



Expert Building Inspections

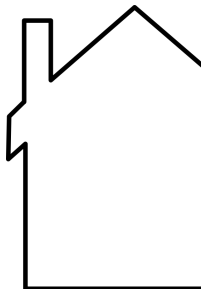
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Pre-Purchase Building & Pest Inspection Report



63 Oyster Bay Road, Oyster Bay

Date: 03/08/20

Reference: 20084

Inspector: Alex Reithmeier



1. Inspection details

1.1 General

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. As per AS 4349.1 - 2007 Part 1: Pre-Purchase Inspections - Residential Buildings, and AS4349.3 - 2010 Part 3: Timber Pest Inspections.

1.2 Purpose of inspections

The purpose of the building and timber pest inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of inspection.

1.3 Areas for inspection

The following areas shall be inspected where applicable in accordance with appendix C of AS 4349.1 - 2007:

- a) The interior of the building
- b) The roof space
- c) The exterior of the building
- d) The sub-floor space
- e) The roof exterior
- f) The property within 30m of the building subject to inspection

1.4 Extent of reporting

- i) Building Inspection: Significant items to be reported are as follows:
 - a) Major defects
 - b) A general impression regarding the extent of minor defects
 - c) Any major defect that is an urgent and serious safety hazard
- ii) Timber Pest Inspection: Items to be reported:
 - a) Evidence of the presence of timber pests, irrespective of whether past or current
 - b) Evidence of damage caused by timber pests and resultant hazards where applicable
 - c) Conditions conducive to timber pests
 - d) An opinion regarding the susceptibility of the building to timber pests
 - e) Recommendations for further investigations
- iii) In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of that unit.

1.6 Details of inspection

Inspection date	07/08/20
Inspection time	09:30 am
Weather conditions	Overcast
Person present	Owner of property
Other comments	N/A

1.7 Agreement details

Agreement number	20084
Date of agreement	03/08/20
Specific requirements	N/A

1.8 Client details

Name	Owner of property
Address	Same as property inspected
Phone	N/A

1.9 Inspector details

Company	Expert Building Inspections Pty Ltd
Inspector	Alex Reithmeier
Phone	0414 991 622

2. Details of structure

2.1 Front of property photograph



2.2 Structure

Address	63 Oyster Bay Road, Oyster Bay
Type of structure	Two-level house
Orientation	South
Building furnished	Yes
Construction type	Brick veneer
Foundations	Concrete slab
Flooring type	Concrete slab, tile and carpet
Balconies	Yes
Roof structure	Timber truss
Roof coverings	Concrete tile
Pool present	No
Smoke detectors	Yes
Residual Current Devices	Yes

2.3 Areas inspected & areas without issues

The overall condition of the following areas is consistent with dwellings of approximately the same age and construction. Most items and areas listed below are well maintained and show a reasonable standard of workmanship.

Area inspected	Without issue
Entry	Yes
Rumpus south	Yes
Study	Yes
Garage	Yes
Roof void	No
Toilet room	Yes
Dining room	Yes
Kitchen	Yes
Lounge room North	Yes
Laundry	Yes
Media room upstairs	Yes
Bedroom 1 Master	Yes
Balcony south	No
Ensuite	No
Bedroom 2 NW	Yes
Bedroom 3 NE	Yes
Bathroom upstairs	No
Bedroom 4 SE	Yes
Subfloor	Yes
External walls	No
External roof	Yes
Site	No

3 Summary Of Defects

3.1 Structure & site defects

#	Description
1.	Torn sarking in multiple locations in garage roof void. Potential for further deterioration and water ingress.
2.	Deteriorated seal around top of balcony sliding door. Potential for further deterioration.
3.	Grout deteriorating to wall tiles in shower of Ensuite. Potential for further deterioration.
4.	Grout deteriorating around shower floor tiles in bathroom upstairs. Potential for further deterioration.
5.	Webbed cracking to concrete driveway slab. Appearance cracks with potential for further cracking.
6.	Garden bed crack near driveway. Serviceability crack with potential for further cracking.
7.	Multiple locations of dents to fence on west side. No further damage anticipated.
8.	Leaning brick retaining wall on east side. Serviceability defect with potential for further deterioration.
9.	Webbed path cracking throughout back yard area. Appearance cracks with potential for further cracking.
10.	Brick windowsill crack below window on west side. Appearance crack with potential for further cracking.
11.	Garden bed crack near back yard steps. Appearance crack with potential for further cracking.

