BUILDING CONSULTANCY GROUP

Cutting Edge Building Consultancy Experts



Pre Purchase
Property Inspections
Licenced Building Inspectors

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Please take the time to completely read this visual Pre-Purchase Building Inspection Report prior to making any decision to purchase this inspected property so that you, the purchaser can be well equipped to make a fully informed decision.

Contents

CLIENT DETAILS:	3
FEE & INSPECTION AGREEMENT	4
SUMMARY OF THIS VISUAL BUILDING INSPECTION:	6
ACCESS AT THE TIME OF THE INSPECTION	10
VISUAL EVIDENCE OF CRACKING TO THE INTERNAL AND EXTERNAL	11
OTHER STRUCTURES INSPECTED:	12
THE SITE:	13
THE EXTERIOR OF THIS BUILDING:	15
THE ROOF EXTERIOR OF THIS BUILDING:	17
THE ROOF SPACE OF THIS BUILDING:	18
THE SUB FLOOR OF THIS BUILDING:	19
THE INTERIOR OF THIS BUILDING:	22
INVASIVE INSPECTION REQUIREMENTS:	30
OTHER INSPECTIONS, CERTIFICATES, WARRANTIES OR REPORTS REQUIRED:	31
TERMS & CONDITIONS:	33
REFERENCE TO “CONTACTING THE INSPECTOR”	35
ACKNOWLEDGEMENT OF THIS REPORT	36
TERMINOLOGY & THEIR DEFINITIONS	37

Please Note: The room description system used in this report is based on the room type, or purpose for which it is used (e.g. Bedroom, Bathroom etc.) followed by a number (e.g. 1, 2, 3 etc.). This is determined as beginning from left of the main entry door and moving in a clockwise manner through each level. Where the property is multi-level, the numbering will continue left from the top of the stairs on that particular level.

Visual

Pre-Purchase Building Inspection Report

To comply with Australian Standard AS4349.1-2007

CLIENT DETAILS	
Client:	Matt Jinks
Contact details:	**Ph:**
Inspection address:	35 Seconed Avenue, Jannali NSW 2226
Inspection date & time:	**Date:** 25/11/2019 **Arrival time:** 2:00 PM
Approximate age of this property (Excluding extensions):	45-45 years (Properties built before 1986 may contain asbestos)
Weather conditions at the time of this inspection:	Fine
Whether building is furnished:	Yes
Building tenancy:	Property Occupied
Persons present at the time of this inspection:	Real Estate Agent



Picture of this Inspected Property

INSPECTION AGREEMENT

This agreement forms part of this Pre-Purchase Building Inspection Report.

(Offer & Acceptance, Valuable Consideration and Instructions apply here.)

*(Definition: **Offer and Acceptance;** analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)*

*(Definition: **Valuable Consideration;** it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)*

*(Definition: **Instructions;** the purchaser has given verbal or written directions to carry out this pre-purchase building inspection on their behalf. At times, it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)*

Client: Matt Jinks
ABN: 92 589 758 209

YOU AGREE TO THE FOLLOWING CONDITIONS & THE INSPECTION TYPE ORDERED BY YOU. *(VISUAL PRE-PURCHASE BUILDING INSPECTION & REPORT)*

This inspection will be carried out in compliance with AS4349.1-2007 except for Strata Units or property's where the inspection will be according with Appendix B of AS4349.1-2007.

1. This inspection is a visual evaluation only for the buildings within 30 metres of the main building and within the inspected property's boundaries.
2. ACKNOWLEDGMENT: I agree to contact the Inspector once I have read the report.
3. Safe and reasonable access will only be achieved to the property being inspected to the areas of, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior, The Interior of The Roof Space and within the Sub Floor areas (if applicable) only.
4. The report will also advise on visible minor and major defects, safety hazards and any cracking visible to the building's elements on the day and time of the inspection.
5. The Inspector will not conduct any invasive inspections. (Written instructions must be provided for any invasive inspections required now or in the future as the Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or any personal belongings currently in place.)
6. The Inspector will advise you should there be a need to carry out an Invasive Inspection to the property that they inspected. In the event an Invasive Inspection should be required, then you should NOT agree to anything until this Invasive Inspection has been completed and reported on.
7. We DO NOT & WILL NOT inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.
8. It is highly recommended that a full Timber Pest Inspection carried out in compliance with AS4349.3-2010.
9. **No inspection will be carried out for Asbestos.** (This is out of our area of expertise, unless otherwise stated)
10. **No inspection will be carried out for Magnasite.** (This is out of our area of expertise, unless otherwise stated)
11. **No inspection will be made for Mould.** (This is out of our area of expertise, unless otherwise stated)
12. **No inspection will be made for Solar Power Panels.** (This is out of our area of expertise, unless otherwise stated)
13. Costs for and building rectification works are not provided within this Report. Should you require any costing's you should seek further advice from a Licensed Builder, Architect or a Quantity Surveyor.
14. When a property is occupied, we bring to your attention that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed and or after this inspected property has been vacated.

15. When and if Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection and it is highly recommended that a full Timber Pest Inspection be carried out in compliance with AS4349.3-2010.

16. In regard to plumbing or electrical, it should be noted that our inspectors are not plumbers or electricians. We recommend that a qualified and licensed contractor be engaged to make comment on any matter dealing with plumbing or electrical issues/appliances.

17. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.

18. This Inspection will not cover or report on the items listed in Appendix D in AS4349.1-2007. A copy of Appendix D can be provided upon request.

19. This report is not a Structural Report. Should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.

20. Where a Strata Title property is to be inspected, then we will only inspect the strata unit's interior and the unit's immediate exterior to be inspected as detailed in Appendix B in AS4349.1-2007. A full Strata Report must be obtained for all of the common areas before you make an informed decision to purchase the Unit. A copy of Appendix B can be provided upon request.

21. If an issue, pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or an arbitrator. Each party will pay their own costs.

22. We will not be liable for any third-party loss or damage suffered by any person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.

23. 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 and reasonable access.

If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe to do so.

