



Pink Inspection Services Virtuoso

A Division of Enterprises Pty Ltd (ABN 53 699 521 480)

Visual Building Inspection Report

Commissioned By: Sample Legal & Associates

Purchaser: Mr Elmedin & Mrs Senka

Property Inspected: 14 Sample Street, Sydney



This Report is provided by Pink Inspection Virtuoso, a division of Enterprises Pty. Ltd, an independent Licensee of Veryan Management Pty. Ltd ABN 71 002 697 805.

Contact the Inspector

Please feel free to contact the inspector Steve on 0000 000 000 during business hours to discuss this report. Often it is very difficult in a written report to fully explain situations, problems, access difficulties, building faults or timber pest activity and/or damage in a manner that is readily understandable by the reader.

Should you have any difficulty in understanding anything contained in 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.

To discuss invoicing or accounts matters please call Veryan Management on (02) 9529 5222 .

Brief Summary of Report

Important Note: This is a brief Summary of the following Report provided to allow a quick overview of the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. This Summary must be read in conjunction with the entire Report and not in isolation from the Report.

If there should be any discrepancy between anything in this Summary and anything in the Report, the information in the Report shall override that of this Summary. In any event, should any aspect of this Report not be fully understood, you should contact the inspector BEFORE relying on this Report.

Overall Condition of Property

Major Defects in this Building

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

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

Minor Defects in this Building

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

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

Overall Condition

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as average. There may be areas/elements requiring minor repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

The Overall Condition ratings above are only a generalisation and must not be relied upon on their own. You MUST read the accompanying report in its entirety.

Summary of Major Defects Detected

Important note: Any estimates provided are merely opinion of possible 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 inspector accepts no liability for any estimates provided throughout this Report and where they occur You agree to obtain and rely on independent quotations for the same work. When prices are not provided or represented with 'Note' the defect is either undetermined in its extent or under the jurisdiction of the Strata of the Property.

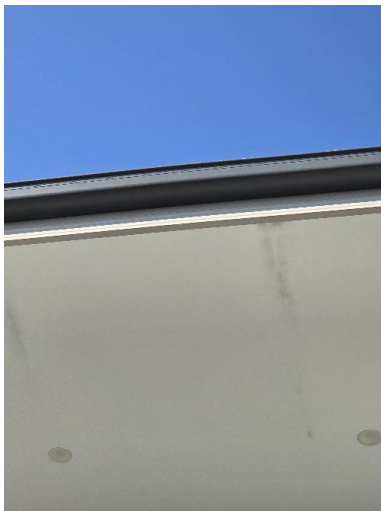
ROOF SYSTEM EXTERNAL

Eaves, Fascias & Barge Boards

Eaves Type & Condition

The eaves are lined with fibre cement sheeting. The overall condition of the eaves lining is poor. Water damage/staining is present to the eaves linings.

Estimated cost: \$Note.



DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Deck

Defects or Maintenance Items

Water ingress through light fittings noted. Roofing low pitch for material used may result in water leaks to ceiling.



Summary of Minor Defects Detected

ROOF SYSTEM EXTERNAL

External Roof

Condition in Detail:

The overall condition of the roof coverings is fair. A small number of cracked roof tiles were noted and should be replaced.

Estimated cost: \$200.



Flashings

Type and Condition

Flashing material is of lead. The potential for water entry is present.

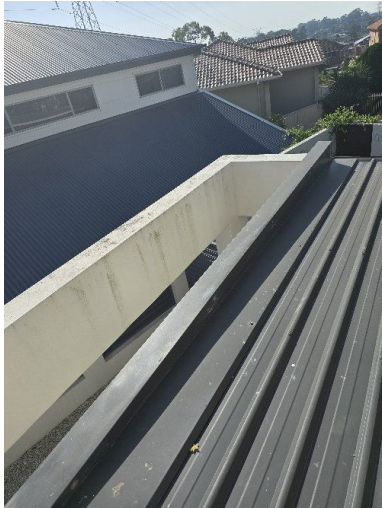
Estimated cost: \$400.



Skillion Roof A

Skillion Roof Covering Status

The condition of the skillion roof covering is fair. The flashing is in poor condition and requires repair or replacement. Inadequate fixing to parapet capping.



ROOF SYSTEM INTERNAL

Insulation & Sarking

Insulation Status:

The insulation is out of place and should be re distributed correctly.

Estimated cost: \$600.



ROOMS

Entry/Foyer

Floors Condition

The condition of the floors is generally fair. Cracking is evident to some floor tiles.

Estimated cost: \$200.

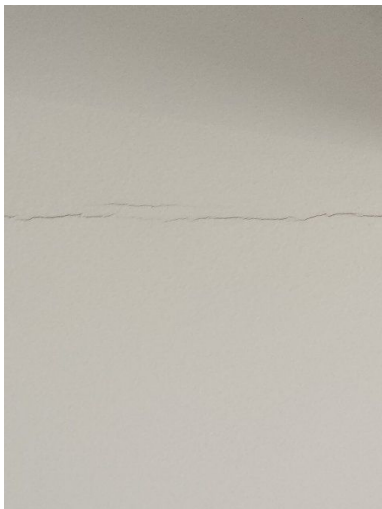


Hall

Ceiling Condition

The condition of the ceilings is generally fair. Minor settlement cracks were noted and is typical of this type of material. Crack opening width greater than $1.0\text{mm} < w < 5.0\text{mm}$. Periodic maintenance may be required.

