



*3rd Generation Builders*

# Pre-Purchase Residential Property Inspection Report

**For:** Ross Caruso

**At:** 1 & 2 / 338 Scenic Highway, Rosslyn

**Purchases:** Ross Caruso

**Vendor:**

**Agreement Number:** 2854

**Date of Inspection:** 21<sup>st</sup> September 2018

**Time of Inspection:** 8.40am

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# Introduction – Property Inspection Report Details

## PROPERTY REPORT

As per compliance with Australian Standard AS4349.1-2007 Property Inspections – Part 1 Residential Buildings

**Client:** Ross Caruso  
**Address:** 194 Quinns Hill Road West, Satpylton Q 4207  
**Phone:**  
**Mobile:** 0413 297 195  
**Email Address:** rosscaruso@msn.com  
**Agreement/Invoice No.:** Agreement No.: 2854 / Invoice No.: 3428

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**Purchaser:** Ross Caruso  
**Vendor:**  
**Structure location:** 1 & 2 / 338 Scenic Highway, Rosslyn

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**Purpose of Inspection:** Standard Property Pre-Purchase Inspection (AS4349.1-2007)

**Date the consultant accepted the offer to Inspect and Report:** 14<sup>th</sup> September 2018

**The scope of this report has covered:** Only structures and areas within 30 meters of the structure but within the immediate fence boundary.

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**Date of Inspection:** 21<sup>st</sup> September 2018  
**Time of Inspection:** 8.40am  
**Report Prepared Date:** 21<sup>st</sup> September 2018

**Pest Inspection:** Yes – Flick Anticimex

**Recent Weather Conditions:** Fine  
**Weather Conditions on the Day  
and time of Inspection:** Fine

**Building Tenancy:** Occupied by Tenants

**Inspector:** Steven Campbell Ross  
**Inspectors BSA License No.:** 1148914  
**Inspectors Address:** PO Box 1251, Yeppoon Qld 4703

## Summary

This summary is supplied to allow a quick and superficial overview of the inspection results. This summary is NOT the report and cannot be relied upon on its own. This summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the report and anything in this summary, the information in the report shall override that in this summary.

This assessment of the overall condition of the following areas is based on the stability, watertightness and standard of workmanship as specified by clause 2.2 in AS4349.1-2007.

(1) Interior of the Building:	Below Average
(2) Exterior of the Building:	Below Average
(3) Roof Space:	N/A
(4) Underfloor Space:	Below Average
(5) Roof Exterior:	Average
(6) The Site:	Average

Therefore, the overall condition of the Residential Dwelling in the context of its age, type and general expectations of similar properties is: **BELOW AVERAGE**.

Please note: This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

### Significant Matters

In accordance with AS4349.1-2007 the following summary of significant matters requiring immediate attention and/or rectification is provided. Whether a defect is considered significant or not depends to a large extent upon the age and type of the building being inspected.

#### At the time of this inspection the Significant Matters and Recommendations are:

- **Interior of the Building:** Unit 1 timber floor has significant rise and fall of floor surface. Unit 1 kitchen cabinetry badly deteriorated and moisture damaged. Recommend replacing kitchen. Unit 1 shower walls have moisture damage and unit 2 shower north wall has previous moisture damage and patch repair. Recommend invasive inspection. Unit 1 toilet has deteriorated and leaking cistern to pan rubber connector and loose pan to floor. Recommend plumber to rectify. Unit 1 vanity cold tap has leaking tap washer and unit 2 vanity taps and spout are all leaking. Recommend plumbing maintenance to rectify. Unit 1 shower cubicle lami panel wall linings are loose to shower tray recess and not sealed at recess junction and steel shower tray is loose to timber cradle. Recommend building maintenance to rectify.
- **Exterior of the Building:** Unit 2 front timber stairs bottom 2 treads have significant wood decay. Recommend replacing timber treads. Unit 1 rear timber stairs has no handrail fitted to outside of stairs – drop is more than 900mm. Recommend fitting stair handrail. Unit 1 and 2 front balcony handrail newel posts are loose to subfloor timbers, have some wood decay to floor boards and loose floor boards to timber floor joists. Recommend building maintenance to rectify all defects listed.
- **Roof Exterior:** Asbestos roof sheeting and flashings have corroded, loose and missing fixings. Recommend roof maintenance to rectify. South west vent pipe has no flashing fitted or PVC collar. Recommend roof plumber to rectify.
- **Roof Space:** N/A
- **Underfloor Space:** Unit 1 and 2 concrete stump supports to floor have significantly cracked from corroded reinforcing. Recommend replacing all affected concrete stumps. Underfloor has broken asbestos sheeting to ground – Duty to Warn, contains hazardous substance.
- **The Site:** N/A
- **Comments:** Recommend plumbing and electrical inspection.