4. Access & Site Access

4.1 Access issues in structure and outside

Access issue	Restricted and concealed access
Reason	Bath, toilet, shower, cupboards, Furniture, Floor coverings, Wall hangings, Bed, Clothing, Personal items, Fridge, Electrical equipment, Insulation, sarking, Roof frame, Roof height, Stored items , Vegetation.
Other notes	N/A



1. Entry



2. Lounge room South



3. Garage



4. Toilet room



5. Kitchen



6. Lounge room North



7. Bedroom



8. Bathroom upstairs



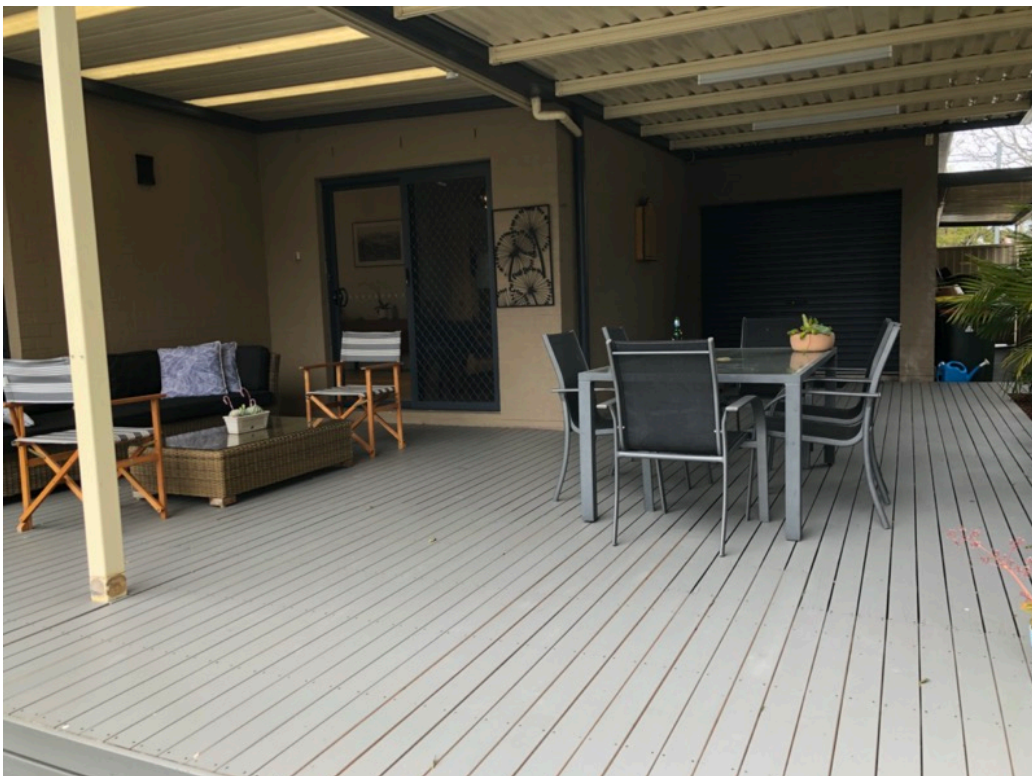
9. Roof void



10. Front yard



11. Back yard



12. Rear deck



13. Concealed subfloor



14. External roof

SECTION A – Building Inspection Report

5. Defects

5.1 Internal, External and Site defects



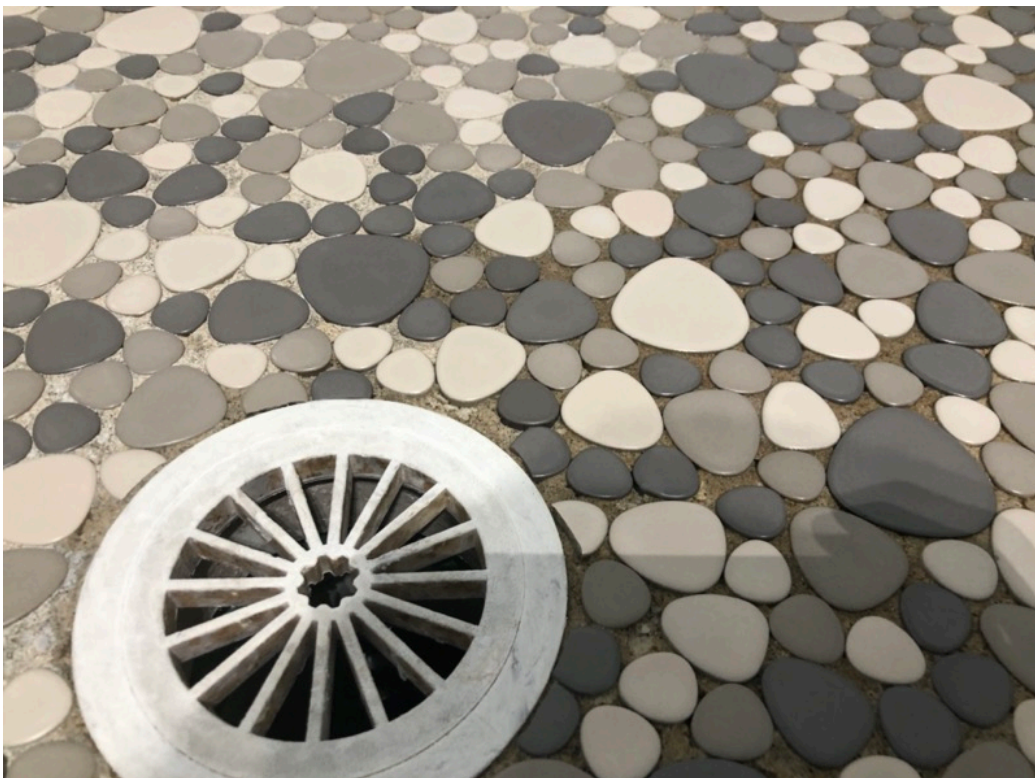
1. Torn sarking in multiple locations in garage roof void. Potential for further deterioration and water ingress.



2. Deteriorated seal around top of balcony sliding door. Potential for further deterioration.



3. Grout deteriorating to wall tiles in shower of Ensuite. Potential for further deterioration.



4. Grout deteriorating around shower floor tiles in bathroom upstairs. Potential for further deterioration.



5. Webbed cracking to concrete driveway slab. Appearance cracks with potential for further cracking.



6. Garden bed crack near driveway. Serviceability crack with potential for further cracking.



7. Multiple locations of dents to fence on west side. No further damage anticipated.



8. Leaning brick retaining wall on east side. Serviceability defect with potential for further deterioration.



9. Webbed path cracking throughout back yard area. Appearance cracks with potential for further cracking.



10. Brick window sill crack below window on west side. Appearance crack with potential for further cracking.



11. Garden bed crack near back yard steps. Appearance crack with potential for further cracking.

SECTION B – Timber Pest Inspection Report

Tools used for timber pest inspection: Binoculars, Compass, Knife, Ladder, Magnifying glass, Moisture meter, Torch, sounding device, screwdriver & infrared camera.

8. Timber pest activity

8.1 Active termites

No active termites identified

Note – There is a possibility of delay between time of attack and appearance of activity but not observable at time of the inspection.

