1	Cooling	X					

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

Information

Cooling: Cooling Type

Evaporative Cooling

Information

Heating / Cooling Units are operated using normal operation controls only.

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

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

Cooling: Photographs

Courtesy photographs



25: HOT WATER SYSTEM

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

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

Information

GUIDE TO BUYING HOT WATER SYSTEMS

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

Type of System

Gas, Storage

Hot Water System: LOCATION

Outside

Hot Water System: SYSTEM BRAND

Aqua Max



Hot Water System: CAPACITY (Litres)

150 Litre

Hot Water System: YEAR OF MANUFACTURE

Unknown



Hot Water System: Life Expectancy From Date Of Manufacture

10-12 Years

Hot Water System: TPRV DISCHARGE PIPE

Safe

Hot Water System: WATER TEMPERING

Not Tempered, At Unit



Hot Water System: VENTING: VENT TERMINATION POINT

External Wall

TEMPERING TO BATHROOMS

HOW HOT IS TOO 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: HOT WATER SERVICE: CONDITION & PHOTOS

Serviceable



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.

Hot Water System: WATER PIPES: WATER PIPE INFORMATION

Visible portions of the water pipes were inspected looking for significant deficiencies.

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

26: SWITCHBOARD

		I	F	D	M	U	N/A
26.1	Switchboard	X					

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

Information

Electrical, Wiring, Components and Switchboard

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

I am NOT a licenced electrician.

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

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

Switchboard: Photographs



Switchboard: Electrical Inspections

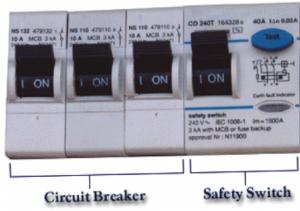
An electrical inspection is beyond the scope of a home inspection.

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

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

Switchboard: Safety Switches

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



Circuit breaker and Safety switch

Limitations

Switchboard

ELECTRICAL INSPECTION

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

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

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

27: 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

Subfloor Ventilation

Adequate

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.

Trees in Close Proximity to the Dwelling

Present

Trees in close proximity to a dwelling can cause footing problems from the root system of the tree continually removing localised moisture from the soils.

I recommend to continually monitor the dwellings foundations and seek the advice of an engineer should you notice any anomalies with the structure / footings near the trees.

28: ENVIRONMENTAL CONCERNS

		I	F	D	M	U	N/A
28.1	Asbestos						
28.2	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.

Asbestos: Asbestos Information

Identifying Asbestos is beyond the scope of the building inspection.

Asbestos can be found in many parts of the home, including your roof, eaves, roof cladding (corrugated sheets and tiles), gables, fascia, packing and capping materials under structural supports, roof tiles, roof membranes, water pipes, drainage pipes, flue pipes, guttering, spray applied fire rating materials, vinyl flooring, glue and many more products. **If your house was built before the early 90's, there is likely asbestos containing materials in your dwelling.**

INFORMATION

Friable asbestos products have been commonly used in commercial and industrial settings since the late 1800s for fireproofing, soundproofing and insulation. Some friable products were also used in houses and may still be found in houses built before 1990.

In Australia, asbestos cement materials were first manufactured in the 1920s and were commonly used in the manufacture of residential building materials from the mid-1940s until the late 1980s. During the 1980s asbestos cement materials were phased out in favour of asbestos-free products. From 31 December 2003, the total ban on manufacture, use, reuse, import, transport, storage or sale of all forms of asbestos came into force.

Many houses built before 1990 therefore contain asbestos cement materials, especially in the eaves, internal and external wall cladding, ceilings (particularly in wet areas such as bathrooms and laundries) and fences.

As a General Rule ...

if your house was built:

before the mid-1980s it is highly likely that it has asbestos-containing products

between the mid-1980s and 1990 it is likely that it has asbestos containing products

after 1990 it is unlikely that it has asbestos-containing products.a

a Some houses built in the 1990s and early 2000s may have still used asbestos cement materials until the total ban on any activity involving asbestos products became effective from December 2003.

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 remodeling 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 purchasing the property or undertaking any building works.**

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

Lead Based Paint: Lead Based Paint Information

In accordance with the standards of practice lead based paint is not reported on, or tested for during a home inspection. If lead based paint is a concern, you are advised to consult an environmental company prior to the purchase of the property or before any building works and have additional inspections specialising in environmental hazards.