Area	Access Panel	Crawl space	Accessible Height
Roof Space:	400mm x 500mm	Minimum of 600mm x 600mm	From a 3.6m ladder off a level platform and only if it is safe to do so
Roof Exterior:	—	—	From a 3.6m ladder only and off a safe level ground surface
Subfloor:	Subject to inspector's discretion as to safe and reasonable access	Subject to inspector's discretion as to safe and reasonable access	Subject to inspector's discretion as to safe and reasonable access

24. Limitations to this Inspection are noted above and how these limitations may affect the Inspection are: In general, any stored or scattered goods, stored boxes, parked cars, bikes, boats, trailers, A/C unit's and their ducting and any external covering foliage, plants, vines, stored fire wood and timbers, vines clinging to external wall surfaces, trees covering areas will hinder our inspection to the areas clearly stated within the body of this report.

25. We invite you to contact the inspector shown on the last page of this report, so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any further decision to purchase this property.

26. You the Purchaser needs to have any misunderstood issues fully explained to you prior to making any decision in purchasing this inspected property. Your Conveyancer is not adequately qualified to explain any issues to you, you must contact the Inspector shown on the last page of this report.

Acceptance By: **Matt Jinks**
Signed:



Signed on Behalf of: **Building Consultancy Group Building Inspections by Ben Wilke**

SUMMARY OF THIS VISUAL BUILDING INSPECTION

OVERVIEW:

The following summary below of **Above Average, Average and Poor** apply to the overall condition and to other areas of this Inspected Property if and when stated within this report document:

ABOVE AVERAGE	The areas inspected appear to be in serviceable and sound/acceptable condition without any significant visible defects at the time of the inspection.
AVERAGE	The inspected areas evidently require repairs and/or maintenance, which are consistent and normal due to the age of this property.
POOR	The areas inspected require major repairs and/or replacement due to its age, poor maintenance, deprived state, deterioration or not having been completed to an acceptable standard of workmanship.

OVERALL CONDITION OF THE BUILDING	**This Summary must be read in conjunction with the full body of this report and not in isolation from the body of this report. If there should happen to be any discrepancy between anything in the body of this report and anything in this Summary, the information in the body of this report shall override that which is written in this Summary.**
SITE	**In average condition, generally.**
EXTERIOR	**In average condition, generally, with some items being poor.**
ROOF EXTERIOR	**In average condition, generally, with some items being poor.**
ROOF SPACE	**In poor condition, generally.**
SUB-FLOOR	**In average condition, generally, with some items being poor.**
INTERIOR	**In poor condition, generally.**
OTHER STRUCTURES	**In poor condition, generally.**

NOTE: Other photos not shown in this report may have been taken of this property indicating the inspector's observations on the day in relation to any excessive foliage growth, damaged retaining walls, pool areas, areas that are not part of this inspection, termite matters, hindered or restricted access areas and of any other issues not covered.

NOTE: This report does not provide advice on events or any further damage occurring to this property post the inspector departing the inspected property.

NOTE: All floor surfaces may become slippery when wet. Should you have any concerns regarding slippage to these surfaces, you should seek advice from a slip risk specialist.

PURPOSE:

This report should only be read in its entirety for the purpose of allowing the potential purchaser to make an informed decision prior to this inspected property's purchase as well as to potentially resolve any unknown issues.

SCOPE:

This pre-purchase building inspection shall comprise of a visual assessment only for the buildings general condition within 30 metres of the main building only and within the inspected property's boundaries. This report is not a Structural Report, should you require any advice of a structural nature you should contact a qualified and licensed Structural Engineer in relation to this dwelling.

SUMMARY:

OBSERVATION OF DEFECTS AT THE TIME OF THIS INSPECTION:

Defects are categorised into 6 areas as described below.

These descriptions are clearly defined in AS4349.1-2007 Table 3.3 "Type of Defects."

A - Damage (visual disruption or breakage resulting in loss of value or the impairment of usefulness,)

B - Distortion, warping and twisting (a change in the shape of an image resulting from imperfections from its intended location,)

C - Water penetration, damp related (the presence of moisture and/or egress or entry of forms of water and dampness into unintended locations,)

D - Material deterioration (rusting, rotting, corrosion, decay) (alteration of the products or elements original intended finish,)

E - Operational (not being fit for proper functioning and/or ready for use,)

F - Installations & Appearance (inappropriate fitting and finish of a products intended use.)

Summary of MAJOR DEFECTS:

Description: Being a defect of significant magnitude that requires immediate rectification. At this inspection, we will assess and appraise the property's building elements for the presence of visible defects.

My observation of visual Major "Defects" found at the time of this property inspection:

1. **No major defects were identified at the time of this inspection.**

Summary of MINOR DEFECTS:

Description: Classified as anything other than a major defect. A defect of less significants to the structure which may require rectification, observation or monitoring in the near future.

My observation of visual Minor "Defects" found at the time of this property inspection:

1. **Please read the body of this report in full for all minor defects identified at the time of this inspection.**
2. **Minor maintenance issues, if left unmanaged, can develop into costly major defects over time.**

This Summary must be read in conjunction with the full body of this report and not in isolation from the body of this report.

If there should happen to be any discrepancy between anything in the body of this report and anything in this Summary, the information in the body of this report shall override that which is written in this Summary.

Summary of SAFETY ITEMS (INCLUDING STEPS):

Description: Safety issues identified at the time of this property Inspection. (Duty to Warn!) ***WARNING***

My observation of visual "Safety Items" found at the time of this property inspection:

1. **Any uneven stair riser heights and/or stair tread widths may be a potential trip hazard/safety concern.**
2. **Some of the balconies/porch's handrails are a potential safety concern.**
3. **All railings lower than 1.0-metre-high located on this property do not meet the current Australian Standards safety requirements and are a potential safety hazard.**
4. **Gaps to handrails that exceed 100mm do not meet the current Australian Standards safety requirements and can be a potential safety issue.**
5. **It is recommended that a handrail be installed to any area where falls are greater than 1m in height and are a potential fall hazard/safety concern.**
6. **It is recommended that all windows to any second storey or similar height properties, must not open up more than 100mm and must not have furnishings placed within 1.0 metre of any windows that are connected to the exterior, unless that window has penetration proof screening materials and are fixed in place and cannot be easily removed.**
7. **It is recommended that you visit www.kidsafe.com.au website for information on how to keep kids safe around the house.**
8. **Parts of this property may contain asbestos. (These items were not tested as part of this inspection, therefore, it cannot be confirmed whether they are indeed asbestos.)**
9. **Any trees associated to this property are to be assessed by an arborist and in the event of any issues that may be discovered by the arborist, should then be dealt with immediately.**
10. **Undulating pavers and/or concrete joints may be a potential trip hazard/safety concern.**
11. **Unexpected change in walking surfaces over 20mm and less than 75mm may be a potential trip hazard/safety concern.**
12. **Window and door venetians, blinds and/or curtain cords may be a potential choke hazard.**

Description of the Property Inspected

Type:
For the purpose of this report this residential dwelling has a street frontage facing **South** approx.