You must read the whole report to understand the significance and action required concerning the above defects and any other defects and/or advice in this report.

It is strongly recommended that the following inspections and reports be obtained prior to any decision to purchase the property, so that the purchaser can be well equipped to make an informed decision. These inspections and reports fall outside the guidelines for a standard property report as specified in AS4349.1-2007 and are excluded from this report.

- Timber pest inspection (does not form part of this report)
- Electrical inspection
- Plumbing inspection
- Air conditioning inspection
- Council plan inspection

## Scope of the Report

### **Important information regarding the scope and limitations of the inspection and this report.**

The scope of the inspection was to cover the building and the property within 30 metres of the building subject to inspection.

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.

1. 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, to 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. This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
3. 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 the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); 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); durability of exposed finishes; neighborhood 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.

Accordingly, this report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB- such matters may upon request be covered under the terms of a special-purpose property report).

4. Consumer complaints procedure. In the event of any controversy or claim arising out of, or relating to this report, either party must give written notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the notice, then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
5. Asbestos Disclaimer: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the inspection, asbestos or materials containing asbestos happened to be noticed, then this may be noted in the additional comments section of the report. Buildings prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains asbestos. Even buildings built after this date up until the early 90's may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property, then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removing. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.
6. 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 reaction 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. If in the course of the inspection mould happened to be noticed, it may be noted in the additional comments section of the report. If mould is noted as present within the property or if you notice mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
7. Estimating Disclaimer: Any estimates provided in this report are merely opinions of possibly costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.
8. Conditions: This standard property report is confidential upon or conditional in relation to: -
  - the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
  - information provided by the person, the employees or agents of the person requesting the report;
  - the specific areas of "expertise" of the consultant specified in the report;
  - apparent concealment of possible defects; or
  - any other factor limiting the preparation of the report.

# Terminology/Definitions

The definitions of the Terms (Good), (Fair) and (Poor) below apply to DEFECTS associated with individual items or specific areas:

## Definitions

<b>GOOD</b>	The item or area inspected appears to be in serviceable and/or sound condition without any significant visible defects at the time of inspection.
<b>FAIR</b>	The item or area inspected shows minor defects, minor damage or wear and tear and may require repairs or maintenance.
<b>POOR</b>	The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to the age or lack of maintenance or deterioration or not finished to an acceptable standard or workmanship.

The definitions of the Terms (Above Average), (Average), and (Below Average) relate to the inspector's opinion of the overall condition of the building:

## Definitions

<b>ABOVE AVERAGE</b>	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 high standard of workmanship when compared with buildings of similar age and construction.
<b>AVERAGE</b>	The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring minor repair or maintenance. There were no major matters that require attention or rectification.
<b>BELOW AVERAGE</b>	The building and its parts show some significant defects and/or very poor non-tradesmanlike workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Note:** Also refer to the "Important Advice" section on page 23 for explanation/advice concerning some terms and or defects that may be contained in this report.