Lead is a toxic substance that can affect people of any age. It is especially harmful to children, pregnant women and unborn babies. Lead accumulates in your body, so even small amounts can pose a health hazard over time.

Before 1970, paints containing high levels of lead were used in many Australian houses. Exposure to lead is a health hazard. Even small amounts of dust or chips of paint containing lead, generated during minor home repairs, can be a health risk.

Anyone painting a house or doing maintenance that could disturb paint containing lead should avoid exposing themselves and their families, neighbours or pets to its hazards.

The recommended amount of lead in domestic paint has declined from 50 per cent before 1965, to 1 per cent in 1965. In 1992, it was reduced to 0.25 per cent, and in 1997 it was further reduced to 0.1 per cent.

Lead in house paint is a problem only if it is damaged or disturbed. Paint in good condition that is not flaking or chalking, or is covered by well maintained lead free paint is not a hazard in itself.

Lead can also be a hazard when it is on surfaces subject to friction or impact such as windows and doors, or on railings where children can chew it. High concentrations of lead found in garden soils in older residential areas can be due to residue from lead-based paint.

Lead-based paint is most likely to be found on window frames, doors, skirting boards, kitchen and bathroom cupboards, exterior walls, gutters, metal surfaces and fascias. It can also be found on interior walls, ceilings and areas with enamel paint. Pink and red primer both contain lead, so you should think twice before disturbing any surface which has had any of these paints applied.

Click [HERE](#) for more information

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

Identifying Asbestos is beyond the scope of the building inspection.

Asbestos can be found in many parts of the home, including your roof, eaves, roof cladding (corrugated sheets and tiles), gables, fascia, packing and capping materials under structural supports, roof tiles, roof membranes, water pipes, drainage pipes, flue pipes, guttering, spray applied fire rating materials, vinyl flooring, glue and many more products. **If your house was built before the early 90's, there is likely asbestos containing materials in your dwelling.**

INFORMATION

Friable asbestos products have been commonly used in commercial and industrial settings since the late 1800s for fireproofing, soundproofing and insulation. Some friable products were also used in houses and may still be found in houses built before 1990.

In Australia, asbestos cement materials were first manufactured in the 1920s and were commonly used in the manufacture of residential building materials from the mid-1940s until the late 1980s. During the 1980s asbestos cement materials were phased out in favour of asbestos-free products. From 31 December 2003, the total ban on manufacture, use, reuse, import, transport, storage or sale of all forms of asbestos came into force.

Many houses built before 1990 therefore contain asbestos cement materials, especially in the eaves, internal and external wall cladding, ceilings (particularly in wet areas such as bathrooms and laundries) and fences.

As a General Rule ...

if your house was built:

before the mid-1980s it is highly likely that it has asbestos-containing products

between the mid-1980s and 1990 it is likely that it has asbestos containing products

after 1990 it is unlikely that it has asbestos-containing products.a

a Some houses built in the 1990s and early 2000s may have still used asbestos cement materials until the total ban on any activity involving asbestos products became effective from December 2003.

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 remodeling 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 purchasing the property or undertaking any building works.**

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

Lead Based Paint: Lead Based Paint Information

The dangers of lead in house paints

Lead in house paint is a problem only if it is damaged or disturbed. Paint in good condition that is not flaking or chalking, or is covered by well maintained lead free paint is not a hazard in itself.

Lead can also be a hazard when it is on surfaces subject to friction or impact such as windows and doors, or on railings where children can chew it. High concentrations of lead found in garden soils in older residential areas can be due to residue from lead-based paint.

Lead-based paint is most likely to be found on window frames, doors, skirting boards, kitchen and bathroom cupboards, exterior walls, gutters, metal surfaces and fascias. It can also be found on interior walls, ceilings and areas with enamel paint. Pink and red primer both contain lead, so you should think twice before disturbing any surface which has had any of these paints applied.

People renovating their houses are in the most danger

Home renovators can create lead hazards without realising it. If old paint is not handled properly, lead dust and paint chips can remain in the home or on the garden years after the work is completed. Paint removal by blasting, burning, dry scraping, dry sanding and using power tools creates the most serious dangers because the particles are small enough to be inhaled or deposited in furnishings or carpet, making complete removal extremely difficult.

