

TOPNOTCH BUILDING INSPECTIONS

+61 417870087

colin@chtopnotch.com.au

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



PRE-PURCHASE RESIDENTIAL

1234 Main St. Preston Victoria 3072

Buyer Name

10/07/2020 9:00AM



Inspector

Colin Hamilton

Colin Hamilton

Registered Building Practitioner DB-U 17607

CDB-U 48813

+61 417870087

colin@chtopnotch.com.au



Agent

Agent Name

555-555-5555

agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details	10
2: Inspectors Comments	19
3: Grounds / Site	20
4: Exterior	40
5: Roof	61
6: Garage	72
7: Roof Space / Attic	78
8: Basement, Crawlspace & Structure	82
9: Bathroom (Main)	102
10: Kitchen	116
11: Dining Room	124
12: Living Room	127
13: Lounge Room	130
14: Study	138
15: Hallway	146
16: Staircase & Balustrade	148
17: Master Bedroom	149
18: Master Bed Retreat	151
19: Master Ensuite	155
20: Bedroom 2	162
21: Bedroom 3	167
22: Powder Room	173

23: Laundry	174
24: WC	178
25: Hot Water System	180
26: Conducive Conditions	183
27: Environmental Concerns	184
28: Final Check List	190
29: TERMS AND CONDITIONS	191
Standard of Practice	197

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

41

MAINTENANCE ITEM /
GENERAL ADVICE

51

MINOR DEFECT

14

MAJOR DEFECT / SAFETY
HAZARD

- 3.3.1 Grounds / Site - Side and Boundary Fencing and Gates: Wrong Durability Class of Fixings
- 3.4.1 Grounds / Site - Grading and Drainage: GRADING NOT DESIGNED TO MANAGE RAINWATER
- 3.4.2 Grounds / Site - Grading and Drainage: PAVING HIGH ON FOUNDATION WALL (SLAB)
- 3.4.3 Grounds / Site - Grading and Drainage: SOIL HIGH ON FOUNDATION WALL (B/V)
- 3.5.1 Grounds / Site - Driveway: Common Cracks
- 3.5.2 Grounds / Site - Driveway: Missing Expansion Joints
- 3.5.3 Grounds / Site - Driveway: No Isolation Joint(s) Against Dwelling
- 3.5.4 Grounds / Site - Driveway: MISSING CONTROL JOINTS
- 3.6.1 Grounds / Site - Paths and Walkways: Missing Expansion Joints
- 3.6.2 Grounds / Site - Paths and Walkways: No Isolation Joint(s) Against Dwelling
- 3.6.3 Grounds / Site - Paths and Walkways: MISSING CONTROL JOINTS
- 3.7.1 Grounds / Site - Steps: FYI Handrail and Balustrades
- 3.7.2 Grounds / Site - Steps: Missing Isolation Joint(s)
- 3.8.1 Grounds / Site - Vegetation / Trees: Vegetation In Contact With Home
- 4.2.1 Exterior - Foundation: POOR VENTILATION SUB FLOOR
- 4.3.1 Exterior - External Cladding: MASONRY CRACKS SLIGHT <5mm
- 4.3.2 Exterior - External Cladding: MASONRY CRACKS MODERATE (5mm-15mm)
- 4.3.3 Exterior - External Cladding: WEEP HOLES COVERED
- 4.3.4 Exterior - External Cladding: Rigid Expansion Joint Compound
- 4.3.5 Exterior - External Cladding: Expansion Joint Missing at Window
- 4.3.6 Exterior - External Cladding: Bowing Of Window Sill Brickwork
- 4.4.1 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- 4.4.2 Exterior - Eaves, Soffits & Fascia: WATER DAMAGE PRESENT
- 4.5.1 Exterior - Exterior Doors: WEATHERSTRIPPING NOT PRESENT
- 4.8.1 Exterior - Porches: Railing Unsafe
- 4.8.2 Exterior - Porches: Rusting Support
- 4.8.3 Exterior - Porches: Moisture / Water Penetration
- 4.9.1 Exterior - Verandah: Rusted Fixing Bolts

- 🔑 4.10.1 Exterior - Patios: Patio Cracks Minor
- ⊖ 5.2.1 Roof - Roof Coverings: Ridge Cap Pointing
- ⊖ 5.2.2 Roof - Roof Coverings: Valley Pointing
- 🔑 5.2.3 Roof - Roof Coverings: Tiles - Moss / Lichen / Mould
- 🔑 5.3.1 Roof - Gutters / Downpipes: Gutter Debris (Minor)
- ⊖ 5.4.1 Roof - Flashings: Rust - Minor
- ⊖ 5.4.2 Roof - Flashings: Flashing Coverage (Poor)
- ⊖ 5.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Top Pointing
- 🔑 6.1.1 Garage - General: Carport Flashing Coverage
- ⊖ 6.2.1 Garage - Roof: Flashing Coverage
- 🔑 6.3.1 Garage - Pedestrian Door: Striker Missing
- ⊖ 6.3.2 Garage - Pedestrian Door: Door Binds
- ⊖ 7.1.1 Roof Space / Attic - Roof Structure: Purlin Prop
- ⚠ 7.2.1 Roof Space / Attic - Attic Insulation: Clearances Around Down-lights
- ⊖ 7.2.2 Roof Space / Attic - Attic Insulation: Insufficient Insulation
- ⚠ 8.2.1 Basement, CrawlspacE & Structure - Crawlspaces: Ant Caps
- ⚠ 8.2.2 Basement, CrawlspacE & Structure - Crawlspaces: Ant Caps
- ⚠ 8.2.3 Basement, CrawlspacE & Structure - Crawlspaces: Asbestos Containing Materials
- ⊖ 8.2.4 Basement, CrawlspacE & Structure - Crawlspaces: Debris
- ⊖ 8.2.5 Basement, CrawlspacE & Structure - Crawlspaces: Foundation Holes
- ⚠ 8.2.6 Basement, CrawlspacE & Structure - Crawlspaces: Hold Down Strapping Cut
- ⚠ 8.2.7 Basement, CrawlspacE & Structure - Crawlspaces: Plumbing Leaking (Bath Trap)
- ⚠ 8.2.8 Basement, CrawlspacE & Structure - Crawlspaces: Plumbing Leaking (Shower Trap)
- ⊖ 8.2.9 Basement, CrawlspacE & Structure - Crawlspaces: Plumbing Negative Fall on Sewer Line
- ⊖ 8.2.10 Basement, CrawlspacE & Structure - Crawlspaces: Plumbing Sewer Pipe Unsupported
- ⊖ 8.2.11 Basement, CrawlspacE & Structure - Crawlspaces: Water Pipes Unsupported
- ⊖ 8.2.12 Basement, CrawlspacE & Structure - Crawlspaces: Gas Pipe Unsupported (Galv Pipe)
- ⚠ 8.3.1 Basement, CrawlspacE & Structure - Floor Structure: Bearers Poorly Supported
- ⊖ 8.4.1 Basement, CrawlspacE & Structure - Wall Structure: Cracks - Minor
- ⊖ 8.4.2 Basement, CrawlspacE & Structure - Wall Structure: Sub-Floor Ventilation
- 🔑 9.2.1 Bathroom (Main) - Doors: Door Gaps (Margins) Inconsistent
- 🔑 9.3.1 Bathroom (Main) - Ceilings: Cornice Cracking (Minor)
- 🔑 9.4.1 Bathroom (Main) - Walls: Minor Cracks
- 🔑 9.5.1 Bathroom (Main) - Floors: Floor Creaks (Minor)
- ⊖ 9.6.1 Bathroom (Main) - VANITY CABINETRY: Vinyl Wrap Delaminating
- ⊖ 9.14.1 Bathroom (Main) - Shower: CAULKING / SILICONE
- 🔑 9.14.2 Bathroom (Main) - Shower: Sealant Mould (Minor)
- 🔑 9.15.1 Bathroom (Main) - Bath: SCUFFS / SCRATCHES
- 🔑 9.15.2 Bathroom (Main) - Bath: Surface Delaminating Around Plug Hole
- 🔑 9.16.1 Bathroom (Main) - Sealants: Sealant Required (Minor)
- ⊖ 9.19.1 Bathroom (Main) - Ventilation: Airflow Restricted (No Openable Windows)
- 🔑 9.19.2 Bathroom (Main) - Ventilation: Exhaust Vented to Roof Space (Tiled)

- ⚠ 10.2.1 Kitchen - OVEN / COOKTOP / RANGE: Gas Cook Top Clearances to Splashbacks
- 10.2.2 Kitchen - OVEN / COOKTOP / RANGE: Range Hood Vented to Roof Space
- 🔧 10.11.1 Kitchen - UNDER SINK PLUMBING: Water Leak Staining (Not Active)
- 🔧 10.12.1 Kitchen - DISHWASHER: Improper Installation
- 🔧 10.18.1 Kitchen - LIGHTS & ELECTRICAL FITTINGS: Lights Over Island Bench
- 11.1.1 Dining Room - Windows: Difficult to Open
- 🔧 12.3.1 Living Room - Doors: Dumpy Sliding Door
- 13.2.1 Lounge Room - Window(s): Difficult to Open Sash
- 🔧 13.2.2 Lounge Room - Window(s): Sashes Misaligned
- 13.2.3 Lounge Room - Window(s): Water Damaged
- 13.2.4 Lounge Room - Window(s): Paint Deterioration
- 13.2.5 Lounge Room - Window(s): Wracking of Window
- 🔧 13.3.1 Lounge Room - Ceiling: CRACKS CORNICE (MINOR)
- 🔧 13.4.1 Lounge Room - Walls: CRACKS (MINOR)
- 🔧 14.1.1 Study - Door(s): BINDING ON JAMB (MINOR)
- 🔧 14.1.2 Study - Door(s): SURFACE DAMAGE
- 🔧 14.1.3 Study - Door(s): Door Gaps (Margins) Inconsistent
- 14.2.1 Study - Window(s): Window Difficult to Open
- 14.2.2 Study - Window(s): Bowing Of Window Sill Brickwork
- 🔧 14.4.1 Study - Walls: CRACKS (MINOR)
- 🔧 15.3.1 Hallway - Walls: CRACKS (MINOR)
- 🔧 17.3.1 Master Bedroom - WIR Door: Door Latch Alignment
- 🔧 18.1.1 Master Bed Retreat - Door(s): Door Latch Alignment
- 🔧 18.4.1 Master Bed Retreat - Walls: CRACKS (MINOR)
- 🔧 19.15.1 Master Ensuite - Shower 2: Sealant Mould (Minor)
- 🔧 19.15.2 Master Ensuite - Shower 2: CAULKING / SILICONE
- 🔧 19.16.1 Master Ensuite - Sealants 2: General Sealant Maintenance
- 🔧 19.19.1 Master Ensuite - Ventilation 2: Exhaust Vented to Roof Space (Tiled)
- 20.3.1 Bedroom 2 - Doors: Door Doesn't Latch
- 20.3.2 Bedroom 2 - Doors: Door Gaps (Margins) Inconsistent
- 🔧 20.5.1 Bedroom 2 - Walls: CRACKS (MINOR)
- 🔧 21.2.1 Bedroom 3 - Doors: Door Gaps (Margins) Inconsistent
- 🔧 21.3.1 Bedroom 3 - Windows: BLOWN DUST
- 🔧 21.5.1 Bedroom 3 - Walls: CRACKS (MINOR)
- ⚠ 27.1.1 Environmental Concerns - Asbestos : POSSIBLE ASBESTOS CONTAINING MATERIAL
- ⚠ 27.2.1 Environmental Concerns - Lead Based Paint: POSSIBLE LEAD BASED PAINT

1: INSPECTION DETAILS

Information

In Attendance	Occupancy	Weather Conditions
Owner(s)	Occupied	Fine & Dry, Sunny
Approximate Size of Land	Building Type	Direction House Faces
692 M2	House, Modern (1945-1970)	East
	What style of house is it?	
	realestateview.com.au	
Storeys	Number of Bedrooms	Number of Bathrooms
Double Storey	3	2
Construction Type	Roof Design	Roof Cladding
Brick Veneer	Hip & Valley	Tile (Terracotta)
	Roof Designs	
Footing Type	Property Furnished	Areas Of Possible Concealment Of Defects
Slab on Ground, Bearers Joists & Piers, Strip Footings	Occupied, Furnished	No
Areas Inspected	Areas Not Inspected	Areas Restricted To Inspection
Building Exterior, Building Interior, Roof Exterior, Roof Space, Sub-Floor, Site / Grounds	All Areas Inspected, Boundary Fence, Underground Stormwater Pipes, Underground Sewer Pipes, Agi-Drains	All Areas Inspected
Utilities: Mains Water	Utilities: Gas	Utilities: Sewer
Connected, Not Tested	Connected, Not Tested	Connected, Not Tested
Utilities: Grey / Recycled Water	Utilities: Smoke Detectors	
Grey Water, Not Tested	Connected, Tested, Interlinked	

Client Present at End of Inspection

Yes

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

Potential Concerns: CHECK PERMITS

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

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

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

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

Potential Concerns: 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 recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, 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](#)

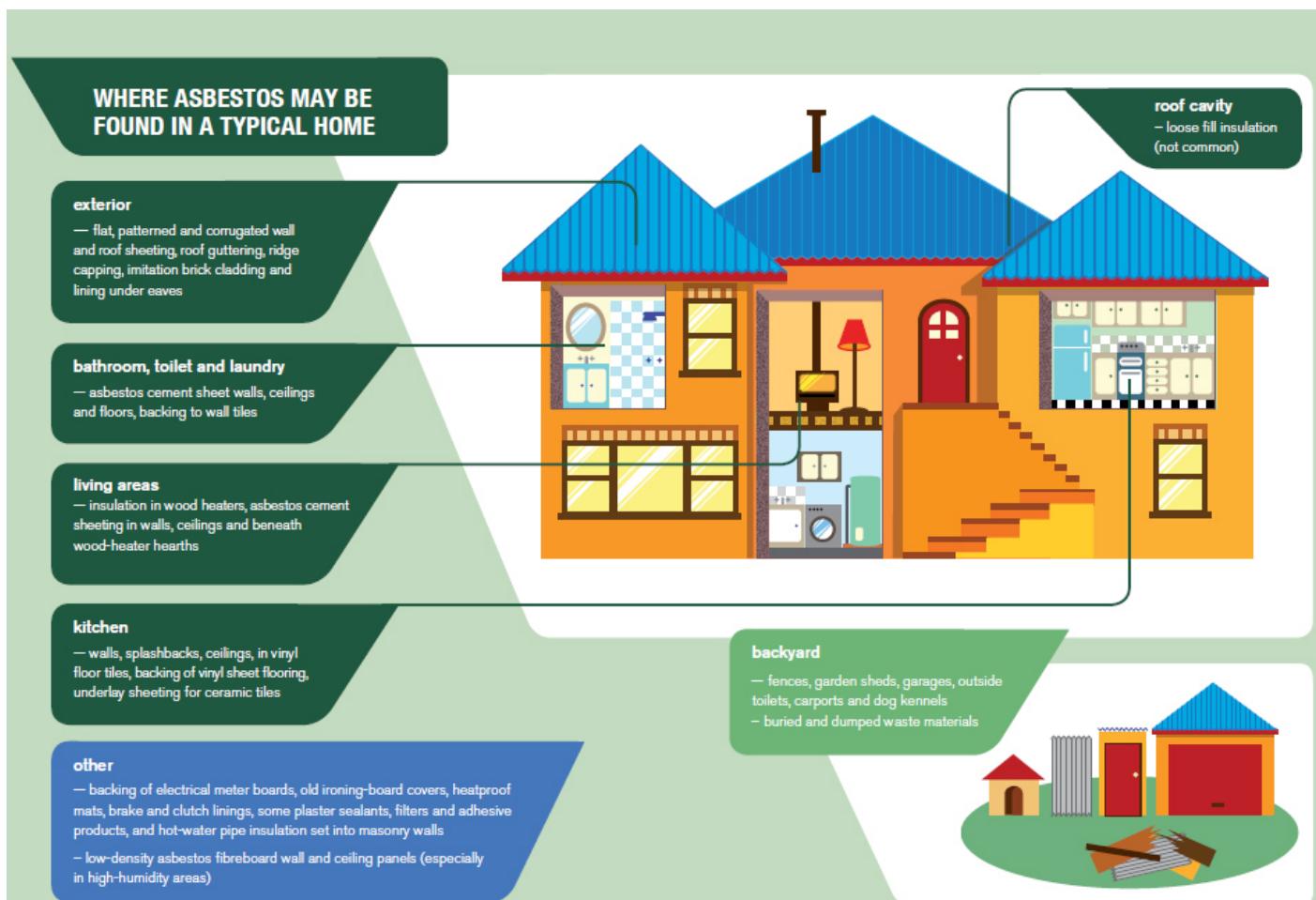
[Where Asbestos Can Be Found Around The House](#)

[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](#)





Found in Sub-Floor Area



Found in Sub-Floor Area



Found in Sub-Floor Area



Found in Sub-Floor Area



Found in Sub-Floor Area



Found in Sub-Floor Area



Suspected Lead Based Paint

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

In Sealants in Bathrooms (Minor)

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](#)

Inspection Categories: Inspection Categories

Explanation of Ratings (How to Read Report)

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

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

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

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

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

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

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

GENERAL ADVICE / MAINTENANCE ITEMS / FYI

General advice, maintenance items, FYI items, or recommended upgrades will fall into this category. Some of these concerns may lead to Prioritised Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy and some can be done as a DIY item.

MINOR DEFECT

A Minor defect is described as "A defect, other than a major defect". A functional component or system that is not operating as intended or defective. Most items in your report will fall into this category. Most of these types of defects are considered to be part of normal home maintenance and are usually cheaper to repair than a major defect. Having said that, painting the external of a home can be expensive!

MAJOR DEFECT / SAFETY HAZARD

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

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

Limitations

Important Information

OVERVIEW

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

Important Information

STORED OR FURNISHED ITEMS (MINOR)

Some of the wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Certain areas could not be inspected and this is a limitation to the inspection.

Important Information

STORED OR FURNISHED ITEMS

Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Certain areas could not be inspected and this is a limitation to the inspection.

Important Information

IMPORTANT INFORMATION: COMMENT KEY - DEFINITIONS

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

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

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

Important Information

THERMAL IMAGING INFORMATION

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

Important Information

ITEMS NOT INSPECTED AND OTHER LIMITATIONS

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; pools and spas, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

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

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

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

Important Information

NOTICE TO THIRD PARTIES

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

2: INSPECTORS COMMENTS

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

Information

Inspectors Comments

Overall Condition

I found this dwelling to be in **GOOD** condition when *compared to other dwellings of similar age*. This dwelling has been well maintained and has renovated in the past 15 years or so. As with all houses, this dwelling could use a little maintenance to keep it in good condition. My report details the items that should be considered or are required. I note that the dwelling has recently been "re-levelled" and this process has contributed to some minor cracks and cracking in the plaster. I also note some movement and cracking in the external brickwork and I understand this has been an ongoing issue. However, this type of movement is not uncommon in a dwelling of this age. The movement is due to seasonal soil heave and settlement. The soil classification in this area is generally a H class, Highly reactive. Maintaining a constant moisture content of the founding soils is the best practice to help prevent such movement. This will prove difficult to achieve when parts of the foundations are uncovered and open to the environment, other parts are fully concreted and other areas in close proximity to trees and shrubs.

Overall, I'm of the opinion that the dwelling is in Good Condition.

3: GROUNDS / SITE

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

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

Information

Mail Box: Photo

Front Fencing and Gates: Front

Driveway: Condition

Fence and Gates

Serviceable

N/A

[Front Gate and Fence Ideas](#)

Paths and Walkways: Path and Walkway Materials

Paths and Walkways: Condition

Concrete

Servicable

Areas to be Inspected

Inspection of the Site is a visual inspection only.

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

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

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

Side and Boundary Fencing and Gates: Boundary Fencing

Timber Paling, Metal, Brick

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.

Side and Boundary Fencing and Gates: Gates

DRIVEWAY

Steel



View of open gate



View of open gate



Degradation of fixings in base plate and missing fixing.



Wrong durability class of fixing

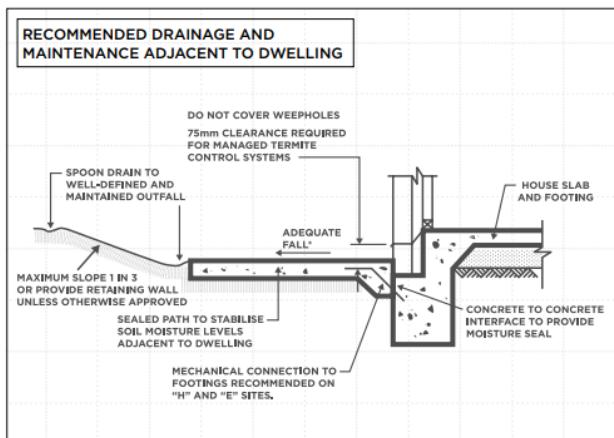
Grading and Drainage: GRADING AND DRAINAGE

Rear, North, Western end of dwelling

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

If in doubt, consult an engineer for further advice.