Site Topography:
Falls to the: **North.**

Height: No of storeys: **Split level.**

Construction Type:

Floor type: **Combination of slab and timber.**

Exterior Wall type: **Combination of brick and cladding.**

Exterior Roof type: **Hip.**

Exterior Roof covering: **Tile.**

Verandas and/or Balconies: **Front, Back, Left-side.**

ACCESS AT THE TIME OF THE INSPECTION

Areas Inspected & Areas Not Inspected at the time of this inspection and Why:

1. The Areas Inspected were:
   a. **The site (partial).**
   b. **The exterior (partial).**
   c. **The roof exterior (partial).**
   d. **The roof void space (partial).**
   e. **The sub-floor area (partial).**
   f. **The interior (partial).**
   g. **Other Structures (partial).**

2. The Areas that were NOT Accessible for Inspection at the time of this inspection and the reasons WHY were:
   a. **Parts of this property's roof exterior could not be accessed/viewed, due to reporting height restrictions.**
   b. **Limited viewing to sections of this property's sub-floor area due to stored material at the time of this inspection.**

3. The Areas in which Visual Inspection was Obstructed at the time of the inspection and the reasons WHY were:
   a. **To sections of the roof space area, due to the roof design.**
   b. **To the roof space area, due to the laid insulation materials.**
   c. **To sections of the roof space with low pitch eaves in areas.**
   d. **To parts of the interior, due to the occupant's belongings/stored goods.**
   e. **To parts of the interior due to this dwelling being fully furnished at the time of this inspection.**

4. Therefore, the Areas or Sections that Access SHOULD be fully gained prior to making any decisions to purchase this inspected property are:

   Roof Exterior

   a. **To the sections of the roof exterior that could not be accessed at the time of this inspection, once safe access can be gained.**

   Sub-Floor

   b. **To the sub floor area once the hindered access blockage has been removed.**

Damage or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Further inspections if required, are essential to be carried out prior to making your decision to Purchase this property. Any additional inspections if required will be at an additional cost.

VISUAL EVIDENCE OF CRACKING TO THE INTERNAL AND EXTERNAL WALLS/CEILINGS

Visual Evidence of Cracking to the Internal and External Walls/Ceilings:

Is there cracking to this dwelling's Building Elements? **Yes**

(NOTE: Internal/External cracking within the categories listed below will require a Structural Engineer's inspection to determine the effects that this cracking which was been identified at the time of this inspection, may have on this dwelling prior to making your decision to purchase this property.)

(A Structural Engineer is required to certify all cracking over category "2")

Cracking Categories: Cracking is also categorised 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 - Noticeable cracks, yet easily filled 1mm - 5.0mm.

3 - Cracks that can be repaired and possibly some sections of the wall will need to be replaced. Note: weather-tightness often impaired, 5.0mm -15.0mm.

4 - Extensive repair work is required involving breaking out and replacing these sections including, but not limited to sections of walls, especially over doors and windows. Doorframes can distort, walls can lean or bulge noticeably and can cause reduced bearing capacity. Service pipes can be disrupted. 15.0mm - 25.0mm.

The cracked areas	Photo of crack	Approximate width & length of cracking
To the external brickwork/walls of this inspected dwelling being category "**2**".	**Yes**	Exterior: Under 2mm & approximately 1800mm in length.
To the internal walls and ceilings of this inspected dwelling being category "**1**".	**No**	Interior: Under 1mm and up to 600mm in length.



External cracks located to areas of this property.

OTHER STRUCTURES INSPECTED

Front Porch

		
This structure's downpipe has not been connected to a stormwater outlet.	This structure's ceiling is sagging in sections.	This structure's roof is damaged in areas.

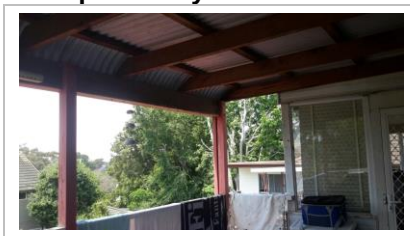
Back Porch

	
This structure has been poorly installed/maintained and it is recommended that this structure be rectified.	This structure's handrails are in a poor condition and require readjusting or replacement.

Side Porch


This structure has been poorly installed/maintained and it is recommended that this structure be removed or rectified.

Back Top Balcony

	
This structure is in average condition, generally.	This structure's paint is flaking in sections.