For the purpose of this report, the definitions below apply:

### Access Hole (cover)

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

### Accessible area

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

**Client**

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

**Defect**

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

**Inspection**

Close and careful scrutiny of an item carried out either without dismantling or with partial dismantling as required, supplemented by means such as measurement, in order to arrive at a reliable conclusion as to the condition of an item.

**Inspector**

Person or organization responsible for carrying out the inspection.

**Limitation**

Any factor that prevents full achievement of the purpose of the inspection.

**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.

**Minor defect**

A defect other than a major defect.

**Purpose of inspection**

The inspection requirement as identified by the client.

**Scope of inspection**

The type and extent of inspection undertaken in response to the stated purpose of the inspection.

**Significant item**

An item that is to be reported in accordance with the scope of the inspection, which may be a feature that is present or a feature that is absent.

**Subfloor space**

Space between the underside of a suspended floor and the ground.

**Roof space**

Space between the roof covering and the ceiling immediately below the roof covering.

**Site**

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



## General Description of the Property Inspected

<b>Type:</b>	Free standing domestic house
<b>Approximate age:</b>	46 years old
<b>Height:</b>	Low set
<b>Construction type:</b>	Timber frame clad.
<b>Interior:</b>	Timber frame
<b>Piers:</b>	Concrete and timber stumps
<b>Flooring interior:</b>	Timber
<b>Verandahs:</b>	2 x front balconies
<b>Roofing:</b>	Timber pitched
<b>Roof covering:</b>	Asbestos sheet
<b>Outer structures:</b>	1 x rear yard steel shed

### Summary of area's inspected and not inspected

The areas inspected were the building interior, the building exterior, the roof exterior, the underfloor space and the site.

Other areas inspected were:

(Only structures and fences within 30 metres of the main building and within the boundaries of the site were inspected).

The area(s) not accessible for any inspection and the reason(s) why were: The roof space, low pitched roof and no access provided.

Further inspection of these areas is strongly recommended once access has been obtained.

No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to visual inspection.

The area(s) in which visual inspection was obstructed and the reason(s) why were: furnishings to interior and items restricting visual to some walls and floors.

Further inspection of these areas is strongly recommended once access has been obtained.

The area(s) and/or section(s) to which access should be gained or fully gained are: N/A

Further inspection of these areas is strongly recommended once access has been obtained.

# 1.0 INTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>1.01 Ceilings for example</b> Sagging, nails popping, defective lining, cracking, dampness and damp damage	Unit 2 lounge and kitchen ceiling.	Poor	Peeling paint from ceiling linings.	Recommend re painting ceilings. Refer photo page 29
<b>1.02 Walls for example</b> Bulging, nails popping, defective lining, cracking, dampness and damp damage, significant distortion, drummy plaster	Unit 1 and 2 bathroom linen cupboards. Unit 1 wall linings. Unit 1 shower walls.  Unit 1 and 2 walls and trim.  Unit 2 shower North wall.  Unit 2.	Fair  Poor	Walls not paint sealed and deteriorated shelving. Have some movement cracking to wall lining and plastered joints. Have moisture damage.  Have peeling paint coatings.  Has previous moisture damage and patch repair.  Has some movement cracking to wall sheet plaster joints.	Refer photos page 26/27  Recommend invasive inspection. Refer photos page 27 Recommend repainting interior. Refer photos page 27/28 Recommend invasive inspection. Refer photos page 30
<b>1.03 Timber floors for example</b> Springy, squeaky boards, rot, significantly out of level, dampness and damp damage	Unit 1 timber floor. Unit 2 timber floor.	Poor Fair	Has significant rise and fall of floor surface. Has some rise and fall of timber floor surface.	
<b>1.04 Concrete floors for example</b> Cracking, significantly out of level, dampness and damp damage		Fair		