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



Grading and Drainage: DESIGN FOR SITE CONDITIONS

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

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

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

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

Grading and Drainage: MAINTAINING YOUR HOME

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

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

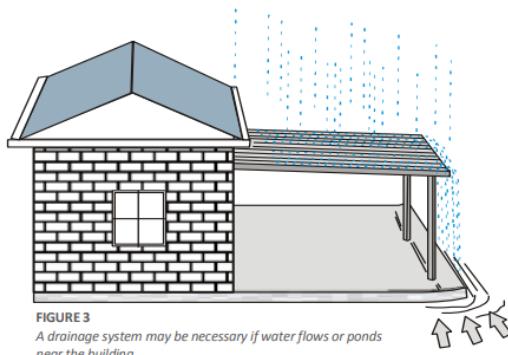
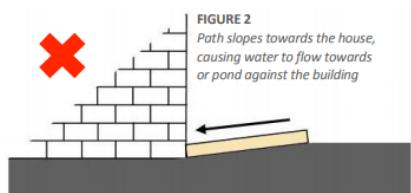
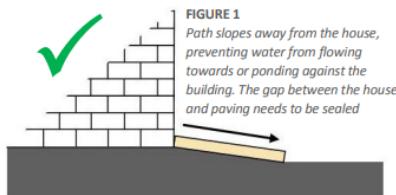
DON'T

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

DON'T

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

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



Driveway: Driveway Materials

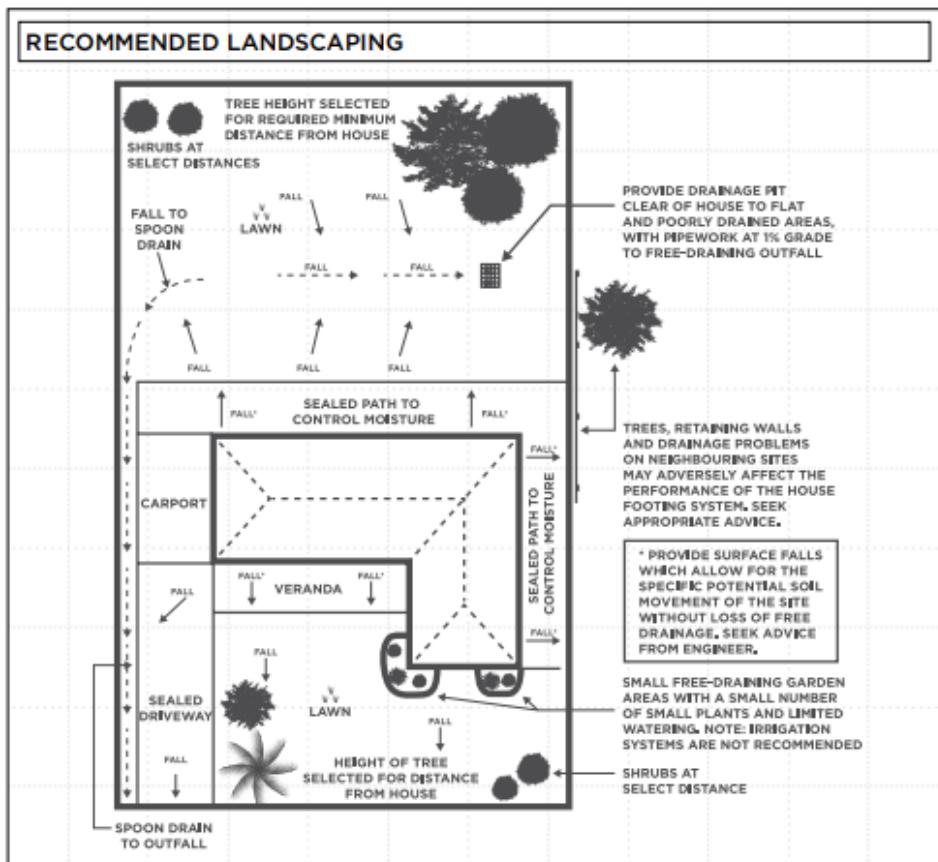
Concrete

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

Paths and Walkways: Paths and Driveways

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

Remember do not cover weep holes or sub-floor ventilation



Paths and Walkways: Trees

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

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

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

Steps: Steps / Stairs Materials and Location

Front

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

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

[See here for more information](#)

Vegetation / Trees: Vegetation

Small Shrubs

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

Retaining Walls: Retaining Walls

Over 700mm High

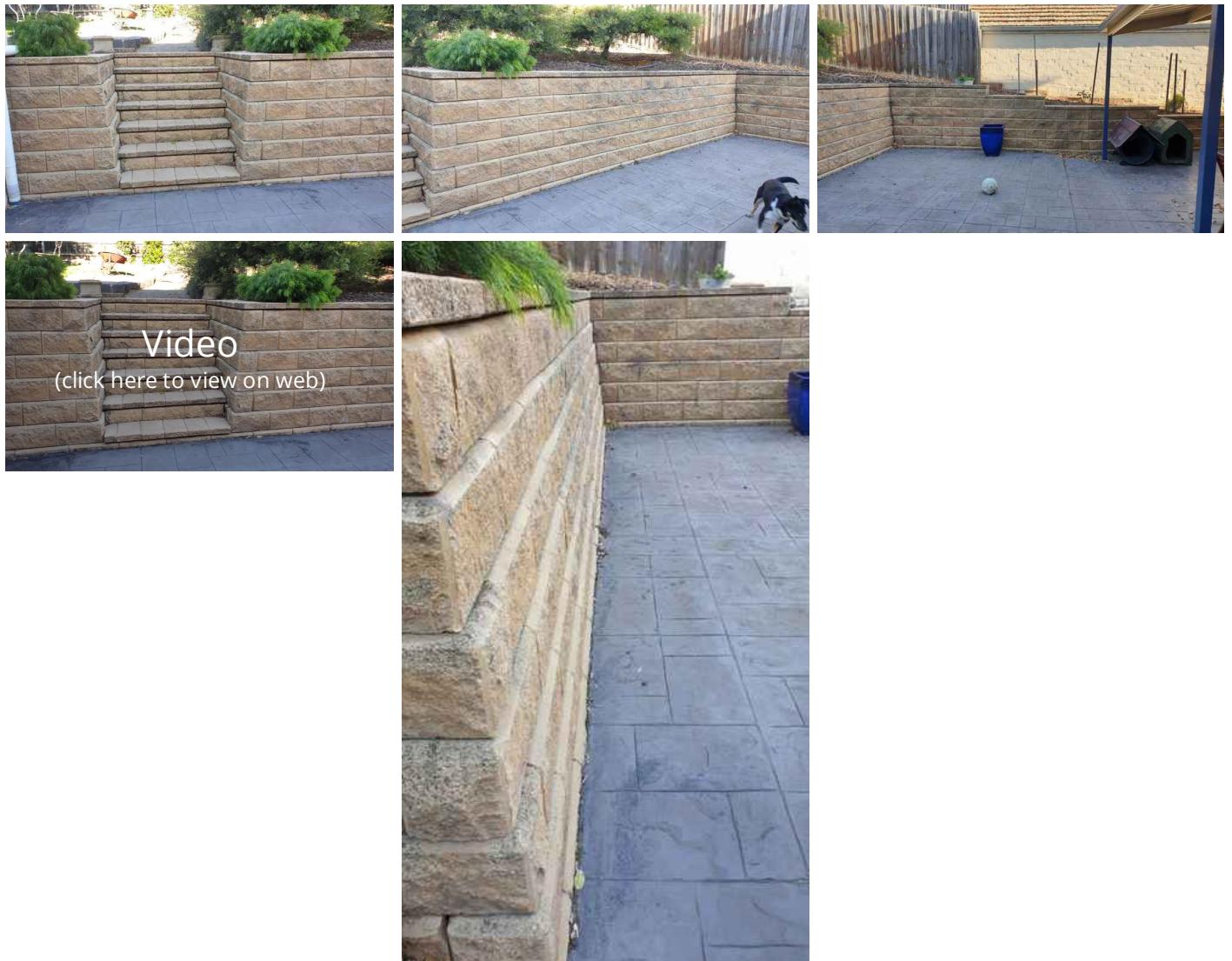
Retaining walls less than 700mm in height are not deemed to be structural and are not required as per the scope of the inspection. I do however inspect retaining walls under 700mm high where they may adversely affect the dwelling and make comments on my findings. Retaining walls over 700mm high are inspected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

Retaining Walls: Photographs

Rear

Retaining wall photographs



Defects

3.3.1 Side and Boundary Fencing and Gates

WRONG DURABILITY CLASS OF FIXINGS

Yellow Zinc coated fixings are not suitable for external use.

I recommend installing hot dipped galvanised or stainless steel fixings for external use.



MAINTENANCE ITEM / GENERAL ADVICE

3.4.1 Grading and Drainage

GRADING NOT DESIGNED TO MANAGE RAINWATER

NORTH SIDE, WEST END OF DWELLING



MINOR DEFECT

The current configuration of the grading **will not allow rainwater to run away from the home properly** in the referenced area(s) or portions of the referenced area(s). Grading is *either wrong or right*, with no grey areas in between. The grading either slopes away from the structure (*Right-Positive Grading*), is flat (*Wrong*), or slopes towards the structure (*Wrong-Negative Grade*). Even though no repercussions **may be present at the time** of inspection due to **improper grading**, the possibility of moisture infiltration through foundation walls or into the sub-floor area is always **possible during heavy rainfall events**.

Flat grading and negative grading allow the soil in these areas to **become saturated**, once saturated the porous, permeable masonry foundation walls can wick this water out of the soil via capillary action. This can allow the masonry itself to become saturated and either evaporate this moisture into areas below grade (such as a basement or sub-floor area) in the form of water vapour, creating high humidity, or allow for moisture or water infiltration into areas below and under the sub-floor areas. Wet soils are often the cause for foundation movement and failures. Furthermore, wet sub-floor or basements are a haven for mould and induce termite activity.

Surface water drainage information

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

- (a) Slab-on-ground — finished ground level adjacent to buildings:
the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
 - (i) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
 - (ii) **50 mm over the first 1 m from the building in any other case.**
- (b) Slab-on-ground — finished slab heights:
the height of the slab-on-ground above external finished surfaces must be not less than
 - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concreted areas) that slope away from the building in accordance with (a); or
 - (iii) **150 mm in any other case.**

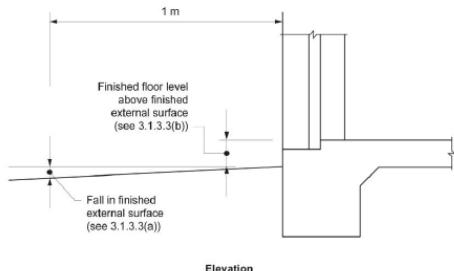
Explanatory information:

The appropriate slab height above finished ground level and the slope of the external finished surface surrounding the slab may vary depending on:

1. The local plumbing requirements; in particular the height of the overflow relief gully relative to drainage fittings and ground level (to work effectively they must be a minimum of 150 mm below the lowest sanitary fixture).
2. The run-off from storms, particularly in areas of high rainfall intensity, and the local topography.
3. The effect of excavation on a cut and fill site.
4. The possibility of flooding.
5. Termite risk management provisions.

- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

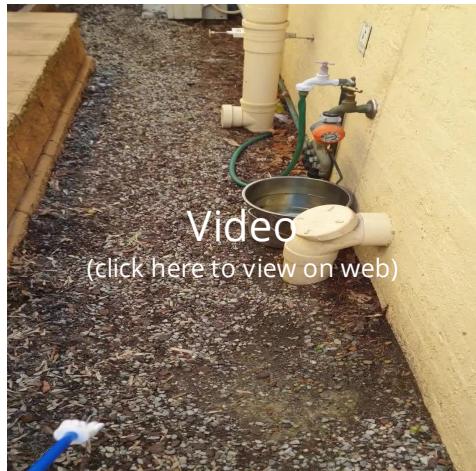
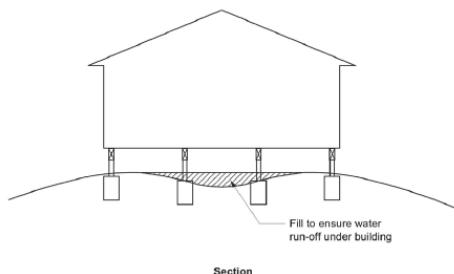
This deficiency will be labelled in Red (significant concern) when evidence of moisture infiltration was observed or labelled in Orange (moderate concern) when no indications of moisture infiltration was observed.

Site surface drainage

Recommendations:- Engage a qualified engineer to assess and advise on rectification works required.

Recommendation

Contact a qualified professional.

Grading of ground under suspended floors**3.4.2 Grading and Drainage****PAVING HIGH ON FOUNDATION WALL (SLAB)**

WESTERN SIDE (REAR) SOUTHERN END



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

Slab-on-ground finished slab heights are to be a **50mm minimum above impermeable** (paved or concrete areas) that slope away from the building a minimum of **50mm over the first 1m**

Recommendations: Consult a qualified engineer for further advice and recommendations.

Recommendation

Contact a qualified professional engineer



3.4.3 Grading and Drainage

SOIL HIGH ON FOUNDATION WALL (B/V)



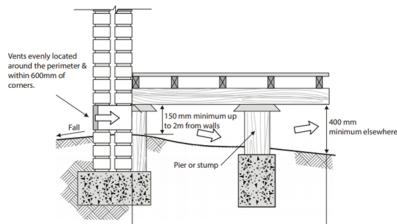
MINOR DEFECT

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

Recommendations: Clear the soil away from the sub-floor vents to provide a **minimum 150mm** (or 6 inches) **clearance between the ground and the bottom of the sub-floor vent** ensuring that water can freely drain away from the dwelling.

Recommendation

Contact a qualified professional.



Soil to high on Foundation Wall, conducive to WDI and moisture intrusion.

3.5.1 Driveway

COMMON CRACKS

Common cracks and settlement was observed on the driveway.

Maintenance Recommended.

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

Recommendation

Recommend monitoring.



MAINTENANCE ITEM / GENERAL ADVICE



3.5.2 Driveway

MISSING EXPANSION JOINTS

- MINOR DEFECT

I observed expansion joints were missing or spaced to far apart in the driveway and or paving.

Expansion joints are used in large areas of paving to accommodate expansion, primarily due to elevated temperatures during periods of hot weather. They should be provided at maximum 15 metre centres in any direction.

I recommend installing expansion joints to help control cracking and movement of the concrete driveway or paving or pathways.

See link [here](#) for more information

Recommendation

Contact a qualified concrete contractor.

3.5.3 Driveway

NO ISOLATION JOINT(S) AGAINST DWELLING

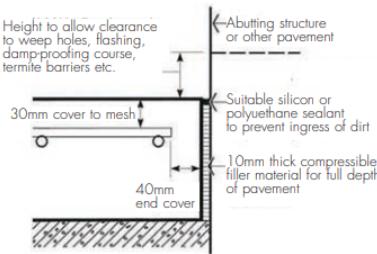
- MINOR DEFECT

I observed concrete paths and or driveways poured in contact with the dwelling or other fixed structure.

Concrete paths or driveways require an expansion gap when installed up to (or against) a dwelling to allow for differential movement between the structures.

Isolation joints should be provided wherever a concrete slab abuts existing buildings, pavements, or rigid structures such as drainage pits, access holes or columns. These joints should then be sealed with a flexible sealant to prevent water ingress, coloured sealants can be used to best match the colour of the concrete paving.

See link [here](#) for more information.



Recommendation
Contact a qualified professional.



3.5.4 Driveway

MISSING CONTROL JOINTS



I observed a lack of or missing control joints in the concrete driveway, paving or paths as mentioned in the location(s)

Control joints typically form a weakened plane at which the concrete cracks. Without them, drying shrinkage will result in random cracking that may be unsightly. Control joints should be provided at maximum 3 metre centres, at any changes in shape (e.g. a narrow path attached to a driveway), at any changes in direction (e.g. around corners, especially where a re-entrant corner may be formed), and at any rigid structures (e.g. access holes, pits, columns) that may prevent movement and increase the risk of cracking.

I recommend installing control joints to help reduce and control cracking in all concrete paved areas.

See link [here](#) for more information

Recommendation

Contact a qualified concrete contractor.

3.6.1 Paths and Walkways

MISSING EXPANSION JOINTS



I observed expansion joints were missing or spaced to far apart in the driveway and or paving.

Expansion joints are used in large areas of paving to accommodate expansion, primarily due to elevated temperatures during periods of hot weather. They should be provided at maximum 15 metre centres in any direction.

I recommend installing expansion joints to help control cracking and movement of the concrete driveway or paving or pathways.

Recommendation

Contact a qualified concrete contractor.

3.6.2 Paths and Walkways



NO ISOLATION JOINT(S) AGAINST DWELLING

REAR PAVING AGAINST GARAGE AND RETAINING WALLS

I observed concrete paths and or driveways poured in contact with the dwelling or other fixed structure.

Concrete paths or driveways require an expansion gap when installed up to (or against) a dwelling to allow for differential movement between the structures.

Isolation joints should be provided wherever a concrete slab abuts existing buildings, pavements, or rigid structures such as drainage pits, access holes or columns. These joints should then be sealed with a flexible sealant to prevent water ingress, coloured sealants can be used to best match the colour of the concrete paving.

See link [here](#) for more information.

Recommendation

Contact a qualified professional.



Missing Isolation Joint



Missing Isolation Joint

3.6.3 Paths and Walkways

MISSING CONTROL JOINTS MINOR DEFECT

I observed a lack of or missing control joints in the concrete driveway, paving or paths as mentioned in the location(s)

Control joints typically form a weakened plane at which the concrete cracks. Without them, drying shrinkage will result in random cracking that may be unsightly. Control joints should be provided at maximum 3 metre centres, at any changes in shape (e.g. a narrow path attached to a driveway), at any changes in direction (e.g. around corners, especially where a re-entrant corner may be formed), and at any rigid structures (e.g. access holes, pits, columns) that may prevent movement and increase the risk of cracking.

I recommend installing control joints to help reduce and control cracking in all concrete paved areas.

See link [here](#) for more information

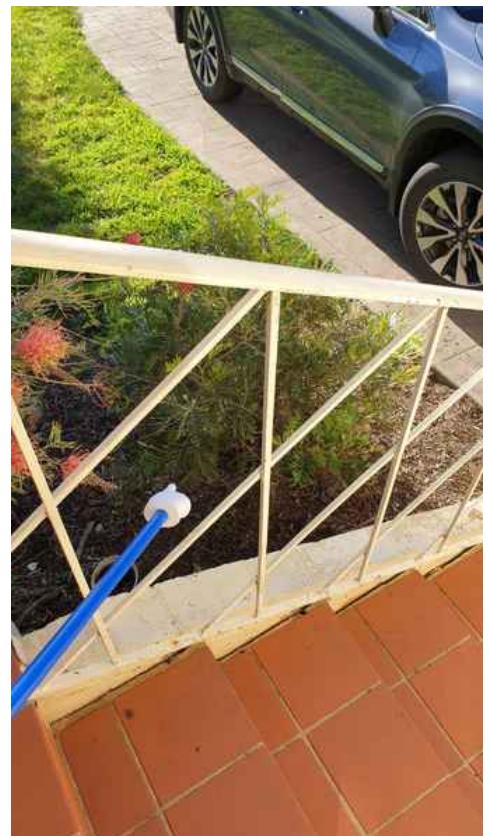
Recommendation

Contact a qualified concrete contractor.

3.7.1 Steps

FYI HANDRAIL AND BALUSTRADES

MAJOR DEFECT / SAFETY HAZARD



Balustrade opening greater than 125mm

This is for your information.

The existing dwelling was constructed prior to mandatory safety minimum requirements for handrails and balustrading.

To prevent people from falling, a continuous balustrade or barrier must be provided alongside any stairway or ramp, any floor, corridor, hallway, balcony, verandah, mezzanine or path of access to a building if it is not bounded by a wall or any level more than 1 m above adjoining floor or finished ground level.

Technically speaking I observed a Safety Hazard and as such is deemed a Major Defect!

The height of a Balustrade or Barrier must not be less than:

- 1m above the floor of any access path, balcony, landing where it is not bounded by a wall and its level above the surface is 1m or more than 4m where a person is able to fall through an open window
- 865mm above the floor of a landing to a stair or ramp where the balustrade or other barrier is provided along the inside edge of the landing and is not more than 500mm long.

Note: A transition zone may be incorporated where the balustrade or barrier height changes from 865mm on the stair flight or ramp to 1m at the landing.

To comply with requirements of Acceptable Construction Practice, stairs should not have:

- more than 18 risers in a flight of steps to ensure that people negotiate a limited number of steps before a landing is installed so they can rest
- more than 3 winders in a $\frac{1}{4}$ landing where the going of the winders to either $\frac{1}{4}$ or $\frac{1}{2}$ landings may differ from the remainder of the flight however they must be consistent with the landing and not varied individually:
- a riser opening greater than 125mm
- a going less than 240mm for a straight flight of steps.

The maximum gradient of a ramp should not exceed 1:8 and the floor surface must be non-slip.

Handrail and Barrier heights must not be less than:

- 1m above the floor access path, balcony or landing
- 865mm above the nosing of the stair
- A transition zone may be incorporated where the balustrade or barrier height changes from 865mm on the stair flight or ramp to 1m at the landing
- Posts are to be spaced maximally at 1.8m
- Wire must be stainless steel with a minimum diameter of 3.2mm
- Maximum wire spacing is 100mm
- Intermediate droppers are to be fitted at a maximum 900mm between posts and secured top and bottom
- Tensioners are to be placed on each strand of wire at each change of direction of 30 degrees or more

A solid handrail is required of steel tubing with a minimum diameter of 40mm or timber as per the Timber framing Code AS 1684.2 2010.

For safety, I recommend installing a compliant handrail and balustrading.

Recommendation

Contact a qualified professional.

3.7.2 Steps

MISSING ISOLATION JOINT(S)

FRONT ENTRY STAIR

I observed concrete (or paved) steps in direct contact with the dwelling or other fixed structure.

Concrete (or paved) steps require an *isolation joint or expansion joint* when installed up to (or against) a dwelling or other fixed structure to allow for differential movement between the structures.