8.2 Past termite activity

No evidence was found

8.3 Fungal decay

No evidence was found

9. Conducive conditions to timber pest activity

9.1 Internal, External and site conducive conditions



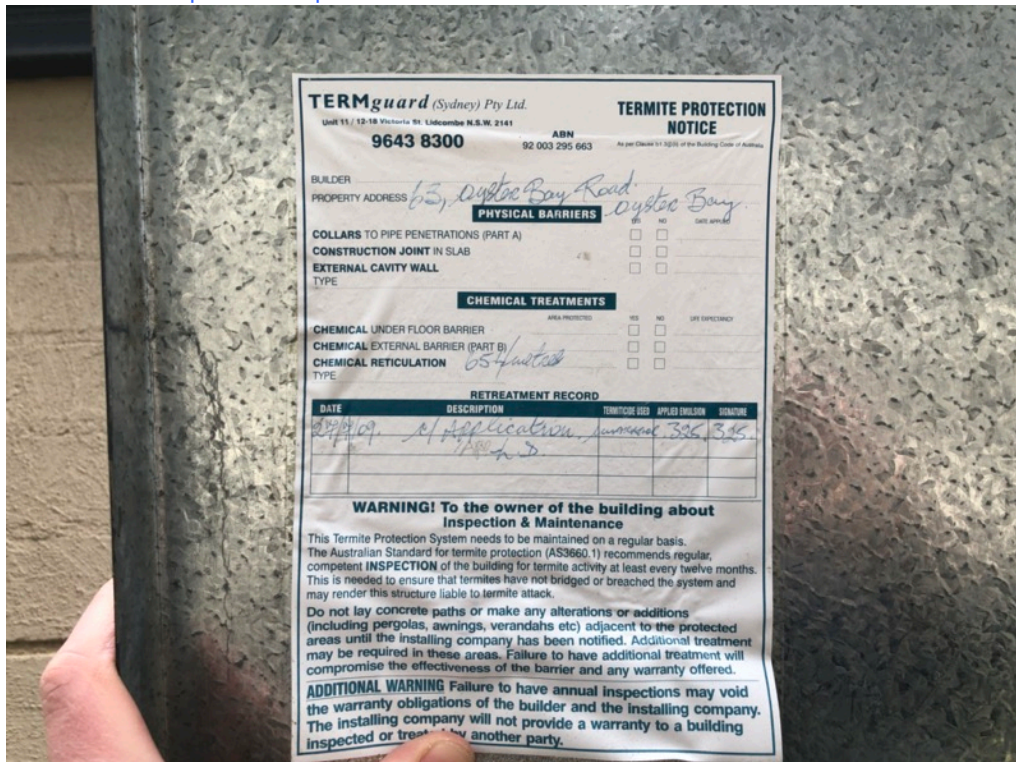
1. Torn sarking in roof void increases chance of water ingress. Moisture increases chance of timber pest activity.



2. Trees nearby increases chance of timber pest activity.

10. Termite management program

10.1 Evidence of past timber pest treatment



TERMguard (Sydney) Pty Ltd.
Unit 11 / 12-18 Victoria St, Lindcombe N.S.W. 2141
9643 8300 ABN 92 003 295 663

TERMITE PROTECTION NOTICE
As per Clause 5.1 (2)(b) of the Building Code of Australia

BUILDER
PROPERTY ADDRESS *65 Oyster Bay Road Oyster Bay*

PHYSICAL BARRIERS

COLLARS TO PIPE PENETRATIONS (PART A) ☐ YES ☐ NO DATE APPLIED

CONSTRUCTION JOINT IN SLAB ☐ YES ☐ NO

EXTERNAL CAVITY WALL TYPE ☐ YES ☐ NO

CHEMICAL TREATMENTS

CHEMICAL UNDER FLOOR BARRIER AREA PROTECTED ☐ YES ☐ NO DATE APPLIED

CHEMICAL EXTERNAL BARRIER (PART B) ☐ YES ☐ NO

CHEMICAL RETICULATION *654 notes* ☐ YES ☐ NO

RETREATMENT RECORD

DATE	DESCRIPTION	TERMITICIDE USED	APPLIED ORIGIN	SIGNATURE
<i>28/09/09</i>	<i>1st application</i>	<i>Summit 336</i>	<i>336</i>	<i>[Signature]</i>