# 1.0 INTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>1.05 Timber windows for example</b> Putty, broken glass, sash operation, sash fittings and hardware, water staining, rotting frames or sashes		N/A		
<b>1.06 Metal framed windows for example</b> Glazing seals, broken glass, sash operation, sash fittings and hardware, water staining, corrosion	Unit 1 front lounge louvre gallery. Unit 2 lounge west window.  Unit 2 front lounge windows. Unit 2 rear bedroomlouvres. Unit 2 toilet louvered windows.	Fair	Mixed louvre glass used. Fibro used to galleries instead of glass and has stiff operation to north end galleries. Mixed glass louvres used. Mixed glass louvres used. Stiff operation.	Refer photo page 30
<b>1.07 Doors and frames for example</b> Binding doors, defective door hardware, corroded or rotting frames, damaged doors, loose/badly fitted doors	Unit 1 rear entry timber door.  Unit 1 rear entry security door.  Unit 1 toilet door. Unit 2 fly screen doors to front entry. Unit 2 front bedroom double timber doors. Unit 2 rear bedroom door. Unit 2 rear entry timber door.  Unit 2 toilet door.  Unit 2 bathroom door.	Poor	Delaminated and defective lock hardware. Corroded and missing door closer hardware. Not fitted with lift off hinges. Binding and heavily corroded.  Damaged and starting to delaminate. Damaged. Internal door used and moisture damaged from not being paint sealed. Lift off hinges not fitted and door delaminated. Will not latch closed.	Refer photo page 30  Refer photo page 30 Refer photo page 30 Refer photo page 31  Refer photo page 31
<b>1.08 Skirting and architrave for example</b>	Unit 2 bathroom.	Fair	Shower north wall timber skirting has previous moisture damage.	

# 1.0 INTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>1.09 Kitchen</b> <b>(a) Bench tops for example</b> Lifting or delamination, damage, water damage	Unit 1 kitchen bench.	Fair	Significant gap between bench top and skirt tile junction.	Refer photo page 28
<b>(b) Cupboards for example</b> Water damage, operation of doors and drawers	Unit 1 cabinetry.  Unit 2 drawers.	Poor  Fair	Badly deteriorated and moisture damaged.  Missing knobs.	Recommend replacing kitchen. Refer photos page 28
<b>(c) Sinks/Taps for example</b> Operation, water flow, waste/traps, leaking, excessive water hammer	Unit 1 sink and tap.	Fair		
<b>(d) Tiles for example</b> Drummy, cracked, loose grouting and sealant	Unit 1 tile splashback. Unit 2 laminated splashback.	Fair Poor	Loose to wall linings.	Refer photo page 31
<b>1.10 Bathroom, WC and Ensuite</b> <b>(a) Floor for example</b> Grade, floor waste		N/A		

# 1.0 INTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>1.10 Bathroom, WC and Ensuite</b> <b>(b) Cistern and pan for example</b> Cracking, leaking, installation and stability	Unit 1 toilet.	Poor	Deteriorated and leaking cistern to pan rubber connection and loose pan to floor.	Recommend plumber to rectify. Refer photo page 28
<b>(c) Bidet for example</b> Cracking, leaking, installation and stability		N/A		
<b>(d) Taps for example</b> Operation, water flow, leaking, excessive water hammer	Unit 1 vanity cold tap. Unit 2 vanity taps and spout.	Poor	Has leaking tap washer. All leaking.	Refer photo page 31  Recommend plumbing maintenance to rectify.
<b>(e) Tiles for example</b> Drummy, cracked, loose grouting and sealant	Tiles. Unit 2 vanity laminated splashback.	N/A Poor	Defective.	Refer photo page 31
<b>(f) Bath for example</b> Damage, adequately sealed and at junction with wall, properly recessed	Unit 1 shower cubicle.  Unit 2 shower cubicle.	Poor	Lami panel wall linings are loose to shower tray recess and not sealed at recess junction and steel shower tray is loose to timber cradle. Has previous damp damage repair to north timber wall.	Recommend building maintenance to rectify. Refer photos page 28/29  Recommend invasive inspection.