Isolation joints should be provided wherever a concrete abuts existing buildings, pavements, or rigid structures such as drainage pits, access holes or columns. These joints should then be sealed with a flexible sealant to prevent water ingress, coloured sealants can be used to best match the colour of the concrete paving.



Recommendation

Contact a qualified professional.



3.8.1 Vegetation / Trees

VEGETATION IN CONTACT WITH HOME

There was vegetation in contact with the home in areas. Pruning or removal of any plants that are in contact with the home is recommended by a qualified person to eliminate pathways of wood destroying insects, and to allow moisture to adequately dry behind these areas after rainfall events.

Recommendation

Contact a handyman or DIY project



MAINTENANCE ITEM / GENERAL ADVICE



4: EXTERIOR

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

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

Information

Foundation: Foundation Type and External Cladding: CLADDING	Material	Exterior Doors: FRONT ENTRY DOOR
Raft Slab, Strip Footings	MATERIAL	Single Door, Glazed Panel
Brick Veneer		
Exterior Doors: REAR ENTRY DOOR	Exterior Doors: SIDE ENTRY DOOR	Balconies: Material
Aluminium Sliding	Not Applicable	N/A
Decks: Material	Porches: Material	Verandah: Material
N/A	Concrete, Tiled	Steel
Verandah: Photographs	Steps: APPURTEMENT	Steps: MATERIAL
	Front Porch, Rear Yard	Concrete Link Wall Steps, Tiled

General: Inspection Method

Inspection of the exterior is a visual inspection only.

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

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

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

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

General: Homeowners Responsibility

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

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

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

General: Trees and Shrubs

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

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

Height of Tree(h)

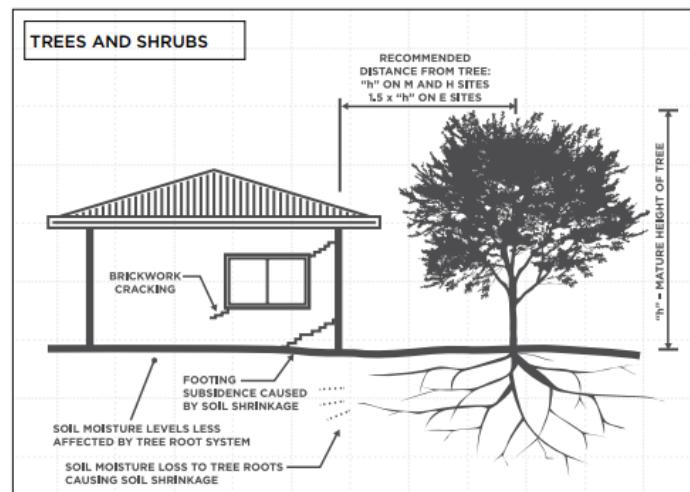
Distance from house (d)

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

$d = 1.5h$ for class E sites.

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

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



General: Rising Damp

What is Rising Damp

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

Why Does Rising Damp Occur

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

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

External Cladding: CRACKING DEFECTS INFORMATION

Determining defect

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

MAINTENANCE FYI ITEM

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

Minor Defect

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

Examples of serviceability defects resulting from cracking are as follows:

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

Major Defect

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

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

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

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

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

NOTE

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

External Cladding: HAIRLINE CRACKING BRICK VENEER

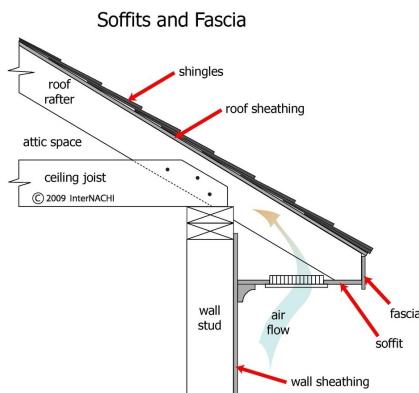
Front of House, Side of House, Rear of House

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

Eaves, Soffits & Fascia: Eaves, Soffit and Fascia

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

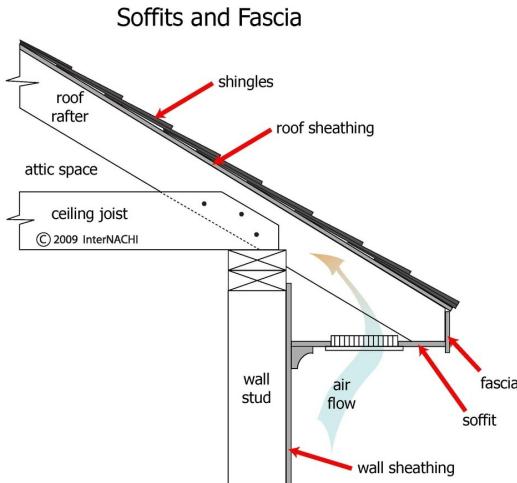
For more information on Eaves see build.com.au



Eaves, Soffits & Fascia: Material

Timber Fascia

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



Exterior Doors: Photos

Front and Rear Doors



Front Entry Security Door



Front Entry Door



Rear Entry Sliding Door

Balconies: Balcony

N/A

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.

Decks: Appurtenance

N/A

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

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

Durability Class

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

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

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

Strength Rating

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

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

Hazard Class

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

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

Porches: Appurtenance

Front Porch, Covered Porch, Porch With Steps

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

Verandah: Verandah

Verandah, Back

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

Patios: Patio Material

Concrete

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.

Patios: Photographs



Steps: Photographs

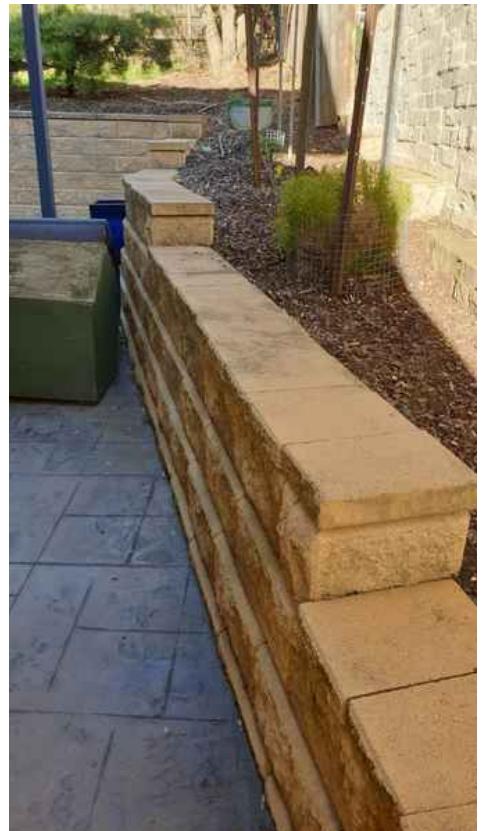


Porch Entry Stair



Rear Yard Stair

Vegetation and Retaining Walls: Photographs



Limitations

Eaves, Soffits & Fascia

ASBESTOS

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

4.2.1 Foundation

POOR VENTILATION SUB FLOOR

MINOR DEFECT

The foundation is poorly ventilated. Increased ventilation (introduction and movement of fresh air) is recommended.

Recommendation

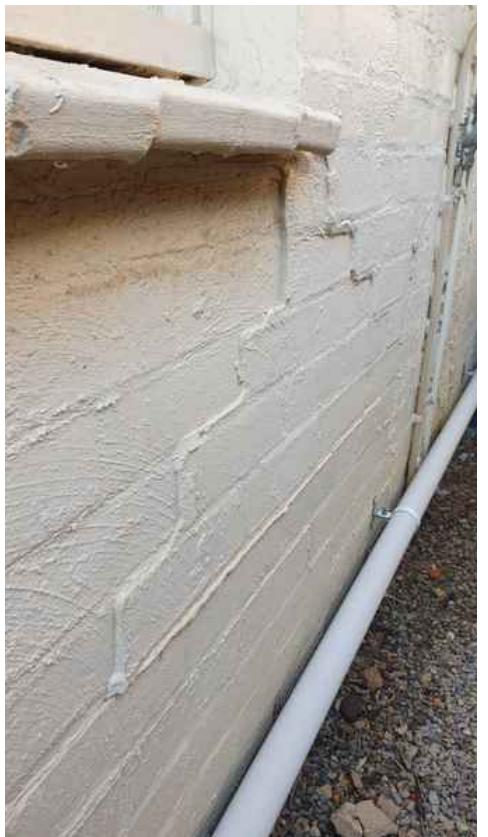
Contact a qualified professional.



Could add extra ventilation



Partly obstructed and conducive to WDI



No cross ventilation due to new slab addition



No cross ventilation due to new slab addition

4.3.1 External Cladding

MASONRY CRACKS SLIGHT <5MM

The masonry brickwork showed visible evidence of Cracks / Cracking.

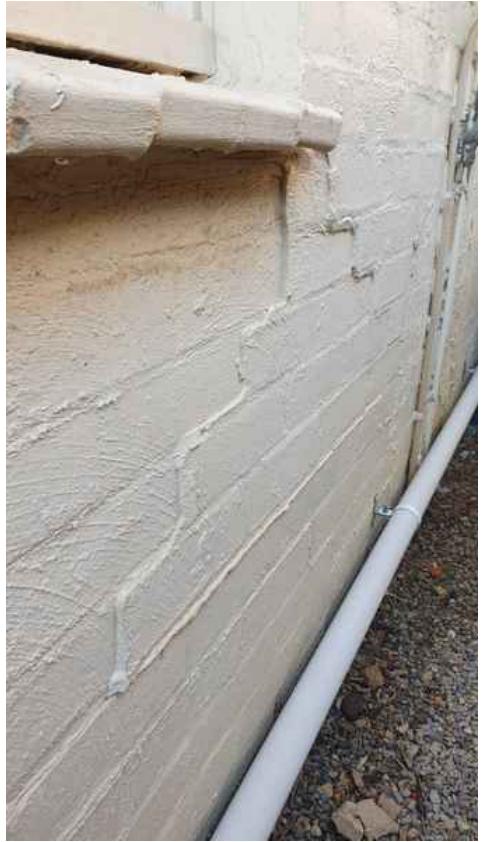
Cracks are ≤ 5.0 mm in width with a Damage Category of 2, Slight, and are considered a defect and requires repair work such as repointing. These cracks are noticeable but easily filled. Common damage associated with these cracks may be doors and windows that stick slightly.

Recommendations:- Fill cracks and monitor for 12 months, should they become larger than 5.0mm in width contact a structural engineer for further advice.

Recommendation

Contact a qualified professional.







4.3.2 External Cladding

MASONRY CRACKS MODERATE (5MM-15MM)

⚠ MAJOR DEFECT / SAFETY HAZARD

The masonry brickwork showed visible evidence of Major Cracks / Cracking.

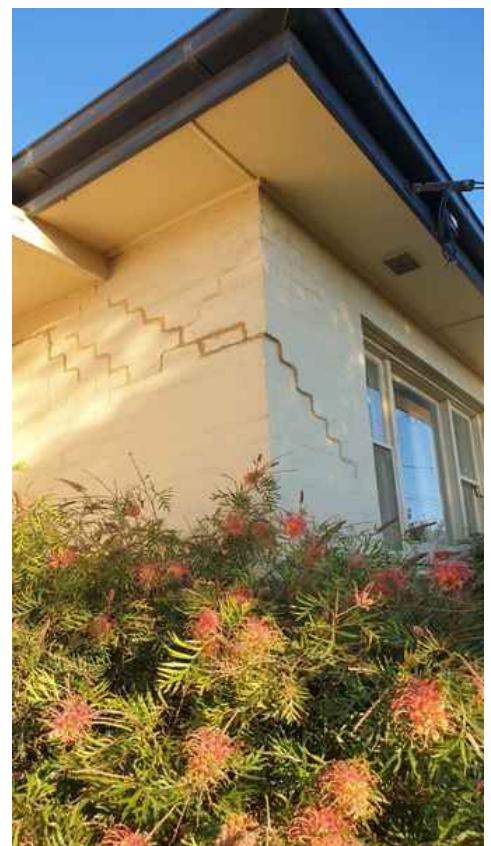
Cracks are $>5.0\text{mm}$, $\leq 15.0\text{mm}$ (or a number of cracks 3.0mm or more in one group) in width with a Damage Category of 3 and are **considered a defect and these cracks require repair**. These cracks are noticeable and can be repaired and possibly a small amount of wall will need to be replaced.

Common damage associated with these cracks are doors and windows that stick, service pipes can fracture and weather tightness is often impaired.

Contact a structural engineer for further advice and repair cracks as required.

Recommendation

Contact a qualified structural engineer.



A number of cracks

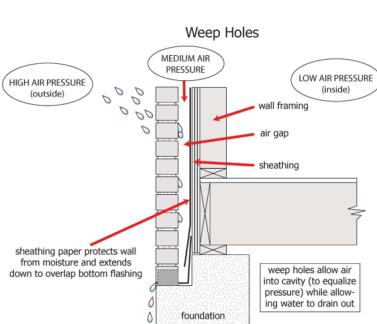
4.3.3 External Cladding

WEEP HOLES COVERED

⚠ MAJOR DEFECT / SAFETY HAZARD

The weep hole of the external cladding were partly or fully covered which inhibits the proper function of the weep holes. Covering or partially covering the weep holes does not allow the wall cavity to ventilate and expel moisture from within the structure, furthermore the damp coarse has been bridged allowing for moisture to draw up the wall. Covering weep holes also invites termites and other unwanted insect or organisms to enter the wall cavity.

Recommendations:- Reduce level below the bottom of the weep holes to allow for proper function.



Recommendation
Contact a qualified professional.



Weep hole partly covered rear of dwelling



Weep hole partly covered Northern side of dwelling



Weep hole partly covered rear of dwelling

4.3.4 External Cladding

RIGID EXPANSION JOINT COMPOUND

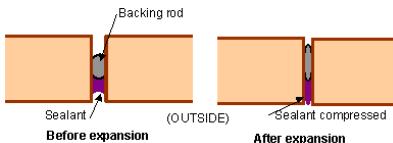
TOILET WINDOW

MINOR DEFECT

I observed a rigid expansion joint compound in one or more locations.

Expansion joints should be filled with a flexible compound to prevent water / moisture intrusion yet allow for **expansion and contraction** of the masonry walling.

The permanent gap sealer (compound) must be highly compressible. It will start as 20mm thick and may end up 5mm thick. Bitumen-impregnated soft foam strips are possible, but a neater seal is formed with a round polythene-foam backing rod squeezed into the gap, and a gunned-in mastic sealant. The backing rod is necessary to allow the sealant bead to be formed properly. If the wall is required to be fire-rated, a fire-rated sealing system will be required instead.



I recommend installing a flexible expansion joint compound to all expansion joints.

Recommendation

Contact a qualified professional.



Rigid expansion joint



Rigid expansion joint



Rigid expansion joint

4.3.5 External Cladding

EXPANSION JOINT MISSING AT WINDOW

TOILET WINDOW

MINOR DEFECT

Articulated joints and Window/Doors

When an Articulation joint is located next to windows and doors, a gap of 10 mm must be left between the edge of the window frame and the brickwork.

In a plain wall, the gap between bricks again should be 10mm. The space between the bricks is taken up with expandable foam filler on the outside face keeping water out.

It is extremely difficult to install an expansion joint beside a window after the fact!

I recommend installing expansion joints so that they are consistent in size from the footing to the top of the brickwork as required, ensuring the gap is maintained beside any window or door in that expansion joint.

Recommendation

Contact a qualified professional.



Missing expansion joint beside window

4.3.6 External Cladding

BOWING OF WINDOW SILL BRICKWORK

NORTHERN GROUND FLOOR WINDOWS

I observed bowing of brick window sills in one or more locations.

Bowing is usually caused by expansion of brickwork. Each brick can increase in size by up to 1/4 of a millimetre, that doesn't sound like much until you add all the bricks together and the brick wall can grow (increase in length) considerably. If inadequate (or no) expansion joints are installed to accommodate expansion, cracking, bowing and distorting brickwork can and will occur.

I recommend reinstalling the brick window sills and installing expansion joints as required to accommodate the naturally occurring expansion and contraction of the brickwork.

Recommendation

Contact a qualified masonry professional.



MINOR DEFECT



Bowing Masonry Window Sill



Bowing Masonry Window Sill



4.4.1 Eaves, Soffits & Fascia

PAINT/FINISH FAILING

MINOR DEFECT

FIRST FLOOR FASCIAS EASTERN END (FRONT)

The paint or finish is failing. This can lead to deterioration and rot of the material.

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

Recommendation

Contact a qualified painting contractor.



4.4.2 Eaves, Soffits & Fascia

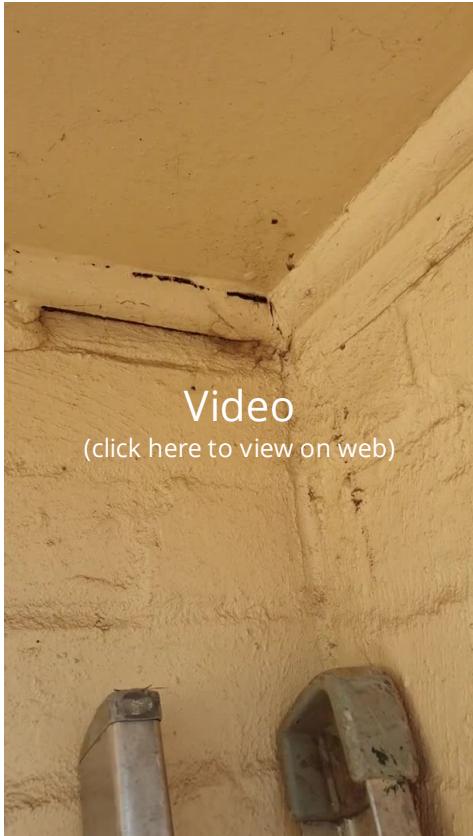
WATER DAMAGE PRESENT

MINOR DEFECT

Water damage was present on the overhangs / fascia in areas. Repairs or replacement of any damaged wood is recommended by a qualified person.

Recommendation

Contact a qualified professional.



4.5.1 Exterior Doors

WEATHERSTRIPPING NOT PRESENT

ENTRY DOOR

External door(s) in the referenced location(s) is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

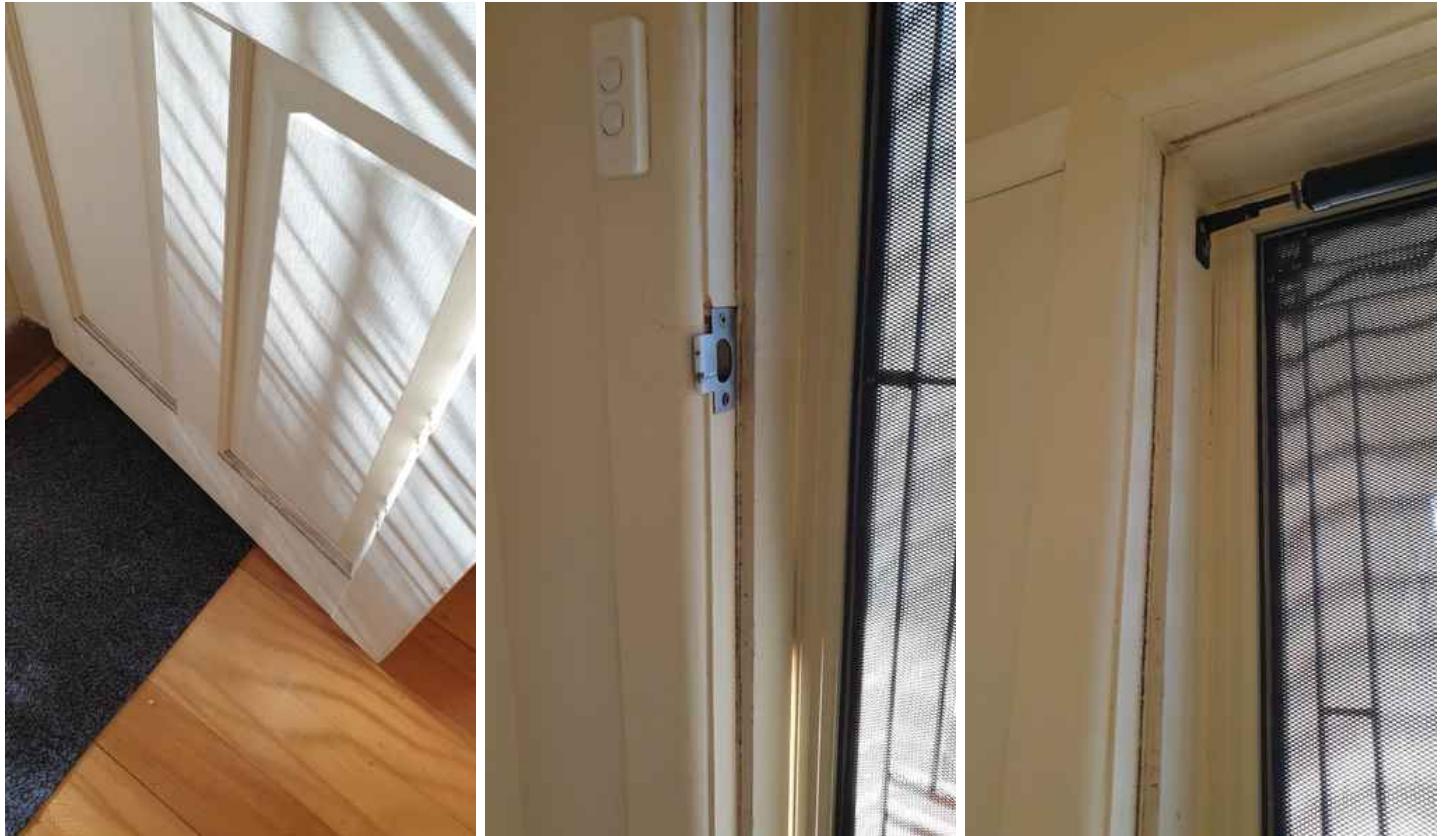
[Here is a DIY guide on weatherstripping.](#)

Recommendation

Contact a qualified door repair/installation contractor.