THE SITE

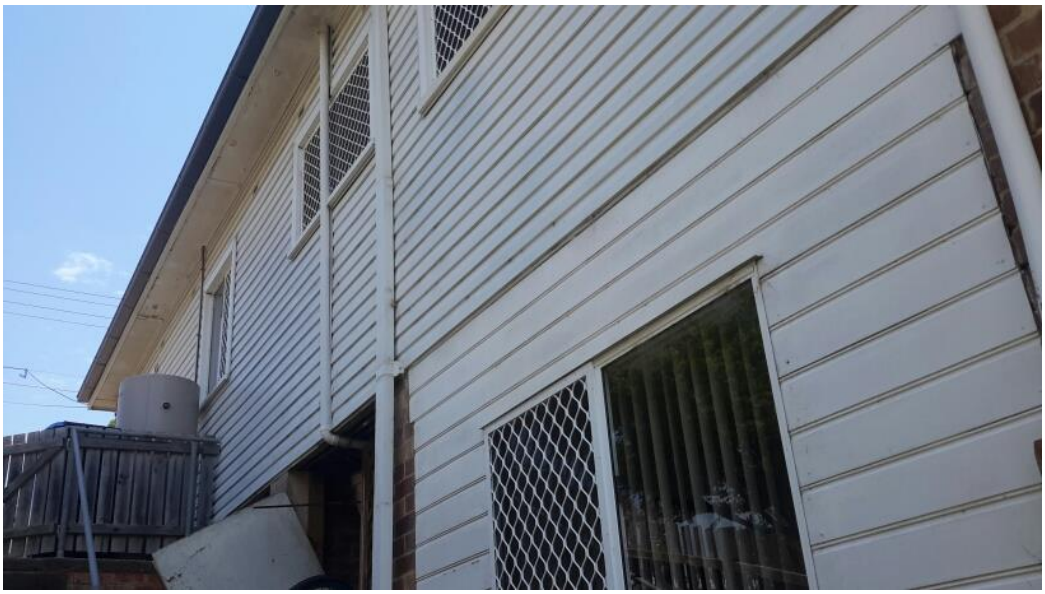
1. Foundation materials appear to be: **Rock, Soil.**
2. Steps: **Repair work is required to some areas of this property's steps.**
3. Trees: **Trees are in proximity to the house in areas.** *(Surrounding trees may cause issues to this dwelling's foundations, affect underground services, damage other items to this property and/or prevent downpipes/gutters from working as intended.)*
4. Site drainage: **It is recommended that this site be monitored during times of heavy rain to determine whether this property requires additional drainage to be installed.**
5. Pathways & paved areas: **Some visible cracking and undulation was evident to sections of this property's pathways/paved areas, which may be a potential trip hazard/safety issue.**
6. Gates: **Some of this property's gate(s) require rectification work and/or replacement of some items.**
7. Hot Water System: **This property's Hot Water System appears to be reaching the end of its life cycle and it is recommended that a qualified and licensed professional inspect this property's hot water system unit(s), its operations and temperature controlling.** A clear hose should be fitted to the overflow pipe and redirected into an appropriate drainage inlet point, *(A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE, IF REQUIRED. The age of the existing unit is unknown.) (NOTE: we do not test the pressure relief valves on freestanding hot water units as this valve may break, seize or leak due to lack of testing over a period of time by the owners of this property.)*
8. A/C unit(s): **This property's AC unit(s) appear to be reaching the end of its life cycle it is recommended that a qualified and licensed professional inspect this property's air conditioning unit(s), its operations and temperature controlling.** NOTE: A dwelling's A/C unit(s) are not tested at the time of this inspection due to being outside of this inspector's expertise/qualifications. It is recommended that the unit/s be serviced annually, and its air filters be cleaned on a regular basis as per the manufacture's specifications.
9. NOTE: Any timbers that are in direct contact with the ground being in garden areas or the pergola, the awning, the carport or other related items should be removed or relocated or treated unless evidence is provided that these timbers are of a treated or specific type suitable for its as applied application. (Timbers that are in direct contact with the ground may attract possible termite activity and/or possible wood decay.)
10. Property's retaining wall/s appear to be built out of: **Bricks.**
    Some retaining walls are: **Some of this property's retaining walls are over 700mm high. (NOTE: Any retaining walls over 700mm high will require inspection and certification from a qualified and licensed Structural Engineer).**

11. **INSPECTOR'S OTHER OBSERVATIONS AT THE TIME OF THIS INSPECTION**:



This property's fences are in poor condition and will require rectification or replacement.

THE EXTERIOR OF THIS BUILDING



EXTERIOR ITEMS NOTED AT THE TIME OF THE INSPECTION

1. The exterior paint work finish: **In poor condition, generally.**
2. This property has **a combination of timber and aluminium** windows and the units that were not locked at the time of this inspection: **Windows are in a weathered condition and retreating is recommended, therefore some units may require general adjustments to correct their as intended operation,** easing due to excessive paint use, lock repairs and/or general lubrication.
3. Are flyscreens damaged in areas to the doors and/or windows to this dwelling: **Yes, some flyscreens are damaged and/or missing.**
4. Condition of external exposed door locks: **Some require rectification works.**
5. **In general: All verandas, decking, balconies and any internal void area railings, if applicable to this property must be a minimum height of 1.0 metres high to comply with the current Australian Standards. *(*Any railing lower than 1.0 metres high located on this property does not meet the current Australian Standards safety requirements and need to be rectified.*)***
6. **Asbestos findings*: An Asbestos ID Report can be carried out from $595.***
7. **Mould findings*: A Mould ID Report can be carried out from $595.***

8. **INSPECTOR'S OTHER OBSERVATIONS AT THE TIME OF THIS INSPECTION**:

	
This property's bottom bathroom windows have not been adequately installed and it is recommended that this be rectified by a qualified and licensed professional.	Paint work is poor to sections of this property's external walls, eaves and windows and it is recommended that these areas be repainted by a qualified and licensed professional.

THE ROOF EXTERIOR OF THIS BUILDING



ROOF EXTERIOR ITEMS NOTED AT THE TIME OF THE INSPECTION

1. Chimneys: Is there a chimney present: **Yes.**

   If evident, all flashings, and brick deterioration, any mortar erosion and any lack of support or loss of vertical plumbness may not be visible due to this dwelling's height and access restrictions. Fireplaces are not tested. This test is outside the scope of this inspection and it is recommended that you have these units fully tested prior to making your decision to purchase this property.

2. Are gutters & valley gutters rusting: **Yes, this property's gutters are rusting in sections and it is recommended that these areas be monitored for any further deterioration.**

3. Roof undulation was visibly evident in areas: **The roof is slightly undulating in sections at the time of this inspection.**

4. **INSPECTOR'S OTHER OBSERVATIONS AT THE TIME OF THIS INSPECTION:**

	
Cracking was visible to this property's roof bedding and/or pointing areas in sections at the time of this inspection and it is recommended that all damaged areas be repaired by a qualified and licensed professional.	This property's gutters are full of debris which prevent the gutters and downpipes from operating as intended. Gutters need to be cleared on a regular basis as part of a general maintenance.

THE ROOF SPACE OF THIS BUILDING



ROOF SPACE ITEMS NOTED AT THE TIME OF THE INSPECTION

1. Sarking: **No sarking has been installed to this property's roof space area.** *(Sarking is a silver foil material under the roof tiles/sheets.)*
2. Insulation: **Only parts of this property's roof space area is insulated.** *(All types of ceiling insulation installation are to comply with the current Australian Standards AS/NZS3000:2007 in relation to Downlights, Exhaust fans, IXL Heater/Fan Light units and Range Hood units.)*
3. Sagging of roof elements: **No, not at the time of this inspection.**
4. Roof leaking: **There is evidence that that this property's roof might be leaking and rectification works may be required by a qualified and licensed professional.**
5. Roof construction: **Conventional construction.**
6. **INSPECTOR'S OTHER OBSERVATIONS AT THE TIME OF THIS INSPECTION**:





It is recommended that the damaged/deteriorating tiles in this property's roof space area be replaced by a qualified and licensed professional.