# 1.0 INTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>1.10 Bathroom, WC and Ensuite</b> <b>(g) Shower for example</b> Leakage, screen, broken glass		Fair		
<b>(h) Vanity for example</b> Damage, doors and drawers	Unit 1 vanity.  Unit 2 vanity.	Poor	Delaminating shelving and doors, delaminating bench top edge strip. Significantly moisture damaged at base of cabinet.	Refer photos page 29  Refer photo page 31
<b>(i) Wash basin for example</b> Damage, loose, waste trap		Fair		
<b>(j) Ventilation for example</b> Natural, mechanical	Natural only.	Fair		
<b>(k) Mirrors for example</b> De-silvering, cracking, edging	Unit 1 mirror. Unit 2 mirrors.	Fair Poor	Starting to de-silver at edges. Significantly de-silvering at edges.	
<b>1.11 Laundry</b> <b>(a) Floor for example</b> Grade, floor waste		N/A		

# 1.0 INTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>1.11 Laundry</b> <b>(b) Taps for example</b> Operation, water flow, leaking, water hammer	Unit 1 tub cold tap.  Unit 2 hot tap.	Poor	Leaking tap fitting and leaking tap washer. Leaking.	Refer photo page 29  Refer photo page 32  Recommend plumbing maintenance to rectify.
<b>(c) Tubs/cabinet for example</b> Condition	Unit 1 tub cabinet.	Poor	Defective right door.	Refer photo page 29
<b>(d) Tiles for example</b> Drummy, cracked, loose grouting and sealant		N/A		
<b>(e) Ventilation for example</b> Natural, mechanical		Fair		
<b>1.12 Stairs for example</b> Stringer, handrails/balusters, newel posts, treads and risers		N/A		
<b>1.13 Damp Problems for example</b> Rising, falling, horizontal or laterally penetrating damp		Fair		

### 1.0 INTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>1.14 Electrical installation for example</b>	All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report.			It is recommended that a licenced electrician be consulted for further advice.
<b>1.15 Plumbing for example</b>	All plumbing needs to be inspected and reported on by a plumber.			It is recommended that a licenced plumber be consulted for further advice.
<b>1.16 Smoke Detectors for example</b>	Unit 1 – 1 x lounge ceiling. Unit 2 – 1 x lounge ceiling.			AS4349.1-2207 advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.
<b>1.17 Hard floor coverings e.g. Ceramic tiles, slate, parquetry for example</b> Drummy, cracked, loose, grouting		N/A		
<b>1.18 Other</b>				



## 2.0 EXTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>2.01 Masonry walls for example</b> Bricks fretting, mortar eroding, cracking, visible flashings, weepholes, joint sealants, dampness and damp damage, differential or rotational movement		Fair		
<b>2.02 Wall Frames (timber/steel) for example</b> Vertical, alignment, cracking, sagging		Fair		
<b>2.03 External cladding for example</b> Adequacy of cladding	Exterior asbestos wall claddings.	Poor	Significantly cracked and broken sheeting and some missing sheeting.	Recommend building maintenance to rectify. Refer photos page 34/35
<b>2.04 Other wall material for example</b> Concrete and rammed earth		N/A		
<b>2.05 Steel lintels for example</b> Expansion, sagging, corrosion, cracking		N/A		

## 2.0 EXTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>2.06 Concrete lintels for example</b> Sagging, corrosion, cracking		N/A		
<b>2.07 Windows for example</b> Sagging, corrosion, cracking	Exterior timber boxed fly screen frames.	Poor	Have some wood decay and loose and corroded fixings.	Refer photos page 35
<b>2.08 Painting for example</b> Protective paint coatings	Exterior of duplex.	Poor	Has peeling paint from wall claddings, balcony timbers, doors and trim.	Recommend repainting exterior. Refer photos page 36
<b>2.09 Chimneys for example</b> Flashings, mortar erosion, lack of chimney support if fireplace is missing, missing chimney pots		N/A		
<b>2.10 Stairs for example</b> Stringer, newel posts, handrails / balustrade, treads and risers, rot in timber	Unit 2 front timber stairs.  Unit 1 rear timber stairs.	Poor	Bottom 2 treads have significant wood decay.  Has no handrail fitted to outside of stairs – drop more than 900mm.	Recommend replacing timber treads. Refer photos page 36 Recommend fitting stair handrail. Refer photo page 36