MAINTENANCE ITEM / GENERAL ADVICE



4.8.1 Porches

RAILING UNSAFE

There is an unsafe opening in the railing. The spacing on the rail 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.

Recommendation

Contact a qualified professional.



4.8.2 Porches

RUSTING SUPPORT

The steel support of the porch is rusting and requires maintenance / repair or replacement.
I recommend further investigation to establish an appropriate remediation / rectification or repair.
Recommendation
Contact a qualified professional.



Rusting



Rusting

4.8.3 Porches

MOISTURE / WATER PENETRATION

MINOR DEFECT

Moisture or water penetration was evident on the underside or the porch roof.

I recommend sealing and repairing the porch roof as required.

Recommendation

Contact a qualified professional.



Ponding Water



Moisture to Underside of Porch Roof



Porch Roof

4.9.1 Verandah

RUSTED FIXING BOLTS

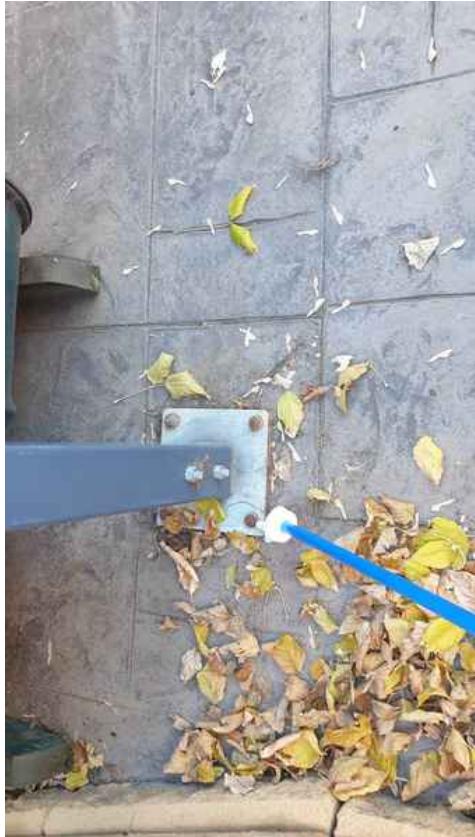
MINOR DEFECT

I observed rusting on the hold down bolts in one or more locations of the verandah posts.

I recommend replacing fixing with Galvanised or Stainless Steel Fixings.

Recommendation

Contact a qualified professional.



Rusting Hold Down Bolts



Rusting Hold Down Bolts



Rusting Hold Down Bolts

4.10.1 Patios

PATIO CRACKS MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil.

Recommend monitor and/or have concrete contractor repair, patch or seal as required.



MAINTENANCE ITEM / GENERAL ADVICE

5: ROOF

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

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

Information

**GENERAL INFO: ROOF TYPE /
STYLE**

Hip and Valley

[Roof and Styles Information](#)

**Roof Coverings: ROOFING
MATERIAL**

Tile (Terra-cotta)

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

**Gutters / Downpipes: GUTTER
TYPE**

Eaves Gutter, Quad, Slotted

**Gutters / Downpipes: GUTTER
MATERIAL**

Colorbond

Gutters / Downpipes: INFORMATIONAL

External / Eaves Gutters

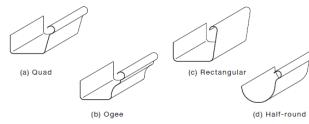


FIGURE 5.6(A) TYPICAL EXTERNAL EAVES GUTTERS

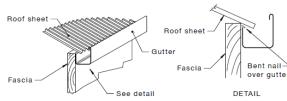
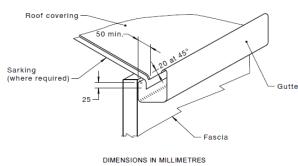
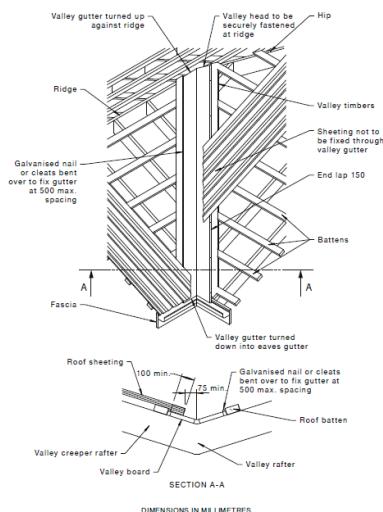


FIGURE 5.6(B) CLEATING

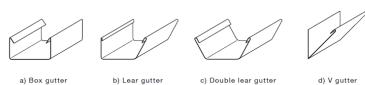


DIMENSIONS IN MILLIMETRES

Valley Gutters



Internal / Box Gutters



a) Box gutter

b) Lear gutter

c) Double learner gutter

d) V gutter
(not permitted)

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

Brick

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

N/A

GENERAL INFO: Home Owners Responsibility

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

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

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

GENERAL INFO: Inspection Method

Walked on Roof

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

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

GENERAL INFO: ROOF VIEWS

Roof General Photos



Ground Floor Looking South



Ground Floor Looking East



1st Floor Looking West



1st Floor Looking North



1st Floor Looking South

Roof Coverings: WHY IS MY ROOF GROWING STUFF?

1st Floor Roof

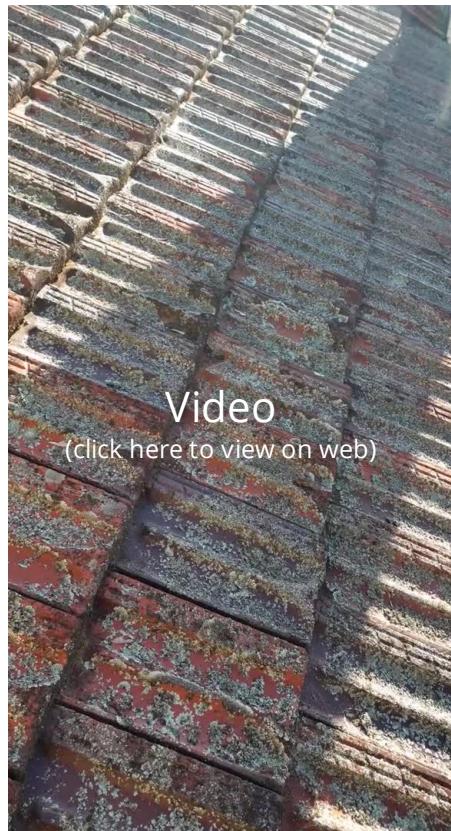
Why Is My Roof Growing Stuff?

You're probably wondering why your roof is growing a greenish carpet of strange organisms in the first place. The answer basically comes down to two things: moisture and warmth.

Mould, lichen, and moss all love to breed in warm moist environments, and unfortunately roofs often make the ideal breeding grounds. Even though it is meant to repel water from entering your home, your roof can become the reason that the moisture is sticking around longer than it should.

This can be caused by a variety of factors. Most commonly, gutter cleaning gets neglected, and they become so stuffed with leaves and twigs that they make better sponges than spouts. Likewise, if debris, such as a branch, falls on your roof and doesn't get removed for a long period of time, it can slow the drainage of rain from your roof. Finally, simply poor roof drainage due to unprofessional installation or damage over time can result in excess moisture building up on your roof.

Combine any of these problems with hot summer days, and you've got a recipe for unwelcome visitors infesting the top of your home.



Video

(click here to view on web)

Limitations

GENERAL INFO

ROOF LIMITATIONS

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

Defects

5.2.1 Roof Coverings

RIDGE CAP POINTING

Areas of the ridge capping have areas that require re-pointing.

I recommend contacting a qualified roof tiler for further evaluation and repairs

Recommendation

Contact a qualified roofing professional.



5.2.2 Roof Coverings

VALLEY POINTING

Areas of the roof valley have missing or dislodged pointing.

I recommend contacting a Qualified Roof Tiler to further evaluate and rectify.

Recommendation

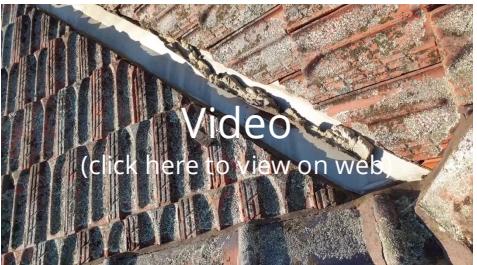
Contact a qualified roofing professional.



GF Roof Valley, Dislodged Pointing



GF Roof Valley, Dislodged Pointing



Video

(click here to view on web)



GF Missing pointing



GF Roof Valley, Dislodged Pointing

5.2.3 Roof Coverings

TILES - MOSS / LICHEN / MOULD

MAINTENANCE ITEM / GENERAL ADVICE

The roof surface has areas of moss, lichen or mould.

Moss

Moss is probably the easiest growth on your roof to identify. It looks like a little patch of grass (or maybe a really big patch if you've let it go for a while). While moss doesn't have real roots, it has tiny protrusions that look like roots, and it will form its own soil by collecting dirt and debris from the air. Cleaning moss off roof tiles is generally best done as soon as possible before this soil has a chance to gather.

Lichen

Lichen isn't a plant. In fact, it's not even a single organism. It's actually a combination of algae and fungi living together. And on your roof, it usually looks like a green crust that grows in patches. While moss can look quite luscious, lichen usually grows much thinner and closer to the surface of your roof. Lichen on terracotta roof tiles is particularly unappealing to the eye, and is best handled before it has a chance to cake in and ruin the tiles.

Mould

When mould is growing on top of your roof, it is often indicative of problems that started within the home. More than likely, it is spreading from your attic into your roof. Roof mould is actually very difficult to identify because it looks very similar to algae when it grows on a roof. They both tend to appear as streaks of black or greenish stains that seem to extend down your roof.

Some of the most seemingly innocent, yet dangerous things that could be on your roof right now include moss, algae, and debris such as leaves. Moss and leaves can both trap moisture beneath them, which means that roof holding them will stay damp for long periods of time. This dampness will eventually begin to break down into your roof, causing it to deteriorate at a much faster rate. In time, this moisture will begin to seep into your roof causing rot, mould, or mildew in your ceilings and other parts of your home.

Recommendation

Contact a qualified professional.

5.3.1 Gutters / Downpipes

GUTTER DEBRIS (MINOR)

Debris has accumulated in the gutters.

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

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

Recommendation

Contact a handyman or DIY project



MAINTENANCE ITEM / GENERAL ADVICE



Front of House



South Side of House



South Side of House

5.4.1 Flashings

RUST - MINOR

CHIMNEY FLASHINGS



MINOR DEFECT

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

I recommend coating flashings with an appropriate epoxy coating to prolong the life of the flashings.

Recommendation

Contact a qualified roofing professional.



Rusting Chimney Flashing



Rusting Chimney Flashing



Lead Chimney Flashing



Rusting Chimney Flashing



Chimney Flashing



Video

(click here to view on web)

5.4.2 Flashings **FLASHING COVERAGE (POOR)**

MINOR DEFECT

Areas of the chimney flashings have poor coverage which could lead to water or moisture ingress.

I recommend engaging a Qualified Roof Plumber to evaluate and repair.

Recommendation

Contact a qualified professional.



5.5.1 Skylights, Chimneys & Other Roof Penetrations

- MINOR DEFECT

CHIMNEY TOP POINTING

The pointing on the top of the chimney is deteriorating, this could allow for water / moisture ingress and requires repairs.

I recommend engaging a qualified roofing contractor for further advice and repairs.

Recommendation

Contact a qualified roofing professional.



Chimney

6: GARAGE

		I	F	D	M	U	N/A
6.1	General	X	X				
6.2	Roof	X					
6.3	Pedestrian Door				X		
6.4	House / Garage Door						X
6.5	Ceiling					X	
6.6	Floor	X					
6.7	Walls & Firewalls	X					X
6.8	Garage Door	X					
6.9	Garage Door Opener	X					
6.10	Vehicle Door 2						X
6.11	Garage Door Opener 2						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

Carport, Off Street Parking,
Detached Double Garage

Roof: Material

Metal, Galvanised, Trimdek

Roof: Type

Flat

Pedestrian Door: Door Type

Semi Solid, Steel Jamb

House / Garage Door: Door Style

Not Applicable

Ceiling: Ceiling Material

Unfinished

Garage Door: Material

Steel

Garage Door: Type

Sectional

Vehicle Door 2: Type

N/A

Vehicle Door 2: Material

N/A

Garage Door Opener 2: Number

N/A

Garage Door Opener 2: Opener
Brand

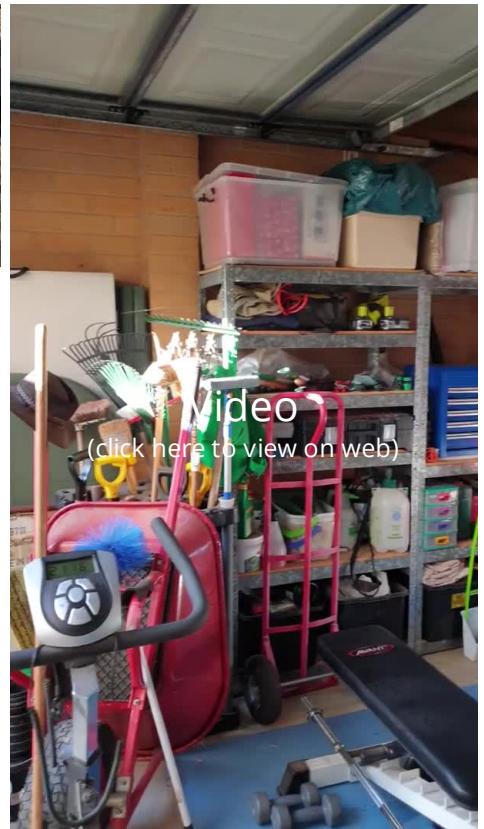
N/A

General: Garage Photos

Garage Roof



Carport Roof



Video

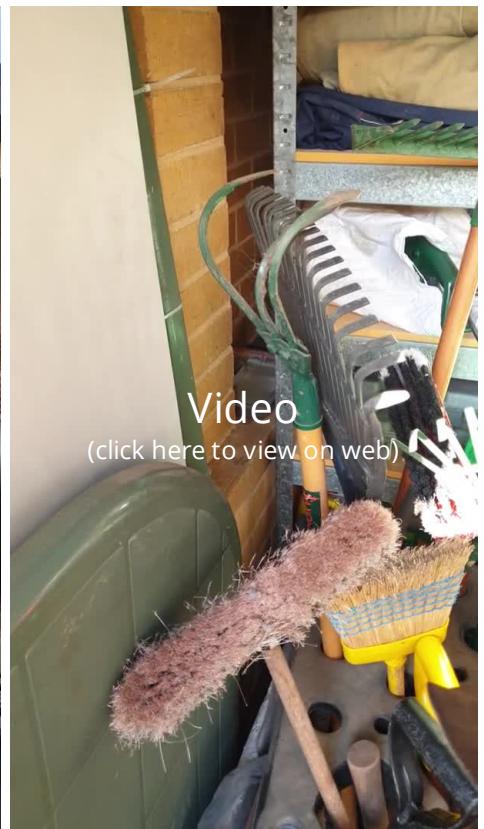
(click here to view on web)



Garage North Wall



Carport



Video

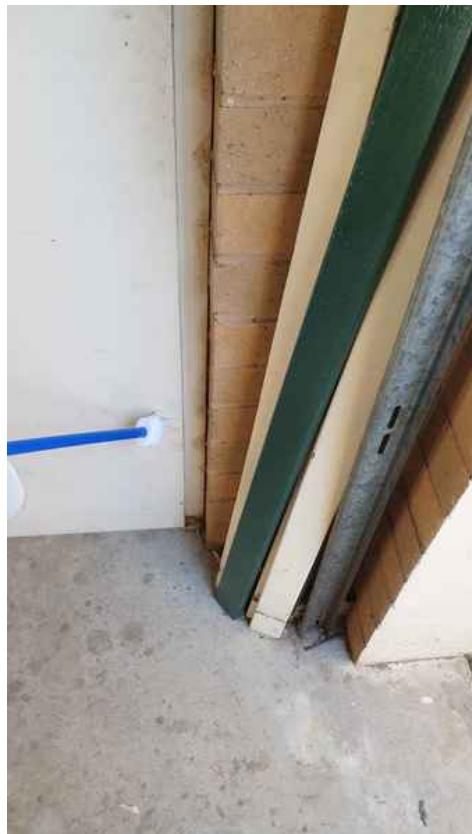
(click here to view on web)

Pedestrian Door: Photographs

Garage



Garage Door



Garage Door Binding

Limitations

General

LIMITED INSPECTION

Stored Items

Garage was unable to be fully inspected due to stored items, cars, cabinetry, work bench and rubbish in the garage.

This limited my visual inspection. Undetected defects may exist in the garage that were not possible to see.

Recommend the garage is reviewed when emptied before closing.

Defects

6.1.1 General

CARPORT FLASHING COVERAGE

Minimum coverage was observed on the carport apron flashing adjoining the house. It doesn't seem to be a problem yet, however I recommend to **monitor** for water leaks, if they occur contact a licensed roof plumber to assess and rectify.

Recommendation

Contact a qualified professional.



MAINTENANCE ITEM / GENERAL ADVICE



Carport Apron Flashing



Carport Roof

6.2.1 Roof

FLASHING COVERAGE

The flashing coverage on the garage roof is inadequate. The garage roof may not have had any signs of water / moisture ingress however in a severe storm water may enter the garage roof space.

I recommend to monitor, if water / moisture ingress occurs engage a qualified roof plumber to rectify.

Recommendation

Contact a qualified roofing professional.



Apron Flashing



Apron Flashing Inadequate Coverage



Video

(click here to view on web)



Minimum Turn Down is 50mm



Apron Flashing Inadequate Coverage

6.3.1 Pedestrian Door

STRIKER MISSING

MAINTENANCE ITEM / GENERAL ADVICE

The striker on the pedestrian garage door is missing.

I recommend installing a striker to suit.

Recommendation

Contact a handyman or DIY project



Missing Dead Bolt Striker

6.3.2 Pedestrian Door

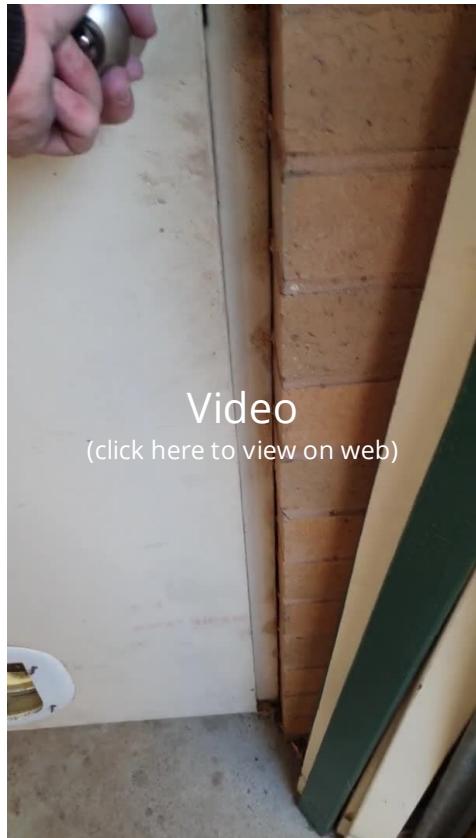
DOOR BINDS

The pedestrian garage door was binding at the time of the inspection. This is a relatively easy fix, the door needs to be planed to suit the opening. Remember to paint the edge of the door after rectifying to prevent water damage. This can be repaired by a Handyman, DIYer or Qualified Carpenter.

Recommendation

Contact a qualified carpenter.

- MINOR DEFECT



Video
(click here to view on web)

Door Binds

7: ROOF SPACE / ATTIC

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

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

Information

Roof Structure: Frame Construction
Stick Built, Truss

Roof Structure: Type
Hip and Valley

Attic Insulation: R Value or Approx Thickness
R2.0 100mm

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

Ventilation: Ventilation Type
Soffit Vents

Attic Insulation: Insulation Type

Batt, Blown

More information on ceiling insulation can be found here:

[Passive design](#)

[Bradford Insulation](#)

[Knauf Insulation](#)

[GreenStuff](#)

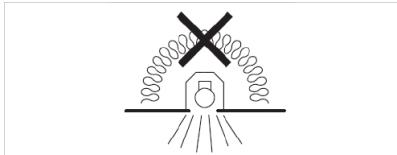
Attic Insulation: Informational, Clearances Around Down-lights

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

Informational

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

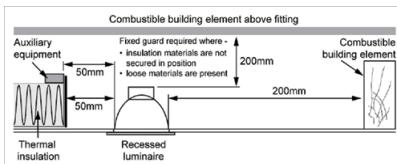
Recessed lights and their auxiliary equipment should be installed in a manner designed to prevent the light and equipment overheating and igniting surrounding combustible materials. Particular notice should be taken of manufacturers' installation instructions for lights that include warnings about covering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



Safe installation of ceiling lighting.

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

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



Defects

7.1.1 Roof Structure

PURLIN PROP

GROUND FLOOR ROOF SPACE

A purlin prop supporting an *Underpurlin* was found to be inadequately founded. This may not yet have caused a problem, but it should be rectified to prevent possible roof and ceiling damage to the dwelling.