What you can do if you are concerned

The simplest way to see if those at risk in your family have been affected by lead in paint containing lead is to have a blood lead test through your family doctor.

Even if the blood test shows that your child does not have an elevated blood-lead level, a paint hazard could still exist if deteriorating paint is present.

You will also need to reassess the situation as children grow. Young babies have less hand to mouth activity than toddlers, who might place dust covered toys or soil containing lead in their mouths. Children who can walk might rub their hands along the walls, collect the dust from the chalking paint and later put their hands in their mouths. Other people's children might be put at risk when they visit, and pets might be in danger of lead poisoning from eating paint chips or dust.

The only way to be certain that your paint does not contain lead is to have it tested. For information about testing for paint containing lead, see Lead Alert – The Six Step Guide to Painting Your Home.

Avoid lead exposure

When renovating or doing maintenance that could disturb old paint, care must be taken to avoid exposing yourself, your family, your neighbours or your pets to lead residues. An experienced handy man or woman can repaint a house containing lead if he or she takes the recommended precautions.

[Click link here to Australian Government, Department of Environment, Lead Alert: The six step guide to painting your home](#)

Defects

28.1.1 Asbestos

SUSPECTED ASBESTOS CONTAINING MATERIALS - SUBFLOOR



MAJOR DEFECT / SAFETY HAZARD

Suspected asbestos containing materials were observed in the subfloor area of the dwelling.

I recommend using extreme caution when entering the subfloor area.

Contact a licenced asbestos removal professional for advice.

Recommendation

Contact a qualified professional.

28.1.2 Asbestos

SUSPECTED ASBESTOS CONTAINING EAVES MATERIALS



MINOR DEFECT

Although identifying asbestos containing materials is beyond the scope of a pre-purchase building inspection; and positively identifying asbestos containing materials must be undertaken by a NATA accredited testing facility; there are tell tale signs that help identify asbestos containing materials and in my professional opinion, I am certain that the eaves linings are made from asbestos containing materials. That said, the as installed linings are considered to be safe unless they are cut, drilled, sanded, broken or removed.

This comment is made for your convenience, and if you are considering works to - or around the eaves linings, you must take appropriate steps to ensure you and or any others are not exposed to any health risk when handling asbestos containing materials. I strongly recommend you engage a qualified asbestos professional when working with or handling these materials.

Recommendation

Contact a qualified professional.

28.2.1 Lead Based Paint

GENERAL INFORMATION OF THE DANGERS OF LEAD BASED PAINTS



MAINTENANCE ITEM / GENERAL ADVICE

The dangers of lead in house paints

Lead in house paint is a problem only if it is damaged or disturbed. Paint in good condition that is not flaking or chalking, or is covered by well maintained lead free paint is not a hazard in itself.

Lead can also be a hazard when it is on surfaces subject to friction or impact such as windows and doors, or on railings where children can chew it. High concentrations of lead found in garden soils in older residential areas can be due to residue from lead-based paint.

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What you can do if you are concerned

The simplest way to see if those at risk in your family have been affected by lead in paint containing lead is to have a blood lead test through your family doctor.

Even if the blood test shows that your child does not have an elevated blood-lead level, a paint hazard could still exist if deteriorating paint is present.

You will also need to reassess the situation as children grow. Young babies have less hand to mouth activity than toddlers, who might place dust covered toys or soil containing lead in their mouths. Children who can walk might rub their hands along the walls, collect the dust from the chalking paint and later put their hands in their mouths. Other people's children might be put at risk when they visit, and pets might be in danger of lead poisoning from eating paint chips or dust.

The only way to be certain that your paint does not contain lead is to have it tested. For information about testing for paint containing lead, see Lead Alert – The Six Step Guide to Painting Your Home.

Avoid lead exposure

When renovating or doing maintenance that could disturb old paint, care must be taken to avoid exposing yourself, your family, your neighbours or your pets to lead residues. An experienced handy man or woman can repaint a house containing lead if he or she takes the recommended precautions.