## 2.0 EXTERIOR OF THE BUILDING

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>2.11 Balconies, verandahs, patios, suspended concrete floors and decks for example</b> Flashing, bracing, attachment, excessive, springiness, balustrades, waterproofing	Unit 1 and 2 front balcony.	Poor	Handrail newel posts loose to subfloor timbers. Some wood decay to floor boards and loose floor boards to timber floor joists.	Recommend building maintenance to rectify all defects listed. Refer photos page 37
<b>2.12 Other</b>				

3.0 THE ROOF EXTERIOR				
Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>3.01 Roof for example</b> Tiles, shingles and slates, sheet roofing, roof flashing	Asbestos roof sheeting and flashings.  Carport roof to dwelling junction.	Poor	Have corroded, loose and missing fixings.  Not flash sealed.	Recommend roof maintenance to rectify. Refer photos page 32 Refer photo page 32
<b>3.02 Skylights, vent and flues</b>	South west vent pipe.	Poor	Has no flashing fitted or PVC collar.	Recommend roof plumber to rectify. Refer photo page 32
<b>3.03 Valleys</b>		N/A		
<b>3.04 Guttering and downpipes</b>	Asbestos guttering.  Rear downpipe. Front east downpipe.	Poor	Full of leaf debris and sagging from fascia boards. Front gutter joint cracked and leaking. Rear gutter joins cracked and leaking. Missing. Starting to undermine concrete stump footing.	Recommend plumbing maintenance to rectify. Refer photos page 32/33  Refer photo page 33 Refer photo page 33
<b>3.05 Eaves</b>	South west corner eave.  Rear south east eave.	Poor	Wood decayed timber cover strips. Moisture damaged.	Refer photo page 33  Refer photo page 33
<b>3.06 Fascia board</b>	Front timber fascia. Rear south west mitered corner.	Poor	Split. Has some wood decay.	
<b>3.07 Other</b>				

4.0 THE ROOF SPACE				
Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
4.01 Roof framing	Low pitched roof with no access to roof space.	N/A		
4.02 Roof covering		N/A		
4.03 Insulation		N/A		
4.04 Sarking		N/A		
4.05 Party walls		N/A		
4.06 Other				

## 5.0 THE UNDERFLOOR SPACE

Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
<b>5.01 Timber floors for example</b> Bearers or joists, timber framing, piers/stumps, dampness and damp damage, drainage, ventilation, cracked or leaking pipes, debris	Unit 1 and 2 concrete stump supports to floor.  Underfloor.  Unit 2 bathroom floor.  Unit 1 shower waste trap.	Poor	Have significantly cracked from corroded reinforcing.  Has broken asbestos sheeting to ground.  Has some previous damp staining to floor and floor timbers. Leaking.	Recommend replacing all concrete stumps affected. Refer photos page 37 Duty to Warn – hazardous substance. Refer photo page 37  Recommend plumber to rectify. Refer photo page 38
<b>5.02 Suspended concrete floors for example</b> Condition of concrete, dampness and damp damage, drainage, ventilation, cracked or leaking pipes, debris		N/A		
<b>5.03 Other</b>	Laundry separating wall.	Poor	Has had previous minor termite entry and damage.	Refer pest report for recommendations. Refer photos page 38/39