I recommend founding the prop correctly, contact a qualified carpenter to rectify.

Recommendation

Contact a qualified carpenter.



MINOR DEFECT



Poorly Installed Purlin Prop



Poorly Founded Purlin Prop



Poorly Installed Purlin Prop

7.2.1 Attic Insulation

CLEARANCES AROUND DOWN-LIGHTS

GROUND FLOOR ROOF SPACE



MAJOR DEFECT / SAFETY HAZARD

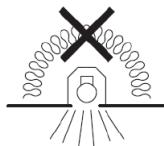
Insulation covering or too close to down-lights and/or transformers. This is a fire and safety hazard.

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

Informational

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

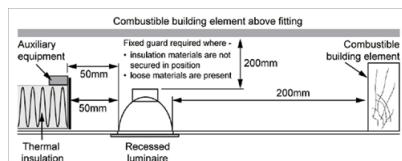
Recessed lights and their auxiliary equipment should be installed in a manner designed to prevent the light and equipment overheating and igniting surrounding combustible materials. Particular notice should be taken of manufacturers' installation instructions for lights that include warnings about covering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



Safe installation of ceiling lighting.

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

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



Recommendation
Contact a qualified electrical contractor.

7.2.2 Attic Insulation

INSUFFICIENT INSULATION

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

Recommendation

Contact a qualified insulation contractor.

MINOR DEFECT

8: BASEMENT, CRAWLSPACE & STRUCTURE

		I	F	D	M	U	N/A
8.1	General						
8.2	Crawlspaces			X	X		
8.3	Floor Structure			X			
8.4	Wall Structure		X				
8.5	Ceiling Structure						X
8.6	Sump Pump						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

Crawlspaces Access, Infrared, Visual

Crawlspaces: Crawlspace Access

Hatch Brick Foundation

Crawlspaces: Supports

Sub-Floor / Crawlspac
Isolated Brick Piers

Floor Structure: Bearer Material

Timber Unseasoned Hardwood

Floor Structure: Floor Joist Material

Unseasoned Hardwood

Sump Pump: Location

N/A

Crawlspaces: Crawlspace Inspection

Inspection by direct entry

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

Crawlspaces: Crawlspace Photos

Sub-Floor / Crawlspace





Limitations

Wall Structure

DAMP COURSE

Assessing concealed damp course is beyond the scope of a building inspection.

Some damp course materials are a physical barrier which can sometimes be seen, for example plastic or malthoid, some are a bituminous in nature and some are a chemical barrier which can not be seen. Any comments referring to damp course(s) is as a courtesy only and can not be relied upon. Any information referring to a damp course or damp course system is the inspectors professional opinion.

Defects

8.2.1 Crawlspaces

MAJOR DEFECT / SAFETY HAZARD

ANT CAPS

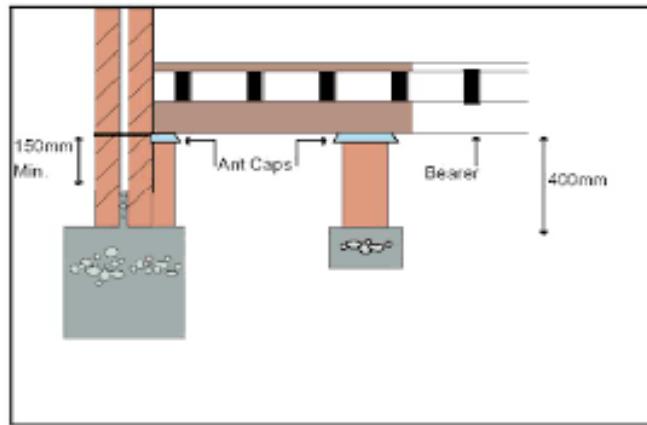
SUB-FLOOR AREA

The stumps were missing or had no ant caps installed. Ant caps are a form of physical barrier to termites and are inserted between the lower floor framing timber and the supporting stumps, piers or masonry bases. They are usually made from galvanised sheet metal and are designed to force termites out into the open for detection during physical inspection.

Recommend installing ant caps to all stumps of the dwelling.

Recommendation

Contact a qualified professional.



Ant Caps Missing Throughout Entire Sub-Floor Area



Ant Caps Missing Throughout Entire Sub-Floor Area



Ant Caps Missing Throughout Entire Sub-Floor Area

8.2.2 Crawlspaces

ANT CAPS

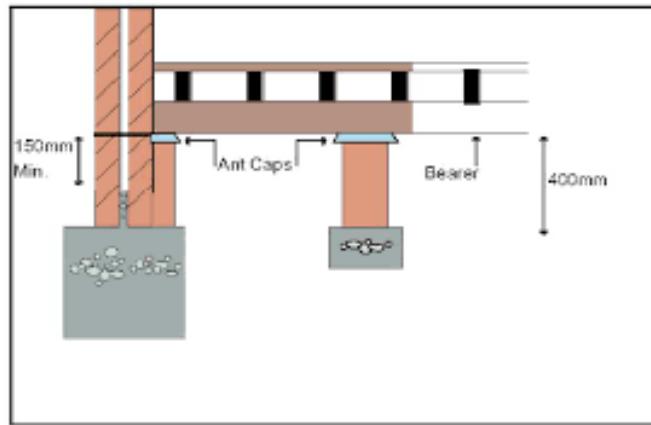
SUB-FLOOR AREA

The stumps were missing or had no ant caps installed. Ant caps are a form of physical barrier to termites and are inserted between the lower floor framing timber and the supporting stumps, piers or masonry bases. They are usually made from galvanised sheet metal and are designed to force termites out into the open for detection during physical inspection.

Recommend installing ant caps to all stumps of the dwelling.



MAJOR DEFECT / SAFETY HAZARD



Recommendation
Contact a qualified professional.

8.2.3 Crawlspaces

ASBESTOS CONTAINING MATERIALS

SUB-FLOOR AREA

I observed what I believe to be Asbestos Containing Materials within the sub-floor area. Entering the sub-floor area could be a **Major Health Concern**.

I recommend not entering the sub-floor space, have a professional test the suspected material for asbestos and have it removed by a professional if it's found to contain asbestos.

Recommendation

Contact a qualified professional.

⚠ MAJOR DEFECT / SAFETY HAZARD



Suspected Asbestos Containing Materials



Suspected Asbestos Containing Materials



Suspected Asbestos Containing Materials



Suspected Asbestos Containing Materials



Suspected Asbestos Containing Materials

8.2.4 Crawlspaces

DEBRIS

SUB-FLOOR AREA

Building debris and other rubble was found in the sub-floor of the dwelling.

Debris in the sub-floor limit access, limit ventilation, encourage vermin and termites. Good building practice is to ensure clean and accessible sub-floor areas.

I recommend cleaning all foreign matter and debris from the sub-floor area.

Recommendation

Contact a qualified professional.

- MINOR DEFECT



Sub-Floor Debris



Sub-Floor Debris



Sub-Floor Debris



Sub-Floor Debris

8.2.5 Crawlspaces **FOUNDATION HOLES**

MINOR DEFECT

A hole in the foundation was noted which could allow for pest/rodent entry.

Recommend all holes to be sealed.

Recommendation

Contact a qualified handyman.



8.2.6 Crawlspaces

HOLD DOWN STRAPPING CUT

SUB-FLOOR / CRAWLSPACE AREA

The hold down strapping of the bearers which are founded into and or under the brick piers have been cut! Hold down straps are designed to hold the bearer down to the pier to prevent a bouncing or springing floor and to transfer wind and racking forces through to the foundations.

I recommend engaging a licensed engineer for advice on remediation and rectification works.

Recommendation

Contact a qualified professional.



MAJOR DEFECT / SAFETY HAZARD





8.2.7 Crawlspaces

PLUMBING LEAKING (BATH TRAP)

MAJOR DEFECT / SAFETY HAZARD

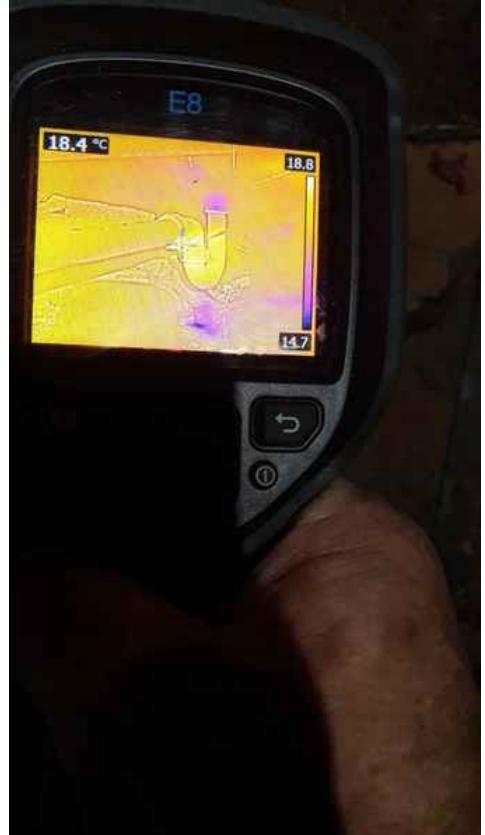
Plumbing pipes were observed to be leaking at the time of the inspection.

I observed a leaking bath trap.

I recommend contacting a licensed plumber to assess and rectify.

Recommendation

Contact a qualified plumbing contractor.



8.2.8 Crawlspaces

PLUMBING LEAKING (SHOWER TRAP)

MAJOR DEFECT / SAFETY HAZARD

Plumbing pipes were observed to be leaking at the time of the inspection.

I observed a leaking shower trap.

I recommend contacting a licensed plumber to assess and rectify.

Recommendation

Contact a qualified professional.

8.2.9 Crawlspaces



MINOR DEFECT

PLUMBING NEGATIVE FALL ON SEWER LINE

SUB-FLOOR / CRAWLSPACE

I observed negative fall on some parts of the sewer line as shown in the photographs.

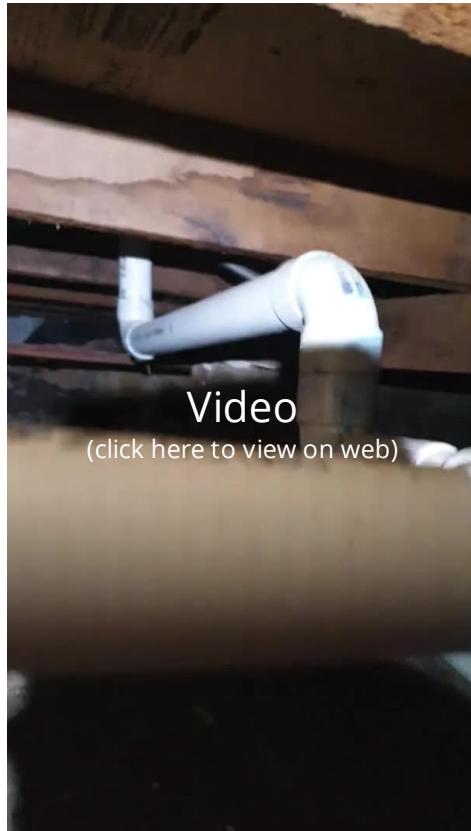
I recommend contacting a licensed plumber for repairs and rectification works.

Recommendation

Contact a qualified plumbing contractor.



Negative Fall



Video

(click here to view on web)

8.2.10 Crawlspaces

PLUMBING SEWER PIPE UNSUPPORTED

MINOR DEFECT

I observed unsupported or in adequate supporting of the sewer pipes in the sub-floor / crawlspace area. The pipe must be adequately supported in order to prevent sagging and excessive distortion. Clamp, saddle, angle, spring or other standard types of supports and hangers may be used where necessary. Pipe hangers should not be over-tightened. Metal surfaces should be insulated from the pipe by plastic coating, wrapping or other means.

Refer to table for support requirements of sewer pipes.

Recommended Maximum Spacing of Supports for all Classes of PVC Non-Pressure Pipe

Size DN	Maximum Support Spacing	
	Horizontal (m)	Vertical (m)
32	0.9	1.8
40,50	1.0	2.0
65 – 150	1.2	2.5
>150	1.5	3.0

I recommend supporting the sewer pipes in accordance with the table above, with reference to AS3500 and AS2032.

See link [here](#) for more information

Recommendation

Contact a qualified plumbing contractor.



Unsupported Sewer Pipe



Unsupported Sewer Pipe



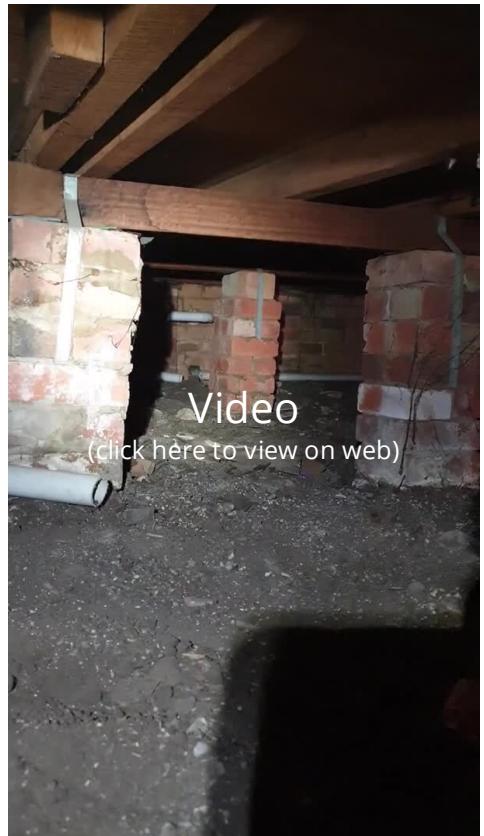
Unsupported Sewer Pipe



Unsupported Sewer Pipe



Unsupported Sewer Pipe



Video

(click here to view on web)

8.2.11 Crawlspaces

WATER PIPES UNSUPPORTED
- MINOR DEFECT

I observed unsupported or poorly supported water pipes in the sub-floor / crawlspace area.

I recommend supporting the water pipes in accordance with AS3500, reference the table below.

See link [here](#) for more information

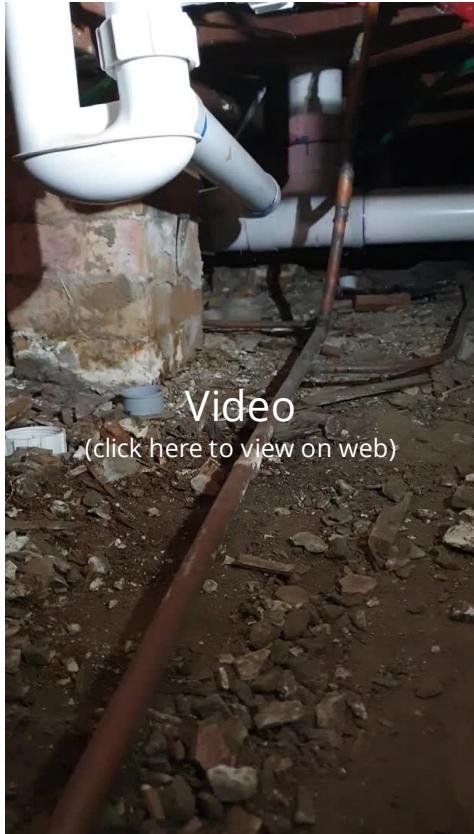
Recommendation
Contact a qualified professional.

Nominal Copper/Steel Pipe Size	Maximum Spacing Of Brackets & Clips (Metres)	Nominal Plastic Pipe Size	Maximum Spacing Of Brackets & Clips (Metres)	
			Horizontal	Vertical
DN20	1.5	DN20	.70	1.40
DN25	2.0	DN25	.75	1.50
DN32	2.5	DN32	.85	1.70
DN40	2.5	DN40	.90	1.80
DN50	3.0	DN50	1.05	2.10
DN65	3.0	DN65	1.20	2.40
DN80	4.0	DN80	1.30	2.60
DN90	4.0	DN90	1.40	2.80
DN100	4.0	DN100	1.50	3.00
DN115	4.0	DN115	1.70	3.40
DN150	4.0	DN150	2.00	4.00

DISCLAIMER: The information in this publication has been assembled for guidance only. Care has been taken to ensure accuracy, but no liability can be accepted for any consequence which may arise as a result of its application. It may not be reproduced in whole or in part without the written consent of Abey Australia Pty Ltd.



Unsupported Water Pipe



Unsupported Water Pipe



Unsupported Water Pipe



Unsupported Water Pipe

Unsupported Water Pipe and
Electrolysis

8.2.12 Crawlspaces

GAS PIPE UNSUPPORTED (GALV PIPE)

MINOR DEFECT

I observed unsupported galv' gas plumbing pipework in the sub-floor / crawlspace area.

I recommend contacting a licensed plumber to rectify.

Spacing Table below for reference.

See [link](#) here for more information

Nominal Copper/Steel Pipe Size	Maximum Spacing Of Brackets & Clips (Metres)	Nominal Plastic Pipe Size	Maximum Spacing Of Brackets & Clips (Metres)	
			Horizontal	Vertical
DN20	1.5	DN20	.70	1.40
DN25	2.0	DN25	.75	1.50
DN32	2.5	DN32	.85	1.70
DN40	2.5	DN40	.90	1.80
DN50	3.0	DN50	1.05	2.10
DN65	3.0	DN65	1.20	2.40
DN80	4.0	DN80	1.30	2.60
DN90	4.0	DN90	1.40	2.80
DN100	4.0	DN100	1.50	3.00
DN125	4.0	DN125	1.70	3.40
DN150	4.0	DN150	2.00	4.00

DISCLAIMER: The information in this publication has been assembled for guidance only. Care has been taken to ensure accuracy, but no liability can be accepted for any consequence which may arise as a result of its application. It may not be reproduced in whole or in part without the written consent of Abey Australia Pty Ltd.

Recommendation
Contact a qualified plumbing contractor.



Unsupported Pipework



Unsupported Pipework



Poorly Supported



Unsupported Pipes



Unsupported and Electrolysis



Poorly Supported

8.3.1 Floor Structure

BEARERS POORLY SUPPORTED



MAJOR DEFECT / SAFETY HAZARD

Bearers in some areas of the sub-floor are poorly supported.

Generally:

- Bearers are to be supported over the **full area of the support**.
- The ends or crippled bearers **must** have a minimum end support of 50mm.
- Bearers shall be **fixed to their supporting** stumps, posts, columns, or **piers** in such a manner as will give adequate bearing and provide restraint against lateral movement.

I recommend contacting a structural engineer for further evaluation and advice.

Informational: Cripple, Crippled Meaning: A cut in an unseasoned joist, bearer or stud designed to reduce movement in a floor or wall as the structural timber seasons.

Recommendation

Contact a qualified carpenter.



Poorly Supported



Poorly Supported



Poorly Supported



Poorly Supported



Poorly Supported



Poorly Supported



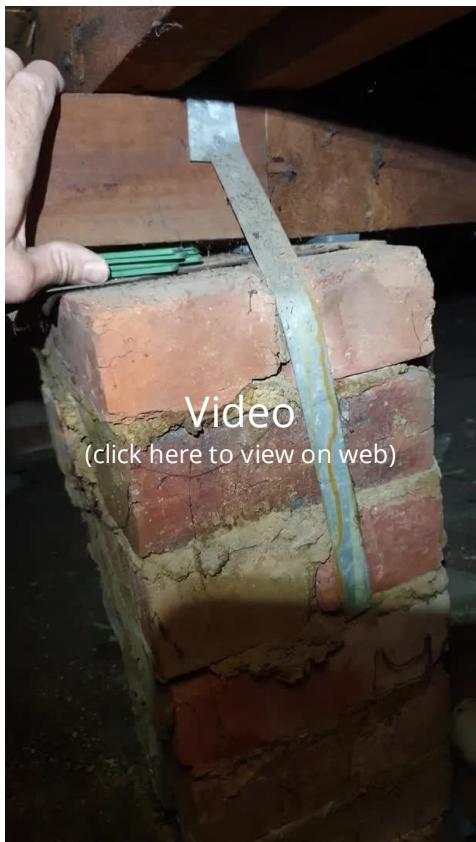
Poorly Supported



Poorly Supported



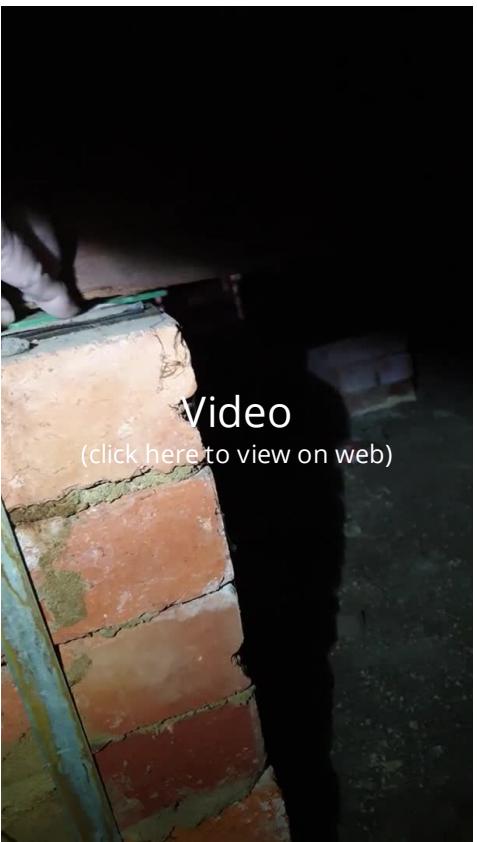
Poorly Supported



Video
(click here to view on web)



Poorly Supported



Video
(click here to view on web)

8.4.1 Wall Structure **CRACKS - MINOR**

MINOR DEFECT

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation

Recommend monitoring.