WARNING! To the owner of the building about Inspection & Maintenance

This Termite Protection System needs to be maintained on a regular basis. The Australian Standard for termite protection (AS3660.1) recommends regular, competent INSPECTION of the building for termite activity at least every twelve months. This is needed to ensure that termites have not bridged or breached the system and may render this structure liable to termite attack.

Do not lay concrete paths or make any alterations or additions (including pergolas, awnings, verandahs etc) adjacent to the protected areas until the installing company has been notified. Additional treatment may be required in these areas. Failure to have additional treatment will compromise the effectiveness of the barrier and any warranty offered.

ADDITIONAL WARNING Failure to have annual inspections may void the warranty obligations of the builder and the installing company. The installing company will not provide a warranty to a building inspected or treated by another party.

Chemical treatment around perimeter during construction.

SECTION C – Conclusion

11. Conclusion

11.1 Building Report conclusion

The incidence of **Major Defects** in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

High	<input type="checkbox"/>	Average	<input type="checkbox"/>	Low	<input checked="" type="checkbox"/>
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The incidence of **Minor Defects** in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

High	<input type="checkbox"/>	Average	<input type="checkbox"/>	Low	<input checked="" type="checkbox"/>
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In conclusion, following the inspection in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Below average	<input type="checkbox"/>	Average	<input type="checkbox"/>	Above Average	<input checked="" type="checkbox"/>
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Other inspections recommended: **Electrician, Plumber**


11.2 Timber Pest Report conclusion

The following Timber Pest remediation actions are recommended:

1. **None, as detailed in point 8** treatment of Timber Pest Attack is required.
2. **Yes, as detailed in point 9** removal of Conditions Conducive to Timber Pest Attack is necessary.
3. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in **12 months**.

SECTION D – Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report.

Company	Expert Building Inspections Pty Ltd
Inspector	Alex Reithmeier
Signature	
Date of issue	07/08/20

SECTION E – Building definitions

12.1 Building definitions

1.4.1 Access hole (cover): An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.

1.4.2 Accessible area : An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

1.4.3 Appearance defect: Fault or deviation from the intended appearance of a building element.

1.4.4 Building element: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example, supporting, enclosing, furnishing or servicing building space.

1.4.5 Client: The person or other entity for whom the inspection is being carried out.

1.4.6 Defect: Fault or deviation from the intended condition of a material, assembly, or component.

1.4.7 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.

1.4.8 Inspector: Person or organization responsible for carrying out the inspection.

1.4.9 Limitation: Any factor that prevents full or proper inspection of the building.

1.4.10 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.

1.4.11 Minor defect: A defect other than a major defect.

1.4.12 Serviceability defect: Fault or deviation from the intended serviceability performance of a building element.

1.4.13 Significant item: An item that is to be reported in accordance with the scope of the inspection.

1.4.14 Structural defect: Fault or deviation from the intended structural performance of a building element.

1.4.15 Structural element: Physically distinguishable part of a structure. NOTE: For example, wall, columns, beam, connection.

1.4.16 Subfloor space: Space between the underside of a suspended floor and the ground.

1.4.17 Roof space: Space between the roof covering and the ceiling immediately below the roof covering.

1.4.18 Site: Allotment of land on which a building stands or is to be erected.

12.2 Timber Pest definitions

1.5.1 Access hole (cover): Hole cut in flooring or other part of a structure to allow for entry to carry out an inspection.

1.5.2 Accessible area: Area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.

1.5.3 Breach (termite): Hole or gap in a termite barrier that provides termites with passage through that barrier. Breaches include removal of a section of treated soil from a chemical soil barrier or a perforation or a disjunction in a physical barrier.