6.0 THE SITE				
Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
6.01 Car accommodation	Unit 2 carport.	Poor	Timber support posts not adequately supported and are encased inground allowing vermin entry. Corroded roof sheeting and defective brick paved floor.	Refer photos page 38
6.02 Detached laundry		N/A		
6.03 Ablution facilities		N/A		
6.04 Garden sheds	Rear shed.	Poor	Defective sheeting. Defectively lapped sheeting. Timber frame encased in ground allowing vermin entry and has previous termite damage.	Recommend building maintenance to rectify. Recommend building permit check for structure. Refer photos page 39/40
6.05 Small retaining walls		N/A		
6.06 Paths	Unit 1 rear concrete path.	Poor	Have some concrete cracking and subsidence.	Refer photo page 40
6.07 Driveways	Dirt only.	Fair		

6.0 THE SITE				
Areas Inspected	Location	General Condition GOOD, FAIR, POOR	Description of Defect	Significance & Recommended Action (Duty to Warn) (Also refer to important advice section on Page 23)
6.08 Steps		N/A		
6.09 Fencing	East boundary wire fence.	Poor	Defective.	Refer photo page 40
6.10 Surface water drainage		Fair		
6.11 Stormwater run off		Fair		
6.12 Other				



# Conclusions

## IMPORTANT ADVICE

Note: In the case of strata and company tile properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be subject of a special-purpose inspection report which is adequately specified.

Minor default or defect: Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to materials and finishes. It is common for most of these defects to be rectified over the first few years of ownership as redecoration and renovation are undertaken.

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. A geotechnical inspection can determine the foundation material and advise on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Swimming pools: Swimming pools/spas are not part of the standard building report under AS4349.1-2007 and are not covered by the report. We strongly recommend a pool expert 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 fines for non-compliance under the legislation.

Surface water 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. Best practice is to monitor the flow of surface water and stormwater run-off and have the water directed away from the house or to stormwater pipes by a licensed plumber/drainier.

## IMPORTANT DISCLAIMER

**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 in the report).

**Disclaimer of Liability to Third Parties:** - This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or part, does so at their own risk.

## 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 STEVEN CAMPBELL ROSS, BSA License No. 1148914 on **21<sup>st</sup> September 2018**.

Signed for and on behalf of STEVE ROSS PRE-PURCHASE RESIDENTIAL INSPECTIONS

Signature: 



Front view of dwelling



Unit 1 wall linings have some movement cracking – Refer 1.02





Unit 1 wall linings have some movement cracking – Refer 1.02



Unit 1 shower walls have moisture damage – Refer 1.02



Peeling paint to unit 1 walls – Refer 1.02



Peeling paint to unit 1 and unit 1 kitchen bench top has gap between top and skirt tile junction – Refer 1.02 and 1.09(a)



Unit 1 kitchen cabinetry is badly deteriorated and moisture damaged – Refer 1.09(b)



Unit 1 toilet has deteriorated and leaking cistern to pan rubber connector and unit 1 shower cubicle lami panel wall linings are loose to shower tray recess – Refer 1.10(d) and (f)





Unit 1 shower cubicle lami panel wall linings are loose to shower tray recess and unit 1 vanity has delaminating shelving and doors – Refer 1.10 (f) and (h)



Unit 1 vanity has delaminating bench top edge strip and unit 1 laundry tub cold tap has leaking tap fitting and tap washer Refer 1.10(h) and 1.11(b)



Unit 1 laundry tub cabinet has defective right door and unit 2 lounge and kitchen ceiling has peeling paint Refer 1.11(c) and 1.01



Unit 2 shower north wall has previous moisture damage and patch repair – Refer 1.02



Unit 2 lounge west window has fibro used to galleries instead of glass and unit 2 fly screen door to entry is heavily corroded – Refer 1.06 and 1.07



Unit 2 front bedroom double timber doors are damaged and unit 2 rear bedroom door is damaged – Refer 1.07





Unit 2 rear entry timber door is an internal use door and has moisture damage and unit 2 toilet door is delaminated  
Refer 1.07



Unit 2 laminated splashback to kitchen is loose to wall linings and unit 2 vanity taps and spout are all leaking  
Refer 1.09(d) and 1.10(d)



Unit 2 vanity laminated splashback is defective and unit 2 vanity is significantly moisture damaged at base of cabinet  
Refer 1.10(e) and (h)