8.4.2 Wall Structure



MINOR DEFECT

SUB-FLOOR VENTILATION

The sub-floor cross flow ventilation has been restricted / altered due to the concrete slab addition to the rear of the dwelling.

I recommend increasing the sub-floor ventilation throughout that area.

Consult a structural engineer for further advice.

Recommendation

Contact a qualified professional.

9: BATHROOM (MAIN)

		I	F	D	M	U	N/A
9.1	General						
9.2	Doors		X				
9.3	Ceilings						
9.4	Walls						
9.5	Floors			X			
9.6	VANITY CABINETRY				X		
9.7	Mirror	X					
9.8	Benchtop						X
9.9	Basin	X					
9.10	Basin Tap	X					
9.11	Under Basin Plumbing	X					
9.12	Drawers						X
9.13	Splash-back	X					
9.14	Shower	X					
9.15	Bath	X	X				
9.16	Sealants		X				
9.17	Toilet	X					
9.18	Lights and Electrical Fittings	X					
9.19	Ventilation			X			

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

Information

General: HOW TO GUIDE FOR BATHROOM PROJECTS

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

Doors: Door Style

Flush Panel

Ceilings: Ceiling Material

Plasterboard

Walls: Wall Material

Tile

Floors: Floor Coverings

Tile

VANITY CABINETRY: Cabinet Type

Wall Mounted, Side Cabinets

VANITY CABINETRY: MATERIAL

Vinyl Wrap

Benchtop: Material

N/A

Basin : WATER TEMPERATURE

Not Tested

Basin Tap: Basin Tapware

Basin Mounted, Not Tested

Basin Tap: HOT WATER TEMPERATURE FROM OUTLET

Not Tested

Splash-back: Splashback Material

Tiles

Shower: STYLE

Poly Marble

Shower: SHOWER TAPWARE & OUTLET INFORMATION

2 Tap, Shower Rail

Shower: HOT WATER TEMPERATURE FROM OUTLET

Not Tested

Shower: SHOWER SCREEN**INFORMATION**

Glass, Framed, Pivot Door

Shower: TYPE OF DRAIN

Built into Base

Bath: STYLE

Built in 3 Sides

Bath: HOT WATER TEMPERATURE**FROM OUTLET**

Not Tested

Ventilation: BATHROOM**VENTILATION INFORMATION**

Mechanical Ventilation

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

General view of the Main Bathroom at time of inspection.





General: OVERALL CONDITION

Minor Defects

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

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

General: BATH TUB & SHOWER DRAIN INFORMATION

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.

VANITY CABINETRY: CABINETRY INFORMATION

Main Bathroom

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.

Mirror: Mirror Information

Fixed to Wall

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

Basin : Basin Information

Main Bathroom

Single, 3 Tap Hole, Free Standing

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

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

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

Basin : Basin Photographs



Bath: BATH TAPWARE & OUTLET INFORMATION

2 Tap & 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.

Bath: Bath Photographs**Lights and Electrical Fittings: Lights and Power Outlet Information****Main Bathroom**

The lights are operated and reported on as either working or not working at the time of the inspection.

Power outlets in the bathroom are tested and reported as work or not working at the time of the inspection.

Lights and power outlets were operated and working at the time of the inspection unless noted elsewhere in the report.



Ventilation: Ventilation Information

Main Bathroom

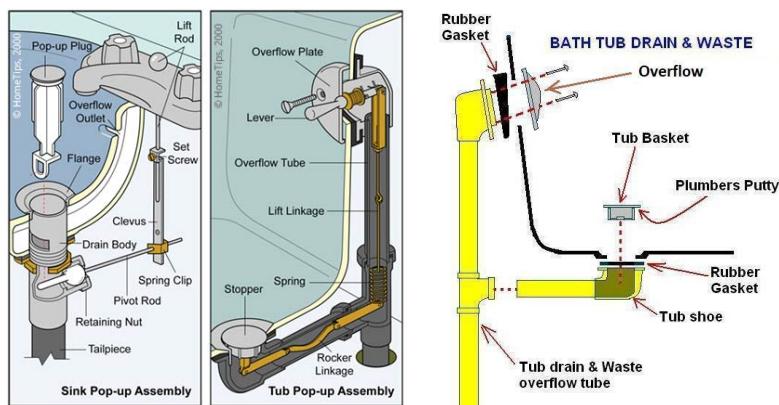
The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a bathtub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilising windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Limitations

General

BATH TUB & SINK OVERFLOW LIMITATIONS

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



Defects

9.2.1 Doors



MAINTENANCE ITEM / GENERAL ADVICE

DOOR GAPS

(MARGINS) INCONSISTENT

The door margins around the bathroom door are inconsistent, this is likely due to settlement / movement of the sub-floor structure.



9.3.1 Ceilings

CORNICE CRACKING (MINOR)

I observed minor cracking of the cornice wall / ceiling junction. This is easily repairable and considered to be a cosmetic defect only.

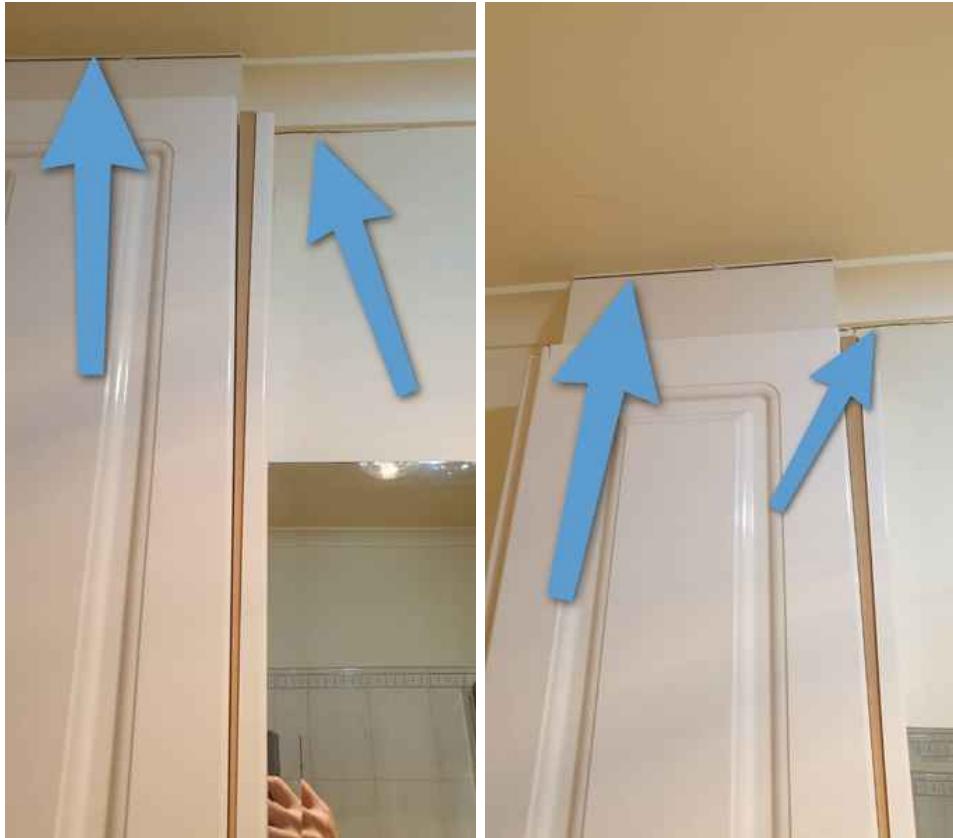
I recommend to seal gaps with a flexible sealant and repaint the cornice / ceiling / wall as required

Recommendation

Recommended DIY Project



MAINTENANCE ITEM / GENERAL ADVICE



9.4.1 Walls

MINOR CRACKS

Minor cracks at the corners of doors in walls.

Appeared to be the result of long-term settling.

Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified drywall contractor.



9.5.1 Floors

**FLOOR CREAKS
(MINOR)**

MAIN BATHROOM

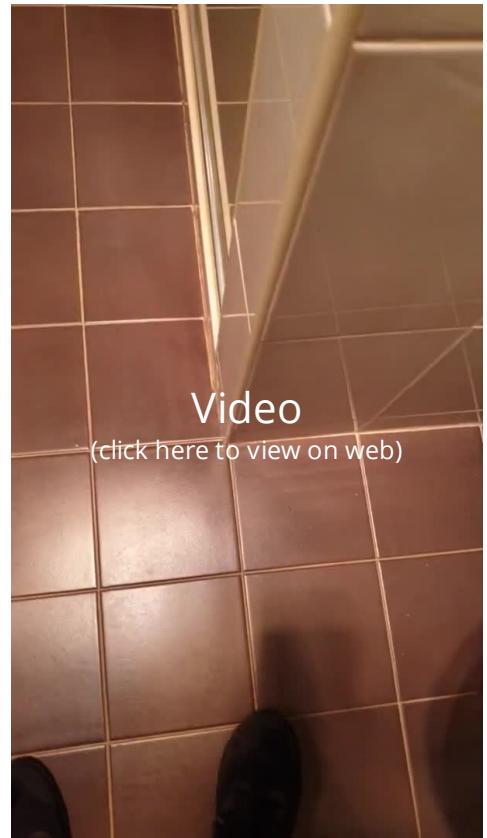
I observed the bathroom floor creaking at the time of the inspection. Although there does not appear to be any damage at this stage, floors that move or creak can be attributed to loose or displaced tiles, dislodged grouting and or fractures in the waterproofing membrane. Creaking floors are usually caused by inadequate bearer or joist support below. Although the creaking is minor, I suggest further investigating the cause of the creaking and have it rectified to prevent possible damage.

Recommendation

Contact a qualified professional.



MAINTENANCE ITEM / GENERAL ADVICE

**Video**

(click here to view on web)

9.6.1 VANITY CABINERY

VINYL WRAP DELAMINATING

MINOR DEFECT

The vinyl wrap on the bathroom cabinetry has delaminated or is delaminating.

I recommend replacing cabinet doors, contact a Cabinetmaker for replacement.

Recommendation

Contact a qualified cabinet contractor.



9.14.1 Shower **CAULKING / SILICONE**

MAIN BATHROOM

The bathroom shower is not adequately (or poorly caulked) to the walls.

I recommend caulking the shower base and walls to prevent water damage.

This can be completed by a Handyman or DIY.

See How To link [HERE](#)

Recommendation

Contact a handyman or DIY project

MINOR DEFECT



9.14.2 Shower **SEALANT MOULD (MINOR)**

MAIN BATHROOM

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

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

Recommendation

Contact a handyman or DIY project

MAINTENANCE ITEM / GENERAL ADVICE



9.15.1 Bath

SCUFFS / SCRATCHES

MAIN BATHROOM

Scuffs / scratches were observed in or on the bath.

This is a cosmetic defect only and the inspector regards this as ware and tear.

This comment is for your general information.

Recommendation

Contact a qualified professional.



MAINTENANCE ITEM / GENERAL ADVICE

9.15.2 Bath



MAINTENANCE ITEM / GENERAL ADVICE

SURFACE**DELAMINATING AROUND PLUG HOLE**

MAIN BATHROOM

I observed the surface of the bath delaminating from around the plug hole. This is common of a bath of this age age can be easily repaired by a Bath scratch, dint & repair professional.

This comment is for your information.

Recommendation

Contact a qualified professional.



Surface Delamination

9.16.1 Sealants

SEALANT REQUIRED (MINOR)

MAINTENANCE ITEM / GENERAL ADVICE

Minor sealant works are required in the bathroom area as noted in the photographs.

I recommend sealing the bathroom as required.

Recommendation

Contact a handyman or DIY project



Behind Basin



In Shower Recess



In Shower Recess

9.19.1 Ventilation

AIRFLOW RESTRICTED (NO OPENABLE WINDOWS)

MAIN BATHROOM

The bathroom exhaust fans ability to remove air from the bathroom was restricted when the bathroom door was closed. For air to be displaced, it must be able to be replaced. As there are no windows to facilitate additional airflow, I suggest creating additional ventilation within the door. This can be achieved by creating a clearance of approximately 20mm - 25mm under the door as this will create greater airflow in the bathroom.

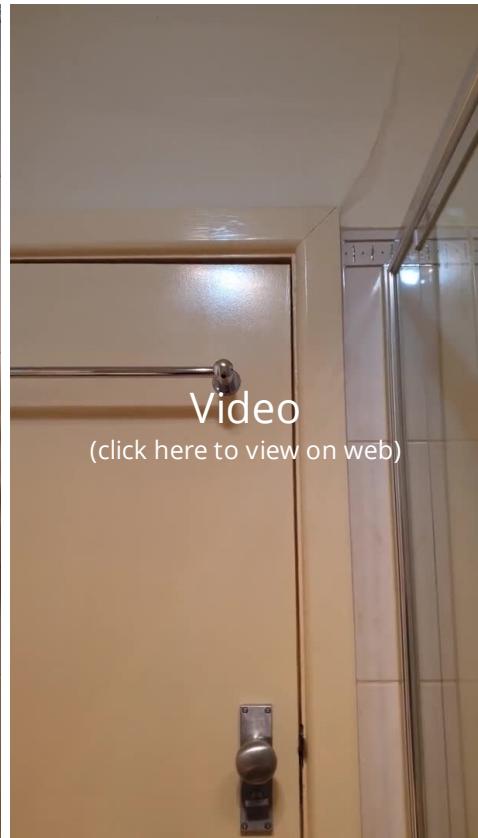
Recommendation

Contact a qualified carpenter.

- MINOR DEFECT



Video
(click here to view on web)



Video
(click here to view on web)

9.19.2 Ventilation



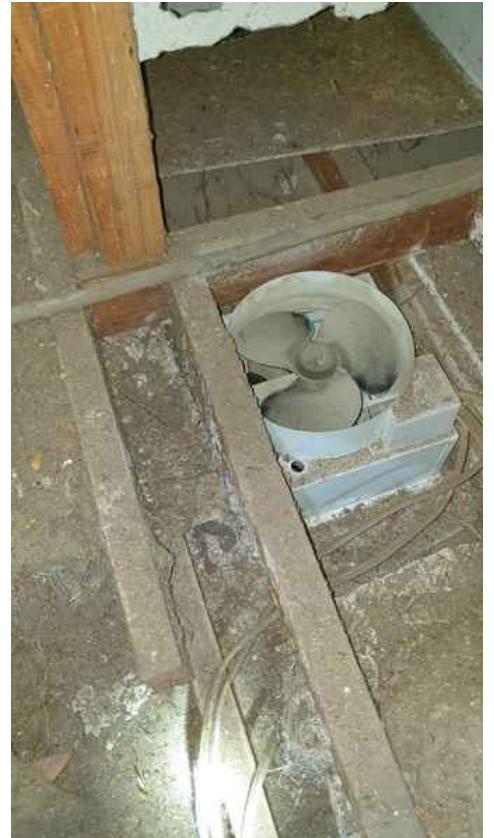
MAINTENANCE ITEM / GENERAL ADVICE

EXHAUST VENTED TO ROOF SPACE (TILED)

The bathroom exhaust fan is vented directly 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 bathrooms 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.



10: KITCHEN

		I	F	D	M	U	N/A
10.1	GENERAL	X					
10.2	OVEN / COOKTOP / RANGE	X					
10.3	REFRIGERATOR						X
10.4	FRIDGE TAP						X
10.5	CABINETRY		X				
10.6	DRAWERS		X				
10.7	BENCHTOP		X				
10.8	SPLASH-BACK		X				
10.9	SINK		X				
10.10	SINK MIXER / TAP		X				
10.11	UNDER SINK PLUMBING			X			
10.12	DISHWASHER						
10.13	SEALANTS		X				
10.14	DOORS						X
10.15	CEILING		X				
10.16	WALLS		X				
10.17	FLOORS		X				
10.18	LIGHTS & ELECTRICAL FITTINGS			X			

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

Information

OVEN / COOKTOP / RANGE: OVEN	COOKTOP TYPE & BRAND	OVEN / COOKTOP / RANGE: RANGE TYPE & BRAND
TYPE & BRAND Electric, SMEG	Gas, 5 Burner, Smeg	Canopy, Smeg
CABINETRY: MATERIAL Vinyl Wrap	BENCHTOP: Material Natural Stone	SPLASH-BACK: Splashback Material Coloured Glass
DISHWASHER: Brand Unknown	DOORS: Door Style N/A	CEILING: Ceiling Material Undetermined Plaster, Fibrous Plasterboard
WALLS: Wall Material Plasterboard / Gypsum Board, Fibrous Plaster, Undetermined Plaster	FLOORS: Floor Coverings Timber Flooring	

GENERAL: KITCHEN VIEW (Photos)

General view of the Kitchen at time of inspection.

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

Kitchen

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

REFRIGERATOR: REFRIGERATORS NOT INSPECTED

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

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

Kitchen

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.

UNDER SINK PLUMBING: PLUMBING INFORMATION

Kitchen

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

LIGHTS & ELECTRICAL FITTINGS: Lights / Power Outlets

Kitchen



Some Island Bench Lights Not Working



GPO Tested

Limitations

OVEN / COOKTOP / RANGE

FIRE RATED SUBSTRATE

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

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

This is a limitation to the Inspection.

[See here for more information](#)

SPLASH-BACK

SUBSTRATE UNKNOWN

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

SPLASH-BACK

FIRE RATED SPLASHBACK SUB-STRATES: INFORMATIONAL

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

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

[See here for more information](#)

Defects

10.2.1 OVEN / COOKTOP / RANGE



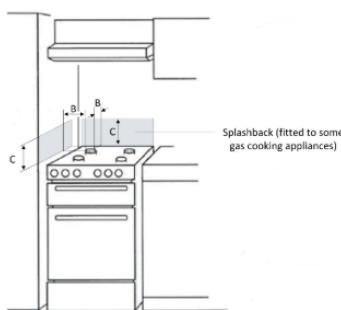
MAJOR DEFECT / SAFETY HAZARD

GAS COOK TOP CLEARANCES TO SPLASHBACKS

KITCHEN

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

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



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



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

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

Recommendation

Contact a qualified professional.

10.2.2 OVEN / COOKTOP / RANGE



MINOR DEFECT

RANGE HOOD VENTED TO ROOF SPACE

KITCHEN

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.



Range Hood Exhausting to Roof Space

10.11.1 UNDER SINK PLUMBING

WATER LEAK STAINING (NOT ACTIVE)

A water leak stain was observed under the kitchen sink at the time of the inspection. The sink was tested for leaks and no leaks were found, I recommend to monitor the sink for leaks and if a leak occurs, contact a licensed plumber to rectify.

Recommendation

Recommend monitoring.



MAINTENANCE ITEM / GENERAL ADVICE



Water Staining



Water Staining

10.12.1 DISHWASHER **IMPROPER INSTALLATION**

KITCHEN

The kitchen dishwasher is not well aligned and secured.

I recommend aligning and securing the dishwasher as required.

Recommendation

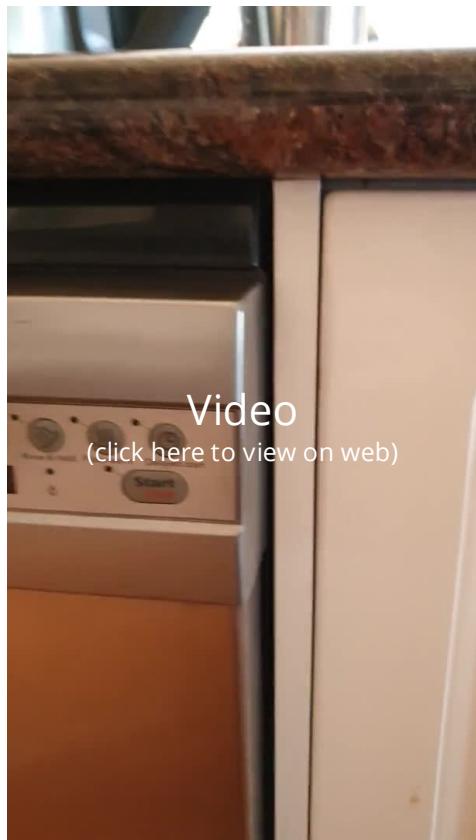
Contact a handyman or DIY project



MAINTENANCE ITEM / GENERAL ADVICE



Dishwasher Not Secured



10.18.1 LIGHTS & ELECTRICAL FITTINGS

LIGHTS OVER ISLAND BENCH

Some lights over the island bench were not working at the time of the inspection.

I recommend changing the globes and or transformers as required. Contact a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



MAINTENANCE ITEM / GENERAL ADVICE

11: DINING ROOM

		I	F	D	M	U	N/A
11.1	Windows			X			
11.2	Doors						X
11.3	Ceilings			X			
11.4	Walls			X			
11.5	Floors			X			
11.6	Lights			X			

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

Information

Windows: Window Type

Double Hung, Spiral Balance

Ceilings: Ceiling Material

Fibrous Plaster, Undetermined
Plasterboard

Walls: Wall Material

Fibrous Plaster, Undetermined
Plasterboard

Floors: Floor Type

Polished Timber

Photographs of Dining Room

Dining Room



Windows: Lead Based Paint: Lead Based Paint Information 2

STUDY

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

Defects

11.1.1 Windows

DIFFICULT TO OPEN

DINING ROOM

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

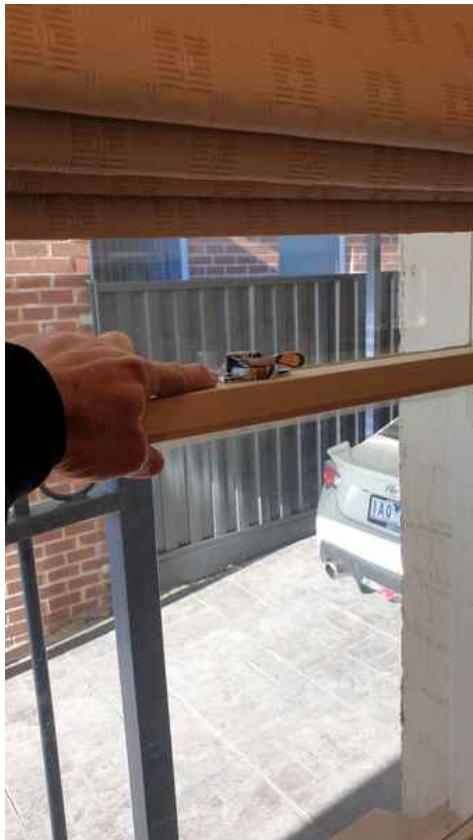
I recommend replacing the spiral balances on this window.