THE SUB-FLOOR OF THIS BUILDING



SUB-FLOOR AREA ITEMS NOTED AT THE TIME OF THE INSPECTION

1. NOTE: We cannot access any area under 400mm under the timber bearers.
2. Ventilation: **Average ventilation to the sub-floor area, at the time of this inspection.**
3. Dampness: **Not damp at the time of inspection.**
4. Possible mould: **No signs of mould were located to this area, at the time of this inspection. (We are not mould experts; therefore, it cannot be confirmed if the apparent mould located is actually mould.) (We are not mould experts; therefore, it cannot be confirmed if the apparent mould located is actually mould.)**
5. Sewer drainage connections: **Appear to be in an average condition, generally, at the time of this inspection.**
6. Bearers & Joists: **Appear to be in an average condition, generally, at the time of this inspection.**
7. Piers: **Some of this property's piers appear to be out of plumb.**

8. **INSPECTOR'S OTHER OBSERVATIONS AT THE TIME OF THIS INSPECTION:**

		
Any timbers that are in direct contact with the ground should be removed, relocated or treated by a qualified and licensed professional unless evidence is provided that these timbers are of a treated or specific type suitable for its as-applied application. (Timbers that are in direct contact with the ground may attract possible termite activity and/or possible wood decay.)		It is recommended that the old formwork, which may attract possible termite activity and/or possible wood decay damage, be removed from this property's sub-floor area.

GENERAL SITE NOTES & OTHER AUSTRALIAN STANDARD

AS2870 REQUIREMENTS TO APPLY:

Stormwater Drainage & Surface Drainage: All of this property's existing stormwater drainage and connection points and any if applicable surface drainage and or grated inlet drainage points around this dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building. *(I refer to AS2870 for compliant instructions if required.)*

Pitched Roofs: Any pitched roofs with valley gutters and any Dutch gables we recommend that Compraband Press-tite flashings or similar be fitted between the valley gutters and the underside of the roof tiles to prevent future leaking at these points. Valley gutters must be sealed to their top ends to prevent bird or vermin entry into the roof loft area at these points. This flashing can also be required when excessive leaf and or bird entry is clearly visible and is evident within a dwelling's roof loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard. *(If leaves are found in a roof loft they must be removed.)*

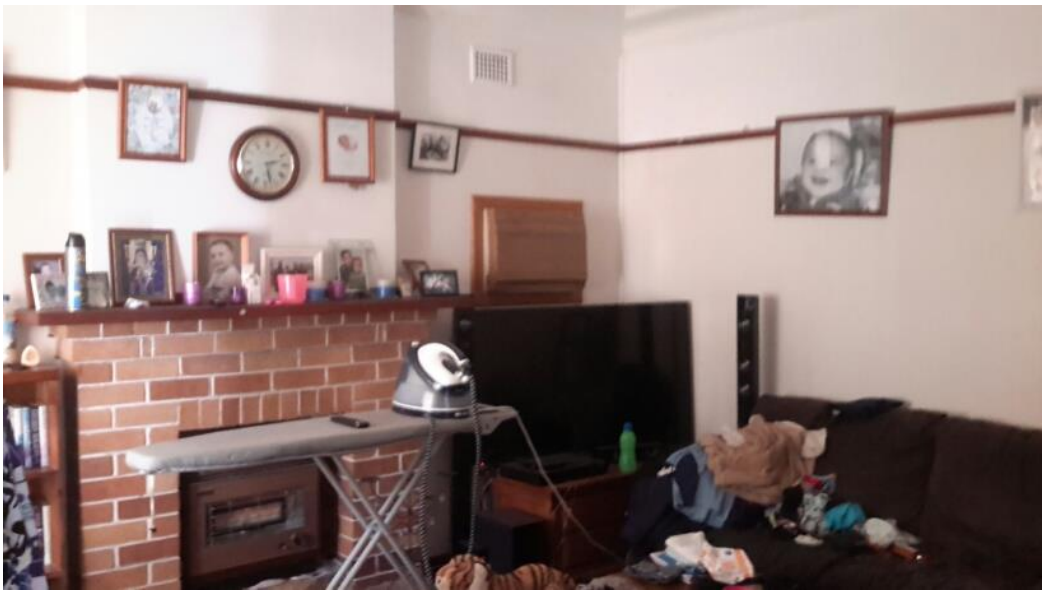
Concrete Paths & Driveways: Any concrete paths, concrete slabs or concrete driveways that have been placed directly against any of the dwelling's downpipes and or their stormwater drainage points may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwelling's foundations. Therefore, it is essential these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. *(In normal building practise, there must be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete areas are poured.)*

Stored Goods: Any stored goods including building materials like bricks, fire wood stacks etc, around the perimeter of a dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. *(In the event, no Pest Report is being carried out then you must remove these stored goods immediately.)* Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make an informed decision whether they purchase this property.

Retaining Walls: Referring to retaining walls that are supporting other structures within their vicinity and landscaped retaining walls, more than 700mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. *(This report is NOT a structural report and should not be deemed as such under any circumstances.)*

Weep Holes: Relating to concrete slab property's and also multi-level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the building's interior and within the wall cavity areas. This also includes wall areas above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over .900mm in width and be no more than at 1.2metre centres.