Unit 2 hot water tap is leaking and asbestos roof sheeting and flashings have loose fixings – Refer 1.11(b) and 3.01



Asbestos roof sheeting and flashings have missing fixings and asbestos guttering is full of leaf debris – Refer 3.01 and 3.04



South west vent pipe has no flashing fitted or PVC collar and carport roof to dwelling junction is not flash sealed  
Refer 3.02 and 3.01





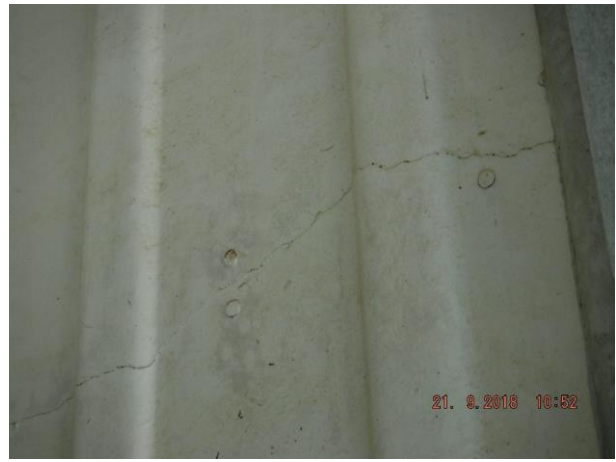
Front and rear gutter joints are cracked and leaking – Refer 3.04



Rear downpipe is missing and south west corner eave has wood decayed timber cover strips – Refer 3.04 and 3.05



Front east side downpipe is starting to undermine concrete stump footing and rear south east eave is moisture damaged – Refer 3.04 and 3.05



Exterior asbestos wall claddings are significantly cracked and broken – Refer 2.03



Exterior asbestos wall claddings are significantly cracked and broken – Refer 2.03



Exterior asbestos wall claddings are significantly cracked and broken – Refer 2.03





Exterior asbestos wall claddings are significantly cracked and broken – Refer 2.03



Exterior asbestos wall claddings are significantly cracked and broken and some missing sheeting – Refer 2.03



Exterior timber boxed fly screen frames have some wood decay and loose and corroded fixings – Refer 2.07



Exterior of duplex has peeling paint from wall claddings, balcony timbers, doors and trims – Refer 2.08



Exterior of duplex has peeling paint from wall claddings, balcony timbers, doors and trims and unit 2 front timber stairs bottom tread has significant wood decay – Refer 2.08 and 2.10



Unit 2 front timber stairs bottom 2<sup>nd</sup> tread has significant wood decay and unit 1 rear timber stairs has no handrail fitted to outside of stairs – Refer 2.10





Front balcony handrail newel posts are loose to subfloor timbers and has some loose floor boards – Refer 2.11



Wood decay to front balcony floor boards and concrete stump has significantly cracked from corroded reinforcing  
Refer 2.11 and 5.01



Broken asbestos to underfloor and concrete stump has significantly cracked from corroded reinforcing – Refer 5.01





Unit 1 shower waste trap is leaking and unit 2 carport timber support posts not adequately supported – Refer 5.01 and 6.01



Unit 2 carport timber support post encased in ground and corroded roof sheeting – Refer 6.01



Defective brick paved floor to unit 2 carport and laundry separating wall has had previous minor termite entry and damage  
Refer 6.01 and 5.03





Laundry separating wall has had previous minor termite entry and damage and rear shed has defective sheeting  
Refer 5.03 and 6.04



Rear shed has defective sheeting – Refer 6.04



Rear shed has defective sheeting – Refer 6.04



Rear shed has defectively lapped sheeting and timber frame encased inground allowing vermin entry – Refer 6.04



Rear shed has previous termite damage and rear concrete path to unit 1 has some concrete cracking and subsidence  
Refer 6.04 and 6.06



East boundary wire fence is defective – Refer 6.09