MINOR DEFECT

Recommendation

Contact a qualified carpenter.



Not meeting correctly and difficult to open



Not meeting correctly and difficult to open

12: LIVING ROOM

		I	F	D	M	U	N/A
12.1	General	X		X			
12.2	Windows	X					
12.3	Doors	X	X				
12.4	Ceilings	X					
12.5	Walls	X					
12.6	Floors	X					
12.7	Lighting Fixtures, Switches & Receptacles	X					

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

Information

Windows: Window Type

Aluminium, Awning

Doors: Door Style

Living Room External
Sliding, Double, Glazed, Fixed
Panel

Ceilings: Ceiling Material

Plasterboard


Walls: Wall Material

Plasterboard

Floors: Floor Coverings

Timber Flooring

General: Photographs

Photographs of the Living Room at the time of the inspection.



Defects

12.3.1 Doors

DUMPY SLIDING DOOR

Although the sliding door is functional, I noticed the door was a little dumpy when sliding open and closed. The door track may need to be cleaned or the door runners may require replacement.

Monitor and if the door becomes difficult to open, contact a maintenance contractor for repairs.



MAINTENANCE ITEM / GENERAL ADVICE

Recommendation

Recommend monitoring.

13: LOUNGE ROOM

		I	F	D	M	U	N/A
13.1	Door(s)	X					
13.2	Window(s)				X		
13.3	Ceiling			X			
13.4	Walls			X			
13.5	Floor		X				
13.6	Lighting Fixture, Switches & Power Outlets	X		X			

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

Information

Door(s): Door Style

Lounge / Music
Single Glazed, Hinged


Ceiling: Ceiling Material

Fibrous Plaster

Walls: Wall Material

Fibrous Plaster, Undetermined
Plaster Type

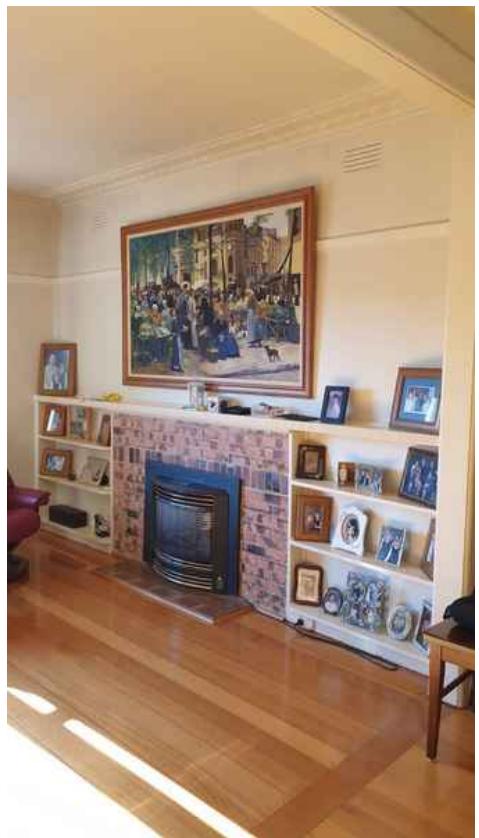
Floor: Floor Type

Polished Timber

Photographs

Lounge Room / Music Room

Lounge Room / Music Room



Window(s): Window Type

Lounge / Music

Double Hung, Timber, Fixed Panel

**Window(s): Lead Based Paint: Lead Based Paint Information 2****STUDY**

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

Defects

13.2.1 Window(s)

**DIFFICULT TO OPEN SASH**

LOUNGE / MUSIC

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

I recommend replacing the spiral balances on this window.

Recommendation

Contact a qualified carpenter.



13.2.2 Window(s)

SASHES MISALIGNED

LOUNGE / MUSIC

Window sashes in the Lounge room are misaligned and the latching mechanism is difficult to operate.

I recommend repairs by a qualified carpenter.

Recommendation

Contact a qualified carpenter.



MAINTENANCE ITEM / GENERAL ADVICE



13.2.3 Window(s)

WATER DAMAGED

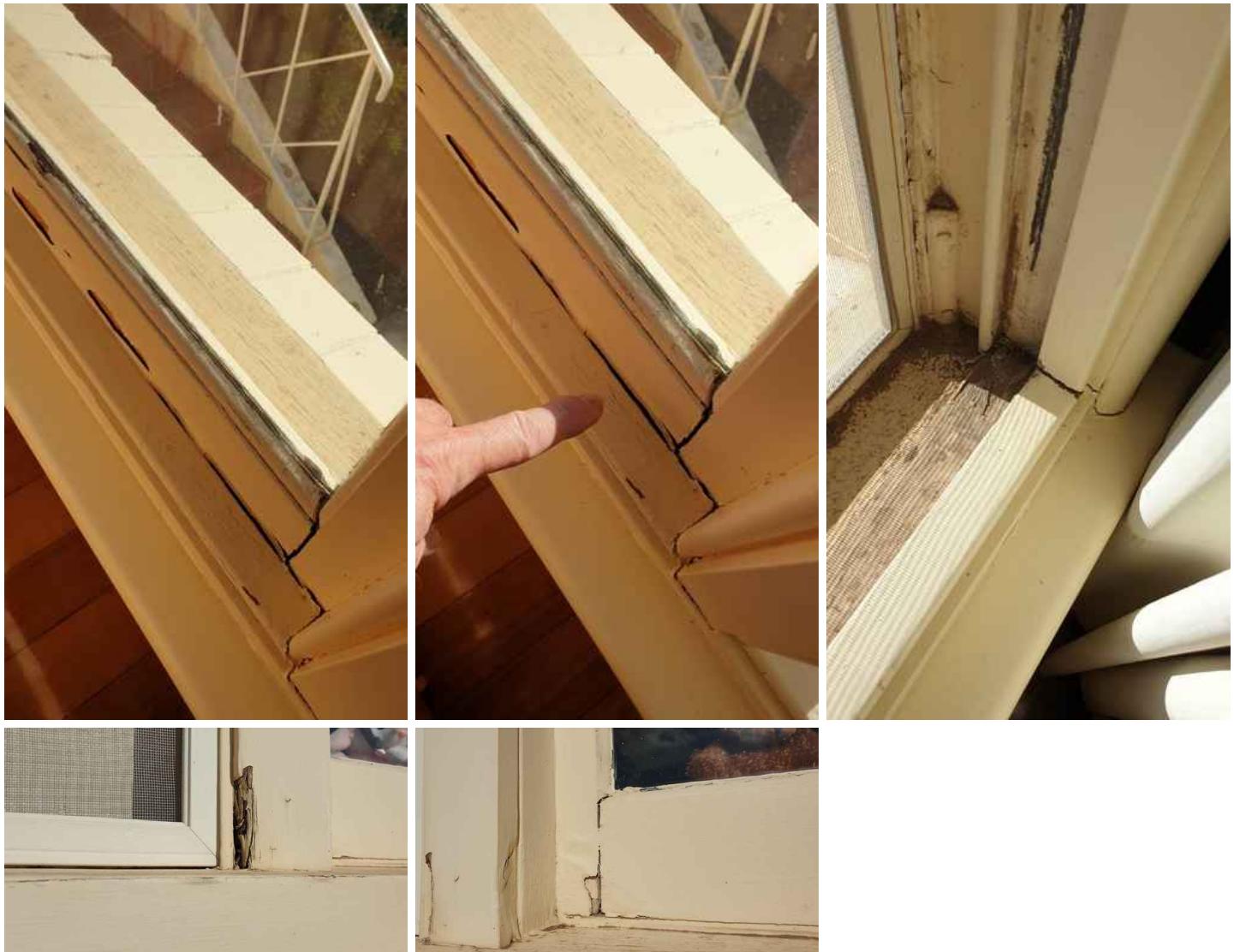
LOUNGE / MUSIC

The window and or sashes show signs of water damage. Some members of the window and frame are rotting, deforming or separating as shown in the pictures.

Recommendation

Contact a qualified window repair/installation contractor.

- MINOR DEFECT



13.2.4 Window(s)

PAINT DETERIORATION

LOUNGE / MUSIC

The external paint on the window frames and sashes is deteriorating.

To prevent water damage and rotting of the timber window frame and sashes, I recommend the window is repainted with a quality external grade paint.

Be mindful that the existing paint may contain lead.

MINOR DEFECT

Recommendation

Contact a qualified painting contractor.

13.2.5 Window(s)

WRACKING OF WINDOW

LOUNGE / MUSIC

MINOR DEFECT

The widow shows signs of previous wracking. This may be due to settlement and or movement of the dwelling.

I recommend to replace glass if required, monitor the window and if the wracking increases contact an engineer for further advice.

Recommendation

Contact a qualified professional.



13.3.1 Ceiling

CRACKS CORNICE (MINOR)

LOUNGE / MUSIC

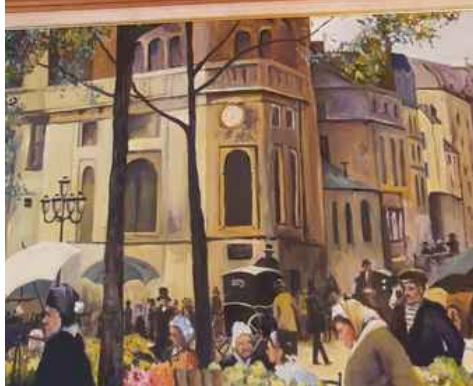
Some minor cracks or cracking of the cornice at the ceiling and walls junctions was observed during my inspection. These cracks are often caused by settlement and movement of the dwelling. Generally only patching and painting is required to rectify, however monitoring these cracks for 12 months is advised before doing so. If the cracks or cracking increases in size or quantity during the monitoring period, contact a licensed structural engineer to determine the cause of the movement of the dwelling and for further advice on rectification works required.



MAINTENANCE ITEM / GENERAL ADVICE

Recommendation

Contact a qualified painting contractor.



13.4.1 Walls

CRACKS (MINOR)

LOUNGE / MUSIC

Some minor cracking of the walls was observed during my inspection. These cracks are often caused by settlement and movement of the dwelling.

I recommend to monitor the cracks and repair if the remain unchanged. If the cracking increases in size or quantity contact a licensed structural engineer to determine the cause of the movement of the dwelling and for further advice on rectification works required.

Recommendation

Contact a qualified painting contractor.



MAINTENANCE ITEM / GENERAL ADVICE

14: STUDY

		I	F	D	M	U	N/A
14.1	Door(s)	X	X				
14.2	Window(s)			X			
14.3	Ceiling	X					
14.4	Walls			X			
14.5	Floor	X					
14.6	Lighting Fixture, 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

Ceiling: Ceiling Material

Fibrous Plaster

Walls: Wall Material

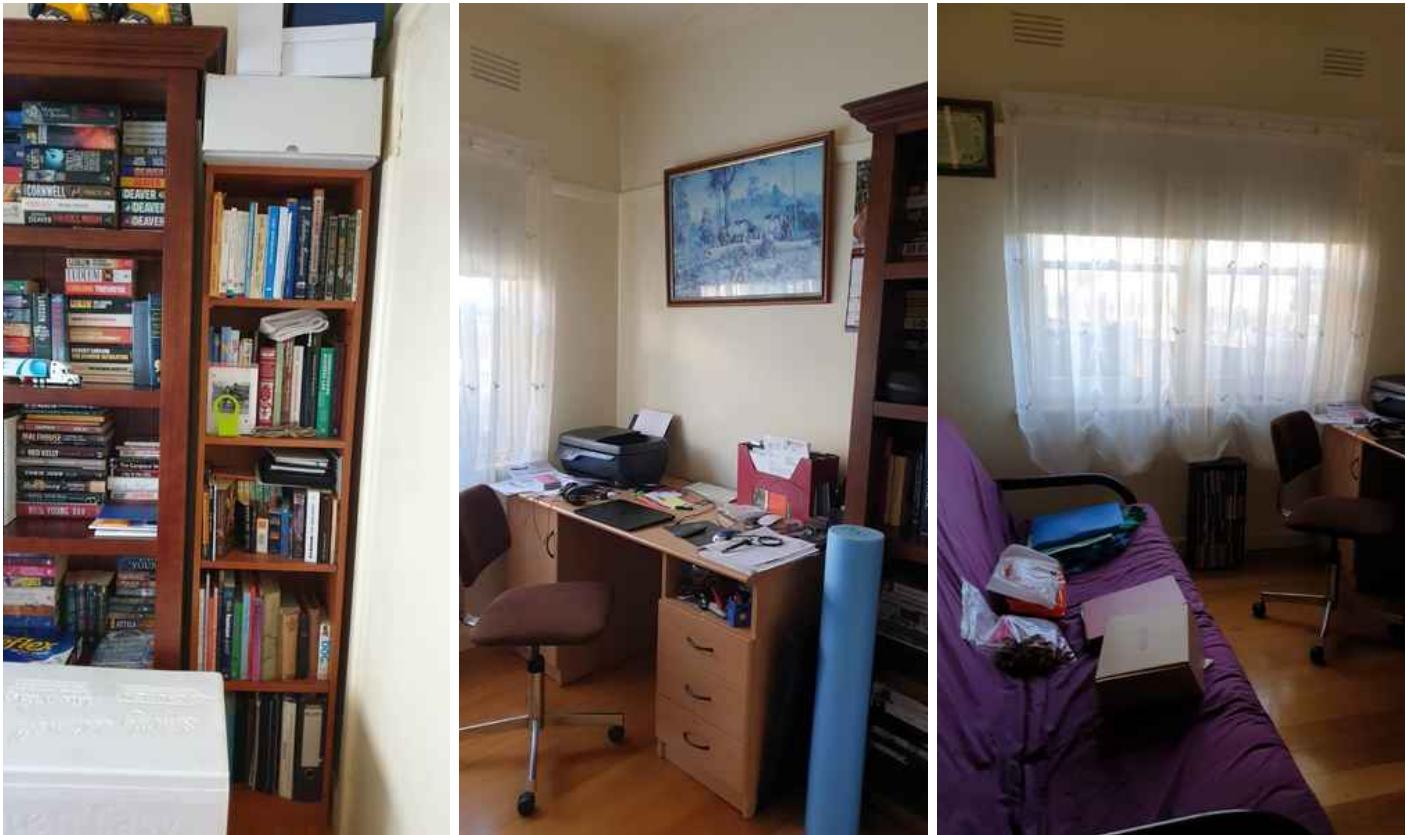
Fibrous Plaster, Undetermined
Plaster

Floor: Floor Type 2

Polished Timber

Study Photographs

Study



Fibrous Plaster

Study

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

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



Window(s): Window Type

Double-hung, Spiral Balance, Timber



Window(s): Lead Based Paint: Lead Based Paint Information

STUDY

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



Limitations

General

STORED OR FURNISHED ITEMS

STUDY

The walls and floor surfaces were obscured by large amounts of furniture and/or stored items. Certain areas could not be inspected and this is a limitation to the inspection.

Defects

14.1.1 Door(s)



MAINTENANCE ITEM / GENERAL ADVICE

BINDING ON JAMB (MINOR)

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

This comment is for your convenience.



14.1.2 Door(s)



MAINTENANCE ITEM / GENERAL ADVICE

SURFACE DAMAGE

STUDY

Minor surface damage to the study door is evident and requires repair.

Recommendation

Contact a qualified painting contractor.



14.1.3 Door(s)

DOOR GAPS (MARGINS) INCONSISTENT

STUDY

The door margins around the Study door are inconsistent, this is likely due to settlement / movement of the sub-floor structure.



MAINTENANCE ITEM / GENERAL ADVICE

14.2.1 Window(s)

WINDOW DIFFICULT TO OPEN

STUDY

A window in the Study is difficult to open, the spiral balances appear to be broken or are malfunctioning.

I recommend repairing the window sash and installing new spiral balances. Contact a qualified carpenter or window professional to undertake the works.

Recommendation

Contact a qualified carpenter.



MINOR DEFECT



Video

(click here to view on web)

14.2.2 Window(s)

BOWING OF WINDOW SILL BRICKWORK



STUDY WINDOW

I observed bowing of brick window sills in one or more locations.

Bowing is usually caused by expansion of brickwork. Each brick can increase in size by up to 1/4 of a millimetre, that doesn't sound like much until you add all the bricks together and the brick wall can grow (increase in length) considerably. If inadequate (or no) expansion joints are installed to accommodate expansion, cracking, bowing and distorting brickwork can and will occur.

I recommend reinstalling the brick window sills and installing expansion joints as required to accommodate the naturally occurring expansion and contraction of the brickwork.

Recommendation

Contact a qualified masonry professional.



14.4.1 Walls

CRACKS (MINOR)

STUDY

Some minor cracking of the walls was observed during my inspection. These cracks are often caused by settlement and movement of the dwelling.

I recommend to monitor the cracks for 12 months and repair if the cracks remain unchanged. If the cracking increases in size or quantity contact a licensed structural engineer to determine the cause of the movement of the dwelling and for further advice on rectification works required.

Recommendation

Recommend monitoring.



MAINTENANCE ITEM / GENERAL ADVICE



15: HALLWAY

		I	F	D	M	U	N/A
15.1	Windows						X
15.2	Ceilings		X				
15.3	Walls			X			
15.4	Floors		X				
15.5	Lights, Switches, Power Outlets		X				
15.6	Smoke Detectors		X				
15.7	Carbon Monoxide 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

Photographs



Fibrous Plaster General Information

Hallway

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

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



Defects

15.3.1 Walls

CRACKS (MINOR)

HALLWAY



MAINTENANCE ITEM / GENERAL ADVICE

Some minor cracking of the walls was observed during my inspection. These cracks are often caused by settlement and movement of the dwelling.

I recommend to monitor the cracks for 12 months and repair if the cracks remain unchanged. If the cracking increases in size or quantity contact a licensed structural engineer to determine the cause of the movement of the dwelling and for further advice on rectification works required.

Recommendation

Recommend monitoring.



16: STAIRCASE & BALUSTRADE

		I	F	D	M	U	N/A
16.1	Staircase	X					
16.2	Handrail and Balustrade	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 Staircase and Handrail Information

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



17: MASTER BEDROOM

		I	F	D	M	U	N/A
17.1	General						
17.2	Doors	X					
17.3	WIR Door	X					
17.4	WIR (Walk In Robe)					X	
17.5	Windows	X					
17.6	Ceilings	X					
17.7	Walls	X					
17.8	Floors	X					
17.9	Lighting Fixtures, Switches & Receptacles	X					
17.10	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

4 Panel, Half Glazed, Hinged,
Double

WIR Door: Door Style 2

4 Panel, Hinged

Windows: Window Type

Awning, Aluminium

Ceilings: Ceiling Material

Plasterboard

Walls: Wall Material

Plasterboard / Gypsum Board

Floors: Floor Coverings

Timber Flooring

General: Master Bedroom Photographs



Master Bedroom



Master Bedroom



Master Bedroom

General: Plasterboard / Gypsum

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

Limitations

WIR (Walk In Robe)

STORED OR FURNISHED ITEMS

MASTER BEDROOM WIR

Many wall, floor and/or ceiling surfaces were obscured by large amounts of clothing and stored items. Certain areas could not be inspected and this is a limitation to the inspection.

Defects

17.3.1 WIR Door

DOOR LATCH ALIGNMENT

WIR

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.



MAINTENANCE ITEM / GENERAL ADVICE



Video

(click here to view on web)

WIR

18: MASTER BED RETREAT

		I	F	D	M	U	N/A
18.1	Door(s)						
18.2	Window(s)	X					
18.3	Ceiling	X					
18.4	Walls	X					
18.5	Floor	X					
18.6	Lights, Switches and 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

Door(s): Door Style
4 Panel

Window(s): Window Type 2
Awning, Aluminium

Ceiling: Ceiling Material 2
Plasterboard



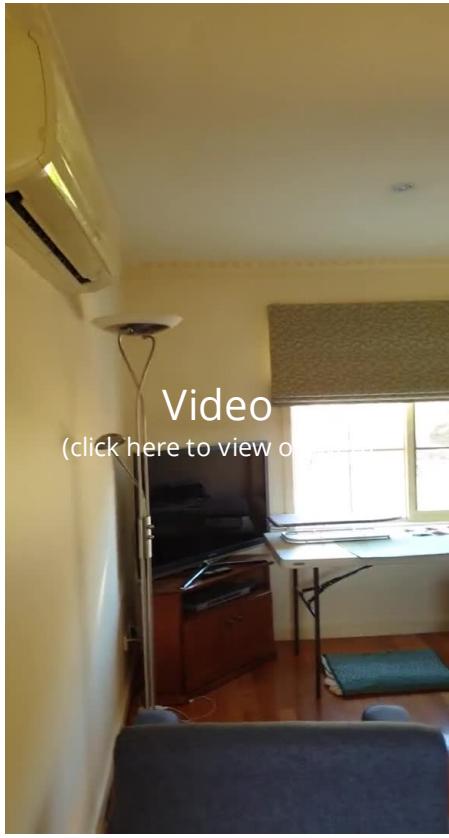
Walls: Wall Material
Plasterboard / Gypsum Board

Floor: Floor Coverings 2
Timber Flooring

Photographs/ video

Master Bedroom Retreat

General View of the room



Lights, Switches and Outlets: Informational

Master Bedroom Retreat

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.