THE INTERIOR OF THIS BUILDING



ADDITIONAL INTERIOR RECOMMENDATIONS & ISSUES FOUND AT THE TIME OF THIS INSPECTION:

1. Painting/wallpaper: The internal paint work/wallpaper is in a p**oor condition, generally** *(Any other associated marks, indents, holes, scratches, cracks and/or poorly patched areas to some of the walls and ceiling areas internally can be rectified prior to the next time of repainting.)*
2. Flooring is in a **poor condition, generally.**
3. **NOTE: Cornice joint cracking and cornice separation may be visible in some rooms. This is only minor and is normally common settlement only, unless otherwise stated in the body of this report.**
4. **NOTE: A dwelling's A/C units are not tested at the time of this visual pre-purchase building inspection. We recommend the unit, if evident to this property be serviced annually and its return air filters be cleaned on a regular basis as per the manufacturer's specifications.**
5. **AS 3786 – Advises, that Smoke detectors are required for all buildings where people sleep. It is recommended that a licenced Electrician be consulted to seek advice on these detectors. Smoke detectors must be ceiling mounted and not wall mounted.**
6. **NOTE: Squeaking floors that are identified throughout the property where bearers and joists are evident, can be rectified at the next time of re-flooring or by carrying out works within the property's sub-floor area(s), if applicable.**

7. **INSPECTOR'S OTHER OBSERVATIONS AT THE TIME OF THIS INSPECTION:**

		
No moisture readings were detected to the marked areas on the internal ceiling in this property's lounge and dining rooms, at the time of this inspection. This is not always an indication that the leak(s) have been rectified and it is recommended that a roof inspection report be carried out by a qualified and licensed roofer.		This property's bathroom appears to be reaching the end of its lifecycle.

INTERIOR DESCRIPTION OF EACH ROOM WITHIN THE BUILDING:

Please Note: The room description system used in this report is based on the room type, or purpose for which it is used (e.g. Bedroom, Bathroom etc.) followed by a number (e.g. 1, 2, 3 etc.). This is determined as beginning from left of the main entry door and moving in a clockwise manner through each level. Where the property is multi-level, the numbering will continue left from the top of the stairs on that particular level.

GRANNY FLAT

KITCHEN / DINING		
Access	**Yes**	
Floor	**Average**	
Walls	**Average**	
Splashback	**Average**	
Ceilings	**Average**	
Windows	**Average**	
Doors	**-**	**Defective door hardware.**
Bench tops	**Average**	
Sink	**Average**	
Taps	**Average**	
PC Appliances: **Average** (Dishwashers, Range Hoods, Ovens, Hot Plates & Microwave units are not tested in a visual pre-purchase inspection as this is out of our area of expertise.)		
Cupboards	**Average**	**Damaged in sections.**
Cupboard doors	**Average**	
Pantry	**Average**	
Shelving	**Average**	**Slightly damaged.**
Notes		

LOUNGE ROOM		
Access	**Yes**	
Walls	**Average**	
Floor	**Average**	
Ceiling	**Average**	
Window	**No Access**	
Notes		

WC / SHOWER / LAUNDRY		
Access	**Yes**	
Floor	**Poor**	**Cracked in sections.**
Walls	**Average**	
Ceilings	**Average**	**Slightly damaged in sections.**
Windows	**Locked**	
Doors	**Poor**	**Needs readjusting.**
Vanity	**Average**	
Taps	**Average**	
Toilet	**Average**	
PC items	**Average**	
Moisture readings detected to the adjacent wall at the time of this inspection: **No Access at the time of this inspection.**		
Shower recess	**Average**	
Shower screen	**Average**	
Shower rose	**Average**	
Notes		

4TH BEDROOM		
Access	**Yes**	
Floor	**Average**	
Walls	**Average**	
Ceilings	**Average**	
Windows	**No Access**	
Doors	**-**	**Did not latch shut.**
Notes		

5TH BEDROOM		
Access	**Yes**	
Floor	**Average**	
Walls	**Average**	
Ceilings	**Average**	
Windows	**No Access**	
Doors	**Average**	
Cupboards	**Poor**	**Not installed in a tradesman like manner.**
Notes		

TOP HOUSE

ENTRY		
Access	**Yes**	
Floor	**Average**	**This room's flooring is squeaking in areas.**
Walls	**Average**	
Ceilings	**Average**	
Doors	**Average**	
Steps	**Average**	
Cupboards	**Average**	
Notes		

LOUNGE		
Access	**Yes**	
Floor	**Average**	
Walls	**Average**	
Ceilings	**-**	**No moisture readings were detected to the marked areas on the internal ceiling in this property's lounge and dining rooms, at the time of this inspection. This is not always an indication that the leak(s) have been rectified and it is recommended that a roof inspection report be carried out by a qualified and licensed roofer.**
Windows	**Average**	
Doors	**Average**	
Notes	**Fireplaces are not tested as part of this inspection. This test is outside the scope of this inspection and it is recommended that you have these unit(s) fully tested prior to making your decision to purchase this property.**	

DINING		
Access	**Yes**	
Floor	**Poor**	**Lifting in sections.**
Walls	**Average**	
Ceilings	**-**	**No moisture readings were detected to the marked areas on the internal ceiling in this property's lounge and dining rooms, at the time of this inspection. This is not always an indication that the leak(s) have been rectified and it is recommended that a roof inspection report be carried out by a qualified and licensed roofer.**
Windows	**No Access**	
Notes		

RUMPUS ROOM		
Access	**Yes**	
Floor	**Average**	**Wear and tear.**
Walls	**Average**	
Ceilings	**Average**	
Windows	**Poor**	**Operates poorly.**
Notes		

KITCHEN		
Access	**Yes**	
Floor	**Poor**	**Lifting in sections.**
Walls	**Average**	
Splashback	**Average**	
Ceilings	**Average**	
Windows	**Average**	
Bench tops	**Average**	**Damage in sections.**
Sink	**Average**	
Taps	**Average**	
PC Appliances: **Average** (Dishwashers, Range Hoods, Ovens, Hot Plates & Microwave units are not tested in a visual pre-purchase inspection as this is out of our area of expertise.)		
Cupboards	**Average**	
Cupboard doors	**Average**	**Some need readjusting or replacement.**
Shelving	**Average**	**Slightly damaged.**
Notes		

LAUNDRY		
Access	**Yes**	
Floor	**Poor**	**Pulling away in sections.**
Walls	**Average**	
Splashback	**Average**	
Ceilings	**Average**	
Sink	**Average**	
Taps	**Average**	
Tub	**Average**	
Notes		

BATHROOM		
Access	**Yes**	
Floor	**Average**	
Walls	**-**	**Drummy in sections.**
Ceilings	**Average**	
Windows	**Average**	
Doors	**Average**	
Vanity	**Average**	**Slight damage in areas.**
Taps	**Average**	
Toilet	**Average**	
PC items	**Average**	
Bath	**Average**	
Moisture readings detected to the adjacent wall at the time of this inspection: **No moisture readings were detected to the adjacent wall to this bathroom at the time of this inspection.**		
Shower recess	**Average**	**Silicon needs to be reapplied at the floor and wall junctions.** **Appears to be mould forming in sections.**
Shower screen	**Poor**	**Doors need readjusting.**
Shower rose	**Average**	
Notes	**This property's bathroom appears to be reaching the end of its lifecycle.**	