[Click link here to Australian Government, Department of Environment, Lead Alert: The six step guide to painting your home](#)

Recommendation

Contact a qualified professional.

29: TERMS AND CONDITIONS

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

Information

TERMS AND CONDITIONS

TERMS AND CONDITIONS

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

The inspection and reporting is limited to a visual assessment of structure in accord with AS 4349.1 appendix "C" or if not a pre-purchase report then the report complies with AS4349.0.

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

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

DEFINITIONS AND TERMINOLOGY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report. The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by real-estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

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

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

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

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 or AS4349.0 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arms length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

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

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

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

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

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

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

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

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

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

2D) Limitations to the exterior inspection this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

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

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

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

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

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

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

Cracking Categories:

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

0-Hairline cracking, less than 0.1mm,

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

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

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

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

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

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

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

3) CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects e.g. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy

traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OTHER RECOMMENDED INSPECTIONS

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

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

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

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

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

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

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

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

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

The Inspection and Report was carried out by: Colin Hamilton

Contact the Inspector on: 0417870087

For and on Behalf of: Topnotch Building Inspections or CH Topnotch Constructions P/L

30: FINAL CHECK LIST

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

Information

How to prevent problems

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

At the beginning of every season, you should:

- Clean roof gutters;
- Check for rust, particularly at ends and joins in gutters;
- Clean stormwater pits and grates;
- Visually check for broken roof tiles;
- Ensure water is shed away from the dwelling;
- Check heating and cooling units are functioning;
- Check the condition of the Hot Water Service, is it leaking?
- Inspect the sub-floor area for any signs of moisture, vermin or wood destroying insects.
- Weatherboard Homes, check for signs of paint deterioration or wood rot, repair and re-paint as required; and
- If in doubt, contact a professional trades person to undertake for you, it's cheaper to avoid a problem area than it is to fix a problem area.

STANDARDS OF PRACTICE

Inspection Details

General

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

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

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

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

Areas for inspection

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

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

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

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

Inspection Process

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

Limitations

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

Extent of reporting

Significant items to be reported are as follows:

(a) Major Defects.

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

(b) Minor Defects.

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

(c) Maintenance Items / FYI

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

Acceptance criteria

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

Inspectors Comments

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

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

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.

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.

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.

Bathroom (Ground Floor)

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.

Bathroom (First Floor)

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 command the operation of every control and feature of an inspected appliance.

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.

Staircase

Generally a staircase must:

Have no less than 2 risers and have no more than 18 risers without a 750mm long landing or rest area.

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

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

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

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

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

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

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

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

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

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

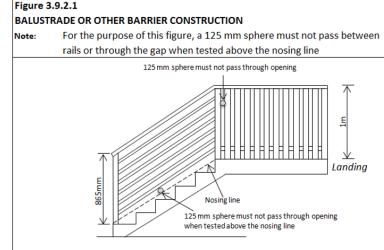
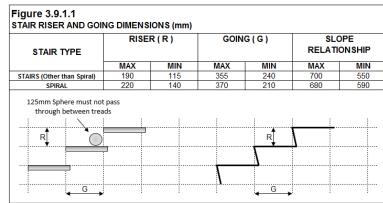
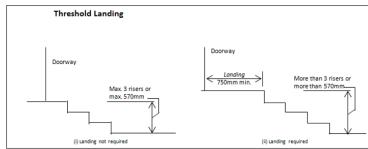
Slope relationship of a staircase is a minimum of 550mm, a maximum of 700mm (other than a spiral where the minimum is 590mm and the maximum is 690mm)

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

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

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

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



system, using normal operating controls.

2. The inspector shall describe:

- A.the location of the thermostat for the heating system;
- B.the energy source; and
- C.the heating method.

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

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

4. The inspector is not required to:

- A.inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- B.inspect fuel tanks or underground or concealed fuel supply systems.
- C.determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D.light or ignite pilot flames.
- E.activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F.override electronic thermostats.
- G.evaluate fuel quality.
- H.verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- I.measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances

Cooling

1. The inspector shall inspect:

- A.the cooling system, using normal operating controls.

2. The inspector shall describe:

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

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

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

4. The inspector is not required to:

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

Heating

1. The inspector shall inspect:

- A.the heating

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.

Final Check List

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