Defects

18.1.1 Door(s)

DOOR LATCH ALIGNMENT

MASTER BEDROOM RETREAT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.



MAINTENANCE ITEM / GENERAL ADVICE



18.4.1 Walls

CRACKS (MINOR)

MAINTENANCE ITEM / GENERAL ADVICE

MASTER BEDROOM RETREAT / TOP OF STAIRCASE

Some minor cracking of the walls was observed during my inspection. These cracks are often caused by settlement and movement of the dwelling.

I recommend to monitor the cracks and repair if they remain unchanged. If the cracking increases in size or quantity contact a licensed structural engineer to determine the cause of the movement of the dwelling and for further advice on rectification works required.

Recommendation

Contact a qualified painting contractor.



19: MASTER ENSUITE

		I	F	D	M	U	N/A
19.1	General	X					
19.2	Doors	X					
19.3	Windows 2	X					
19.4	Ceilings 2	X					
19.5	Walls 2	X					
19.6	Floors 2	X					
19.7	Mirror 2	X					
19.8	VANITY CABINETRY 2	X					
19.9	Benchtop 2	X					X
19.10	Basin 2	X					
19.11	Basin Tap 2	X					
19.12	Under Basin Plumbing 2	X					
19.13	Drawers 2	X					
19.14	Splash-back 2	X					
19.15	Shower 2		X				
19.16	Sealants 2		X				
19.17	Toilet 2	X					
19.18	Lights and Electrical Fittings 2	X					
19.19	Ventilation 2		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

4 Panel, Hinged

Windows 2: Window Type

Aluminium, Awning

Windows 2: Window
Manufacturer

Unknown

Ceilings 2: Ceiling Material

Plasterboard

Walls 2: Wall Material

Tile

Floors 2: Floor Coverings

Tile

VANITY CABINETRY 2: MATERIAL

Vinyl Wrap, Melamine Carcass,
Laminated Benchtop

Benchtop 2: Material

Laminate

Basin 2: Basin Photographs

Mater Bedroom Ensuite



Basin

Basin Tap 2: Basin Tapware

Basin Mounted

**Basin Tap 2: HOT WATER
TEMPERATURE FROM OUTLET**

Not Tested

**Under Basin Plumbing 2: Under
Basin Photographs**

Master Bedroom Ensuite



Under Basin

Splash-back 2: Splashback**Material**

Tiles

Shower 2: HOT WATER TEMPERATURE FROM OUTLET

Not Tested

Toilet 2: Photographs

Master Bedroom Ensuite

**Shower 2: STYLE**

Poly Marble

Shower 2: SHOWER SCREEN INFORMATION

Glass

Ventilation 2: BATHROOM VENTILATION INFORMATION

Openable Window, Mechanical Ventilation

**Shower 2: SHOWER TAPWARE & OUTLET INFORMATION**

2 Tap, Shower Rail

Shower 2: TYPE OF DRAIN

Built into Base

General: Ensuite Photographs

Master Bedroom Ensuite

**Mirror 2: MIRROR INFORMATION**

Fixed to Wall

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

VANITY CABINERY 2: CABINETRY INFORMATION

Master Bedroom Ensuite

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.



Benchtop 2: BENCHTOP INFORMATION

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

Basin 2: Basin Information

Main Bathroom

Single, Recessed, 3 Tap Hole

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.

Lights and Electrical Fittings 2: Light and Fan Information

Master Bedroom Ensuite

Lights and fans were operated and functioning at the time of the inspection.

Defects

19.15.1 Shower 2

SEALANT MOULD (MINOR)

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

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

Recommendation

Contact a handyman or DIY project



MAINTENANCE ITEM / GENERAL ADVICE

19.15.2 Shower 2

CAULKING / SILICONE

MASTER BEDROOM ENSUITE

The bathroom shower base is not adequately (or poorly caulked) to the walls.

I recommend caulking the shower base and walls to prevent water damage.

This can be completed by a Handyman or DIY.

See How To link [HERE](#)

Recommendation

Contact a handyman or DIY project



19.16.1 Sealants 2

GENERAL SEALANT MAINTENANCE

General sealant maintenance is recommended for the Master Bedroom Ensuite

Recommendation

Contact a handyman or DIY project

19.19.1 Ventilation 2

EXHAUST VENTED TO ROOF SPACE (TILED)

MASTER BEDROOM ENSUITE

The bathroom exhaust fan is vented directly 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 bathrooms 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 plumbing contractor.



MAINTENANCE ITEM / GENERAL ADVICE



MAINTENANCE ITEM / GENERAL ADVICE



20: BEDROOM 2

		I	F	D	M	U	N/A
20.1	General		X				
20.2	Windows	X					
20.3	Doors			X			
20.4	Ceilings	X					
20.5	Walls		X				
20.6	Floors	X					
20.7	Lighting Fixtures, Switches & Receptacles	X					
20.8	Smoke Detectors					X	
20.9	Carbon Monoxide 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

Bedroom 2

Flush Panel, Hinged


Ceilings: Ceiling Material

Fibrous Plasterboard

Walls: Wall Material

Fibrous Plaster

Floors: Floor Coverings

Timber Flooring

General: Fibrous Plaster General Information

Bedroom 2

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

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



Windows: Window Type

Bedroom 2

Double-hung, Timber, With Fixed Panel



Windows: Lead Based Paint: Lead Based Paint Information

BEDROOM 2

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

Defects

20.3.1 Doors

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified carpenter.



Bedroom 2 Door

20.3.2 Doors

DOOR GAPS (MARGINS) INCONSISTENT

BEDROOM 2

The door margins around the bedroom door are inconsistent, this is likely due to settlement / movement of the sub-floor structure. Door margins can alter slightly with the changes of seasons due to soil heave and settlement, this would seem the likely cause in this case.

Monitor and repair as required.

Note: However If the door margins **continue to noticeably change or change dramatically**, contact a structural engineer for advice.

Recommendation

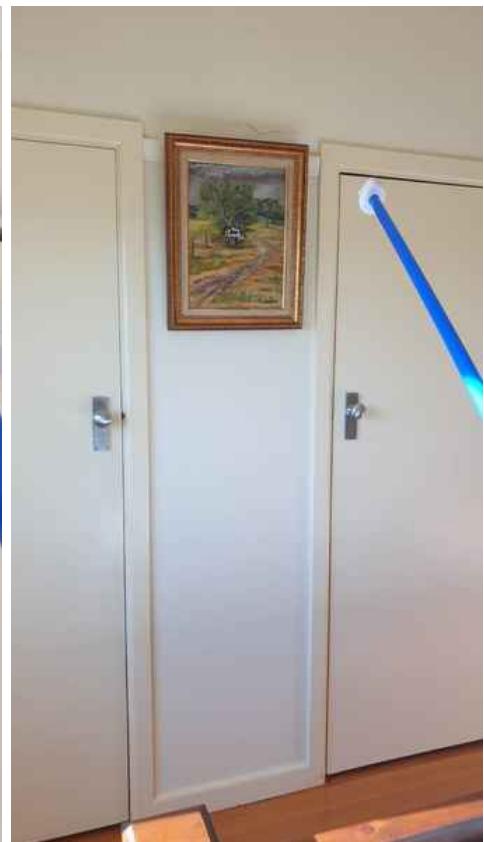
Recommend monitoring.



Bedroom 2 Door



Bedroom 2 Robe Doors



Bedroom 2 Robe Doors

20.5.1 Walls

CRACKS (MINOR)

BEDROOM 2

Some minor cracking of the walls was observed during my inspection. These cracks are often caused by settlement and movement of the dwelling.

I recommend to monitor the cracks for 12 months and repair if the cracks remain unchanged. If the cracking increases in size or quantity contact a licensed structural engineer to determine the cause of the movement of the dwelling and for further advice on rectification works required.

Recommendation

Recommend monitoring.



MAINTENANCE ITEM / GENERAL ADVICE



21: BEDROOM 3

		I	F	D	M	U	N/A
21.1	General						
21.2	Doors						
21.3	Windows			X			
21.4	Ceilings	X					
21.5	Walls			X			
21.6	Floors	X					
21.7	Lighting Fixtures, Switches & Receptacles	X					
21.8	Smoke Detectors					X	
21.9	Carbon Monoxide 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

Flush Panel

Ceilings: Ceiling Material

Fibrous Plasterboard

Walls: Wall Material

Fibrous Plaster

Floors: Floor Coverings

Timber Flooring

General: Photographs

BEDROOM 3



General: Fibrous Plaster

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

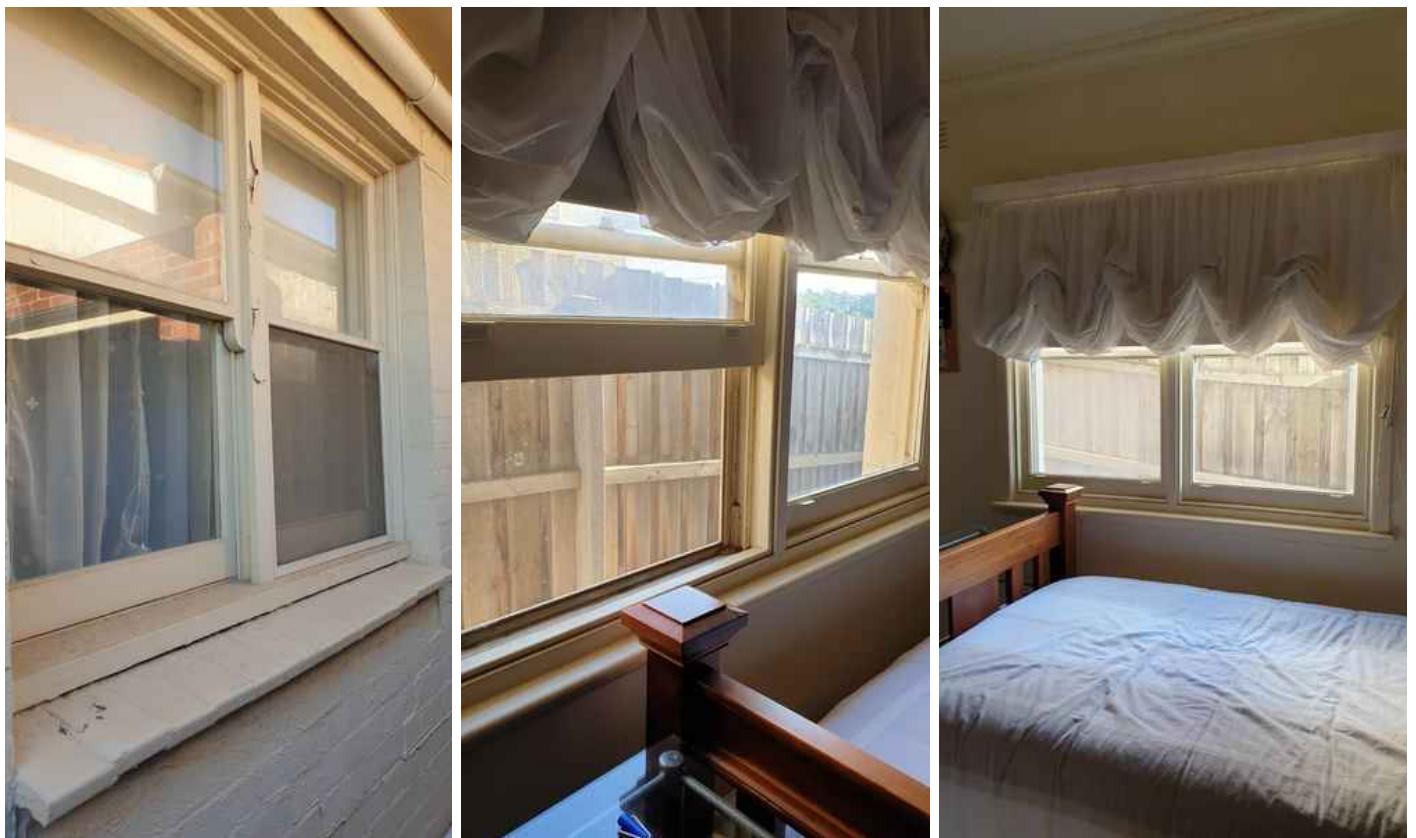
A mould for plain sheet was simple concrete benches with steel edges to give the required thickness of sheet, usually about 10mm. Early fibrous plaster was reinforced with Hessian; after that with coconut fibre then sisal hemp and, in more recent times, glass fibre. During the Second World War, all available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



Windows: Window Type

BEDROOM 3

Double-hung, Timber



Windows: Lead Based Paint: Lead Based Paint Information

BEDROOM 3

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

Defects

21.2.1 Doors

DOOR GAPS (MARGINS) INCONSISTENT

BEDROOM 3

The door margins around the bedroom door are inconsistent, this is likely due to settlement / movement of the sub-floor structure. Door margins can alter slightly with the changes of seasons due to soil heave and settlement, this would seem the likely cause in this case.

Monitor and repair as required.

Note: However If the door margins **continue to noticeably change or change dramatically**, contact a structural engineer for advice.

Recommendation

Recommend monitoring.



MAINTENANCE ITEM / GENERAL ADVICE



BEDROOM 3 ROBE DOORS



BEDROOM 3 ROBE DOORS



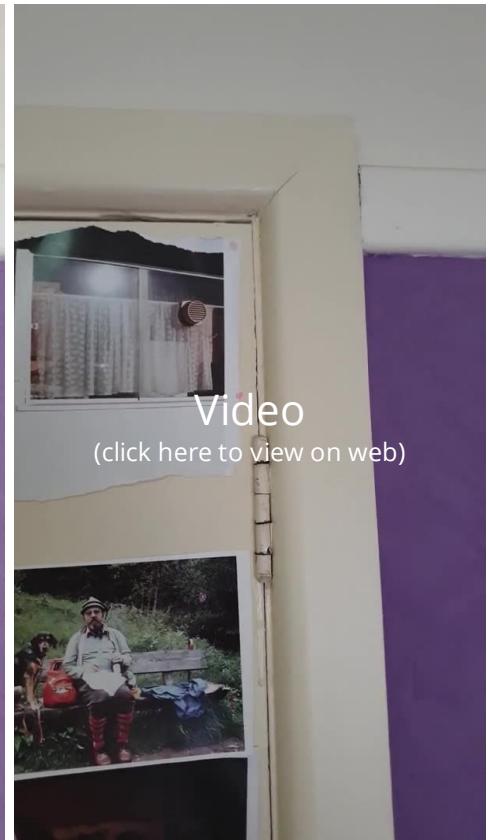
BEDROOM 3 ROBE DOORS



BEDROOM 3 ROBE DOORS



BEDROOM 3 DOOR



Video
(click here to view on web)

21.3.1 Windows

BLOWN DUST

BEDROOM 3



MAINTENANCE ITEM / GENERAL ADVICE

Dust is being blown back onto the window sill and surrounding area.

This is a maintenance item and I recommend sealing the window to help prevent this from occurring.

Recommendation

Contact a handyman or DIY project



21.5.1 Walls

CRACKS (MINOR)

BEDROOM 2

Some minor cracking of the walls was observed during my inspection. These cracks are often caused by settlement and movement of the dwelling.

I recommend to monitor the cracks for 12 months and repair if the cracks remain unchanged. If the cracking increases in size or quantity contact a licensed structural engineer to determine the cause of the movement of the dwelling and for further advice on rectification works required.

Recommendation

Recommend monitoring.



MAINTENANCE ITEM / GENERAL ADVICE



22: POWDER ROOM

		I	F	D	M	U	N/A
22.1	General						X
22.2	Doors						
22.3	Floors						
22.4	Water Supply, Distribution Systems & Fixtures						
22.5	Lighting Fixtures, Switches & Receptacles						
22.6	Shower						
22.7	Toilet						

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

23: LAUNDRY

		I	F	D	M	U	N/A
23.1	General	X					
23.2	Window(s)		X				
23.3	Doors						
23.4	Walls		X				
23.5	Floors		X				
23.6	Ceiling		X				
23.7	Exhaust Systems						
23.8	Laundry Tub		X				
23.9	Under Tub Plumbing		X				
23.10	Cabinet & Benchtop		X				
23.11	Splash-back		X				
23.12	Washing Machine Taps						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: Ventilation

Dryer Vented, Openable Window

Doors: Door Style

Flush Panel

Floors: Floor Coverings

Tile

Exhaust Systems: Exhaust Fans

None

Laundry Tub: Laundry Tub**Information**

Stainless Steel, Single Bowl, 1 Tap
Hole, Washing Machine Waste
Outlet

**Cabinet & Benchtop: BENCHTOP MATERIAL**

Laminate

Cabinet & Benchtop: CABINET MATERIAL

Laminate, Melamine Carcass

Splash-back: Splashback Material 2

Tiles

Washing Machine Taps: Washing Machine Tap Information

Visible, Wall Mounted, Not Tested

General: Photographs**Window(s): Window Type**

Laundry

Awning, Aluminium, Fixed



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.



Cabinet & Benchtop: BENCHTOP & CABINET INFORMATION

Laundry

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.

24: WC

		I	F	D	M	U	N/A
24.1	Toilet	X					
24.2	Window	X					
24.3	Ceiling	X					
24.4	Walls	X					
24.5	Floor	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

Toilet: Toilet Type
Close Coupled

Window: Window Type
Aluminium, Awning

Floor: Floor Type
Tiles



Toilet: Informational

WC

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!

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](#)

Hot Water System: LOCATION

Outside, North, Wall Mounted

Hot Water System: SYSTEM

BRAND & CAPACITY

Rinnai

Hot Water System: CAPACITY (Litres)

26 Continual Flow

Hot Water System: YEAR OF MANUFACTURE

Jan 2005

Hot Water System: LIFE EXPECTANCY FROM DATE OF MANUFACTURE

11-15 Years

Hot Water System: WATER TEMPERING

Not Tempered

Hot Water System: TPRV DISCHARGE PIPE

N/A

Hot Water System: VENTING: VENT TERMINATION POINT

External HWS, Vented Within Unit

Hot Water System: HOT WATER SERVICE: CONDITION & PHOTOS

Serviceable

Type of System

External, Wall Mounted, North Wall

Gas, Continual Flow



TEMPERING TO BATHROOMS

HOW HOT IS TO HOT?

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

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

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

Hot Water System: SYSTEM TYPE

Gas

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

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: 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: CONDUCIVE CONDITIONS

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

Information

Conducive Conditions, General Information

General

We recommend that you have a termite and timber pest inspection conducted every two years by a licensed 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.



27: ENVIRONMENTAL CONCERNS

		I	F	D	M	U	N/A
27.1	Asbestos				X		
27.2	Lead Based Paint		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

Odours Present: Odour(s) Present in the Home

No Discernible Odours

Odours Present: Odours Information

General

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

General

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 remodelling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to purchasing the property or undertaking any building works.**

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

Lead Based Paint: Lead Based Paint Information

General

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

General

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

General

Identifying Asbestos is beyond the scope of the building inspection.

If I see obvious signs of a material that I may believe to contain asbestos, I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list. Furthermore, any remodelling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to purchasing the property or undertaking any building works.**

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

Lead Based Paint: Lead Based Paint: Lead Based Paint Information 2

General

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-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

Defects

27.1.1 Asbestos



MAJOR DEFECT / SAFETY HAZARD

POSSIBLE ASBESTOS CONTAINING MATERIAL

SUB-FLOOR AREA

A material that may contain asbestos was observed in the sub-floor area of this dwelling.

I recommend:

- not to allow anyone to enter the sub-floor area without full Personal Protective Equipment (PPE).
- evaluation and testing of the material by an environmental contractor.
- if found to be an asbestos containing material, have it safely removed by a qualified asbestos removalist

Recommendation

Contact a qualified environmental contractor



27.2.1 Lead Based Paint
POSSIBLE LEAD BASED PAINT
EXTERNAL WINDOW PAINT

MAJOR DEFECT / SAFETY HAZARD

Paint that may contain lead was observed on the external window frames of this dwelling.

I recommend:

- prior to any painting of woodwork, internal or externally, test the painted surfaces for the presence of lead.
- if lead based paint are confirmed with testing, caution must be taken to prepare the member for (re) painting.
- consult a professional contractor for further advice.

See link [here](#) for testing laboratory.

Recommendation

Contact a qualified environmental contractor



28: 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				

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

General

TERMS AND CONDITIONS

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

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

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

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

DEFINITIONS AND TERMINOLOGY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

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

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

Cracking Categories:

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

0-Hairline cracking, less than 0.1mm,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OTHER RECOMMENDED INSPECTIONS

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

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

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

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

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

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

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

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

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

The Inspection and Report was carried out by: Colin Hamilton

Contact the Inspector on: 0417870087

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

STANDARDS OF PRACTICE

Inspection Details

General

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

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

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

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

Areas for inspection

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

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

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

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

Inspection Process

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

Limitations

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

Extent of reporting

Significant items to be reported are as follows:

(a) Major Defects.

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

(b) Minor Defects.

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

(c) Maintenance Items / FYI

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

Acceptance criteria

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

Inspectors Comments

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

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

Grounds / Site

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

Exterior

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

Roof

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

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

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

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

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

Roof Space / Attic

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

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

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

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

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

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

Basement, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; 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 sheetrock 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 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.

Bathroom (Main)

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

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

Kitchen

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

Laundry

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

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

Hot Water System

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

Environmental Concerns

Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information, these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest related field prior to purchasing the property.

Final Check List

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