1ST BEDROOM		
Access	**Yes**	
Floor	**Average**	**This room's flooring is squeaking in areas.**
Walls	**Average**	
Ceilings	**Average**	
Windows	**Average**	
Doors	**Average**	**Needs readjusting.**
Notes		

2ND BEDROOM		
Access	**Yes**	
Floor	**Average**	
Walls	**Average**	
Ceilings	**Average**	**Slightly damaged in sections.**
Windows	**No Access**	
Doors	**No Access**	
Cupboards	**Average**	
Notes		

3RD BEDROOM		
Access	**Yes**	
Floor	**Average**	
Walls	**Average**	
Ceilings	**Average**	
Windows	**Average**	**Needs readjusting.**
Doors	**Average**	
Notes		

INVASIVE INSPECTION REQUIREMENTS

NOTE: INVASIVE INSPECTION REQUIREMENTS:

Is an Invasive Inspection required to this property: **YES**

If YES, then you the Purchaser must not sign anything until this further Inspection has been carried out.

Written instructions must be obtained from the Vendor, Owner and or the Successor of this property prior to these Invasive Works being carried out.

An Invasive Inspection is an insidious type of inspection where either a Bore-Scope tool is used or wall and or ceiling linings are removed to allow clear visual access to the areas required and or agreed too.

The written instructions once received, will be answered by having a detailed quotation provided out lining the purpose and scope of works that will be conducted on this property. If the intended Invasive works are over ($20,000-00, subject to state by state requirements) then Home Warranty Insurance must be provided by the building contractor engaged. All Invasive works must be carried out by appropriately licensed tradespeople.

OTHER INSPECTIONS. CERTIFICATES. WARRANTIES OR REPORTS REQUIRED

Note: Where the consultant is not qualified to comment upon components or issues that are outside their expertise or qualifications and a suspicion of a possible defect may exist, a special purpose inspection report may be recommended to be undertaken by a suitably qualified and licenced tradesperson.

It is essential that these inspections and/or reports be obtained prior to making any decision to purchase this inspected property, so the purchaser can be well equipped to make an informed decision.

- A Full Plumbing, Gas, Stormwater & Sewer Drainage Inspection and Certificate of Compliance is recommended.
- It is recommended that an invasive inspection be carried out to all areas identified within the pest report of past termites.
- A Mould Identification Inspection is recommended.
- An Asbestos Identification Inspection is recommended.
- Fireplaces are not tested as part of this inspection. This test is outside the scope of this inspection and it is recommended that you have these unit/s fully tested prior to making your decision to purchase this property.
- It is recommended that a qualified and licenced Fire Safety Specialist inspect this property's fire separation system.
- It is recommended that a qualified and licensed Electrician be consulted to seek advice on and inspect this property's smoke detectors.
- It is recommended that a qualified and licensed Electrician inspect this property's wiring and carry out a full Electrical Safety Switching inspection and issue a Certificate of Compliance.
- It is recommended that a qualified and licensed Plumber inspect this property's plumbing.
- It is recommended that a qualified and licensed professional inspect this property's air conditioning unit(s), its operations and temperature controlling.
- It is recommended that a qualified and licensed professional inspect this property's hot water system unit(s), its operations and temperature controlling.
- It is recommended that a qualified and licensed Structural Engineer inspect this property's retaining walls.
- It is recommended that a roof inspection report be carried out by a qualified and licensed Roofer.
- It is recommended that Council approvals be sought for any additions and/or alterations that have taken place within this property.
- It is recommended that full documentation be sought for any renovation history carried out on this property.
- It is recommended that the type of Termite Treatment, its area of application and its Warranty and Certification be sought.
- It is recommended that any trees associated to this property are to be assessed by an arborist and in the event of any issues that may be discovered by the arborist, should then be dealt with immediately.
- It is recommended that a Builder be consulted regarding the back and side porch structures to ensure that these are safety and structurally compliant.
- It is recommended that a Builder be consulted to inspect this property's sub-floor area and timber bearers to ensure that the timber members are safety and structurally compliant.

TERMS & CONDITIONS

Information Regarding the Scope & Limitations of this Inspection and Report:

1. **THIS IS A VISUAL INSPECTION ONLY:** Limited to those areas and sections of the property that is fully accessible and visual on the date of this property Inspection. (At the time and date of this inspection.)
2. This report does not make comments on any areas that may be concealed. This report is an assessment or detection of any visual defects only, (including visual rising damp and any visual leaks) which may be due to certain weather conditions. Whether or not services have been used (*e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.*) We do not comment on the presence or absence of timber pests, any Gas fittings, any common property areas, local or near noise levels, any health and safety issues, any security concerns, fire protection, any detection of illegal building, plumbing or electrical works, or any areas out of our area of expertise.
3. If an Issue or pending dispute or a claim arises out of this inspection and report then each party must be given written notice to each of the parties within 28 days. Disputes will then be handled by an independent nominated mediator or arbitrator. Each party will pay their own costs. Housesafe are available for such Mediation and Arbitration if and when required at a small cost to the parties.
4. In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. It is recommended that a qualified and licensed contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.
5. Verbal estimates if given are only opinions of approximate costs of rectification. The knowledge, calculations and experience of the inspector are approximate calculations only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.
6. This inspected property's site classification can be confirmed with your local Council or by obtaining a Geotechnical Engineers Inspection and Report. In addition, the CSIRO has a brochure available from your local Council in reference to foundation maintenance.
7. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.
8. **Conclusion & Warning:**

   HIGH (Needs immediate rectification) **TYPICAL** (Rectification works is required) **LOW** (Minor rectification is required.)

   The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment only of the property to identify any defects and to form an opinion regarding the condition of the property at the time of the inspection.

   The incidence of any form of Defects within this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered**: HIGH. Warning:** the case of **Strata** or **Company Title** property's, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The unit's exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be subject to a full STRATA Inspection and Documentation Search and inspection on this Unit and Complex. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.
9. **Trees:** Where trees are too close to this dwelling/s, then this could affect the performance of the dwelling's footings as the moisture levels change within the ground. A Geotechnical Engineer's Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.