1.5.4 Bridging: Spanning of a termite barrier or inspection zone, to provide subterranean termites with passage over or around that barrier or inspection zone.

1.5.5 Client: Person or other entity for whom the inspection is being carried out.

1.5.6 Drywood termites : Termites that do not require a water source other than the atmosphere and the moisture content of the timber in which they occur.

1.5.7 Excessive moisture conditions: Presence of moisture that is conducive to timber pest activity.

1.5.8 Frass: Dust and droppings produced by borer activity.

1.5.9 Fungal decay: Loss of strength due to destruction of cellulose and or lignin by wood decay fungi.

1.5.10 Inspection: Close and careful scrutiny of an item carried out in order to arrive at a reliable conclusion as to the condition of an item.

1.5.11 Limitation: Factor that prevents full achievement of the purpose of the inspection.

1.5.12 Major safety hazard: An object or physical situation with a potential for causing harm to life or health of persons.

1.5.13 Mould: A type of fungus that does not structurally damage wood.

1.5.14 Non-invasive inspection: Visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment as described in this Standard.

1.5.15 Property: Allotment, including improvements and all timber structures such as buildings, patios, decking, landscaping, retaining walls, fences and bridges.

1.5.16 Site: Area within the property boundaries and within 30 m of the nominated building.

1.5.17 Subfloor space: That part of a building between the soil and the ground floor level.

1.5.18 Timber pests: Subterranean and dampwood termites, borers of seasoned timber and wood decay fungi, but not including drywood termites.

1.5.19 Inspector: Person or organization responsible for carrying out the inspection.

SECTION F – Terms & limitations

13.1 Limitations

- i) Report does not include an estimate for rectification of building defects.
- ii) Safe and reasonable access to elevated areas only where reasonably safe which exclude:
 - a) Elevated areas over 3.6m
 - b) Access man-holes less than 400 x 500
 - c) Crawl space less than 600 x 600
 - d) Legal right of entry
 - e) Locked doors
 - f) Coverings including: Furniture, Floor coverings, stored items and vegetation
- iii) This report does not include an invasive inspection including cutting , dismantling, removing items

13.2 Exclusions

- i) Footings below ground, Concealed damp-proof course Electrical installations, operation of smoke detectors, light switches, communication and sound systems.
- ii) Concealed plumbing, adequacy of roof drainage, Gas fittings, Airconditioning, automatic garage door mechanisms, electrical appliances,
- iii) Soft floor coverings, Control joints, furniture, stored items and insulation
- iv) Swimming pools, soil condition, landscaping, rubbish
- v) Asbestos: Identification of any asbestos will not be carried out
- vi) Report does not cover details of minor defects
- vii) This report may not be sold or provided to any other person without written permission by Expert Building Inspections
- viii) In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of that unit. The exterior above ground floor level is not inspected. Any inspection of common areas would be subject of a special-purpose inspection report.
- ix) Swimming pools: Pools and spas are not part of standard building report under AS4349.1-2007 and are not covered by this report. We recommend are pool expert to inspect pool, equipment and plumbing, along with standard for pool fencing.
- x) This is not a structural engineers report but a visual building inspection report. Where major defects

of a structural nature are identified then a structural engineers report may be required.

xi) Asbestos: No inspection for asbestos was carried out at the property and no report for the presence of asbestos is provided. Buildings built prior to 1982 may have wall or ceiling sheeting that contain asbestos. You should seek advice from a qualified asbestos removal expert regarding removal, drilling or cutting.

xii) Mould and non-wood decay fungi is not checked for in this inspection.

xiii) Disclaimer of liability: No liability will be accepted on account of failure of the report to notify any problems in the area physically inaccessible for inspection.

xiv) 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, does so entirely at their own risk. If ordered or received by Real Estate agent, the report will have a life of 21 days in which time it may be transferred to the purchaser.

- End of Report -