10. In the case of **Strata** or **Company Title** property's, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The unit's exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be subject to a full STRATA Inspection and Documentation Search and inspection on this Unit and Complex. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.

11. **Septic Tanks:** It is our opinion that this item, if applicable to this site should be inspected by a Licensed Plumber. Septic Tanks and their operation are out of our area of expertise.

12. Swimming Pools/Spas: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. It is strongly recommended that a qualified and licensed swimming pool/spa expert be consulted to carry out a complete Swimming Pool and/or spa Inspection for the Filtering system operation, Solar Heating operation and Safety issues. As for the integrity and safety of the swimming Pool/spa Fencing, gate operation and/or lockable spa cover or other such devices, a Certificate of Compliance must be obtained from either an Accredited E1 Certifier or Local Council.

13. **DISCLAIMER 1**: No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.

14. **DISCLAIMER 2**: DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report.

15. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, fax or mail. You must allow us to visit the property (which visit must occur within twenty-eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

    If YOU are not satisfied with our response YOU must within twenty-eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement. Housesafe have a team of mediators to assist both Consumers and Inspectors as and when required. *"Best to talk about the alleged situation in the first instance and to document any agreements formulated and or disagreed to"*

    a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator, order either party to pay any settlement amount or costs to the other party; but not specify a time for payment, then such payment shall be made within twenty-eight (28) days of the order. Any legal representation costs are borne equally by both parties should the need arise.

REFERENCE TO "CONTACTING THE INSPECTOR"

Please contact the Inspector below who carried out this inspection.

At times it is difficult to explain situations and access difficulties to what is and isn't inspected.

Any building matters of importance that need a further understanding by the client you should contact the inspector and have any misunderstood or other matters explained to you.

For a complete clarification contact the inspector prior to making your decision to purchasing this property.

Additional fees will apply if required to provide further written information from the Inspector.

The Inspector will only answer questions relating to this inspected property report and no other questions will be entered into in relation to this dwelling's future structural ability or whether to purchase it.

This inspection and report are based on the expertise, accreditation and qualification of the Inspector written below.

Ben Wilke **Ph: 0432 366 654**

Building Consultancy Group Office **Ph: 9526 7518**

ACKNOWLEDGEMENT OF THIS REPORT

I confirm that I have read this Inspection Report and agree to call, Text, SMS or email the Inspector if I have any further questions about this report.

The Inspector may answer any questions pertaining to the property associated to this report.

Signed for & on behalf of:



Ben Wilke of Building Consultancy Group, Builders Licence No: 63588S

I am an accredited Consultant, Inspector and Assessor.

BUILDING CONSULTANCY GROUP

Cutting Edge Building Consultancy Experts

TERMINOLOGY & THEIR DEFINITIONS

GLOSSARY OF TERMS:

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

ACCESS HOLE - Access hole is an opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

AGG LINE - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping storm water.

APPEARANCE DEFECT - Fault or deviation from the intended appearance of a building element.

ARCHITRAVE - Mold surrounding a door or window opening to cover the join between the frame and the wall finish.

BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

BEARER - A sub-floor structural timber member which supports the floor joists.

BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

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

CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

CORNICE - A molding placed at the junction between a wall and ceiling.

DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

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

DEFLECTION - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

EAVES - The lower part of a roof that overhangs the walls.

FASCIA - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

FOUNDATION DOOR ENTRY - The door or cover access point into a dwelling's sub floor area.

GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

GAUGE - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

GOING - In a stair the horizontal distance from the face of one riser to that of the next.

HANGING BEAM - A beam above the ceiling used to support ceiling joists.

HEAD - The upper horizontal member at the top of an opening or frame.

HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

HEARTH - The floor of a fireplace and immediately adjacent area.

HINDERED ACCESS - The inability to access this area stated in this report.

HIP ROOF - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

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

INSPECTOR - Person from organisation responsible for carrying out the inspection.

JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.

LIMITATION - Any factor that prevents full or proper inspection of the building.

LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.

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

MINOR DEFECT - A defect other than a major defect.

MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6-part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.

PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

PERP - A vertical joint in masonry construction.

PITCH ROOF - The ratio of the height to span, usually measured in degrees.

POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

QUAD MOULDING - A molding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.

RAFTER (COMMON) - A rafter spanning the full distance from the eaves to the ridge.

RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.

RAFTER (JACK) - A rafter between a ridge and a valley or a hip rafter and the eave.

RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.

RISER - The vertical face of a step in a stair flight.

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

SEPARATION - Gapping formed between the two surfaces stated.

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

SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.

SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

SOFFIT/EAVES - The underside of a slab or an eave.

SOLDIER COURSE - A course of brickwork laid on its end.

SPROCKET - A framing timber used in eaves construction.

STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example, a wall, column, beam or connection points.

TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.

TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, it usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

VALLEY - The meeting line of two inclined roof surfaces at a re-entrant angle.

VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.

WEEP HOLES - Vertical joints or perpends in brickwork left open above the flashing line to allow water from behind the wall to escape.

PLUMBING AND DRAINAGE TERMS

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or storm water by absorption into the ground. GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also, called GULLY.

JUNCTION (PIPE) - A pipe fitting incorporating one or more branched.

MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.

SULLAGE - Domestic waste water other than from soil fixtures.

SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means if a SUMP PUMP. Also, called DRAIN PIT.

TRAP - a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage if gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.

BOUNDARY TRAP - A trap in the property service drain, usually near the boundary if a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also, called INTERCEPTOR TRAP.

GREASE TRAP - A device in the shape if a box with baffle plates to slow the flow of liquid waste and prevent the passage if greasy substance into the drainage system. Also, called GREASE INTERCEPTOR TRAP.

P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.

S-TRAP - A trap in which the outer leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection if silt, sand or grit.

VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball r the flexing if a diaphragm.

FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also, referred to as FLOATING BALL VALVE.

FLUSH VALVE - A control devise for water flow at mains pressure to a WC pan; used instead of a cistern.

MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.

PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined valve in the downstream side. Also, called PRESSURE LIMITING VALVE.

PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also, known as ISOLATING VALVE.

TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.

VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

[End of Visual Pre-Purchase Building Inspection Report]