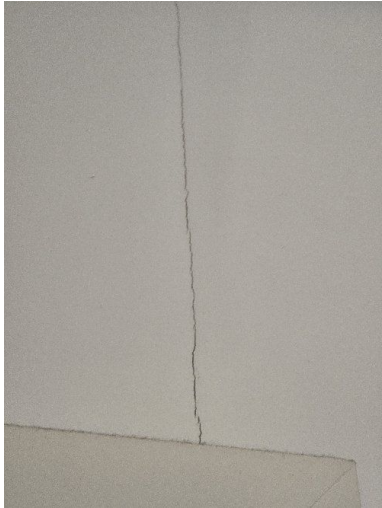
Estimated cost: \$400.



Walls Condition

The condition of the walls is generally fair. Minor settlement cracks in walls. Crack opening width greater than $1.0\text{mm} < w < 5.0\text{mm}$. Periodic maintenance may be required.

Estimated cost: \$400.



Dining Room

Ceiling Condition

The condition of the ceilings is generally fair. Poor joint setting was noted to ceiling lining. Repairs are required to ceiling linings.

Estimated cost: \$300.



Family Room

Ceiling Condition

The condition of the ceilings is generally fair. Poor joint setting was noted to ceiling lining. Repairs are required to ceiling linings.

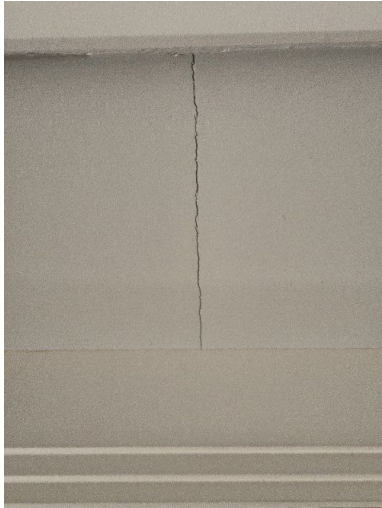
Estimated cost: \$300.

Family/Rumpus Room

Walls Condition

The condition of the walls is generally fair. Minor settlement cracks in walls. Crack opening width greater than 1.0mm <math>w < 5.0\text{mm}</math>. Periodic maintenance may be required.

Estimated cost: \$300.

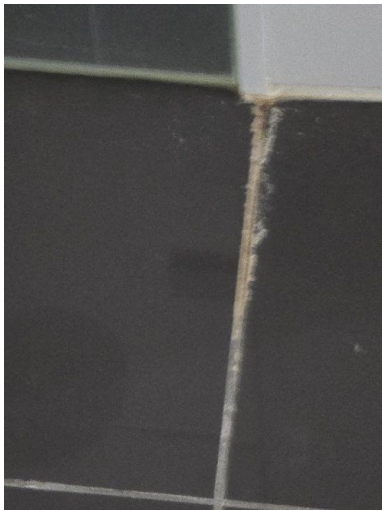


BATHROOMS

Ensuite Bathroom

Shower/Bath Condition

The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Silicone sealant has been applied to the interface of the floor and walls in the shower recess in an apparent attempt to prevent water penetration to surrounding areas. This method of repair can only be considered to be temporary.

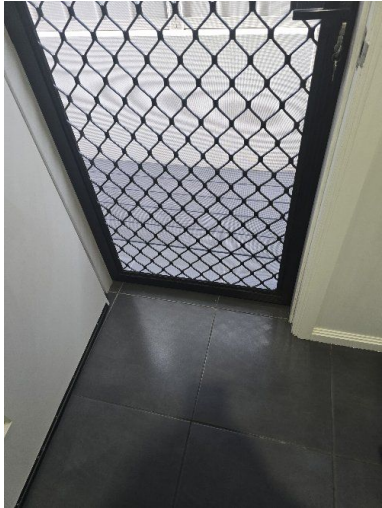


LAUNDRY

Laundry

Floors Condition

The condition of the floors is generally fair. Inadequate stepdown to threshold resulting in potential water ingress.



TOILETS

Toilet Two

Tiles

The condition of the tiles is generally fair. Some cracked tiles were noted to this area.

Estimated cost: \$200.



STAIRS INTERNAL

Stairs Internal

Type & Condition

The stairs are constructed primarily from timber. The overall condition of the stairs is fair. Movement is evident to the stairs. This will require some minor maintenance.

Estimated cost: \$400.



EXTERIOR

Walls

Condition:

The condition of the walls is generally fair. Cracks are evident to brickwork or render. Visible evidence appears minor. Crack opening width greater than 1.0mm<w<5.0mm. The area(s) where cracked brickwork or render was noted is listed below.

Estimated cost: \$800.



Position/Location:

Rear elevation.

Driveway

Type & Condition:

The concrete driveway stands in fair condition. The concrete driveway has some visible cracking that should be monitored for further movement.

Estimated cost: \$1800.



Fences & Gates

Fences Type & Condition:

The fences are mainly constructed from metal. The fences are mainly constructed from brick. The fences are generally in fair condition and some repairs or maintenance is required. Repairs to fences are required. Minor cracking to masonry walls.



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VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:	Rose Kanaan & Associates.
DATE OF INSPECTION:	14.03.2024.
PURCHASER:	Elmedin Mujcevic & Senka Mujcevic.
PROPERTY ADDRESS:	14 Mataro Close, Edensor Park.
REPORT NO:	EDENMATA140324B.
PERSONS IN ATTENDANCE	Vendor was present at time of Inspection.
INSPECTOR	Mr Steve Ayoub BBCM (Hons) UNSW
IMPORTANT NOTE:	This report should not be relied upon if the contract of sale becomes binding more than 30 days after the date of the initial inspection. A re inspection beyond this period is essential.
PURPOSE OF THIS REPORT:	Visual Pre Purchase Building Inspection in accordance with AS4349.1.
INSPECTION AGREEMENT	This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor, Conveyancer or Agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek further clarification prior to committing to the property.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.

Part 1: Pre Purchase Inspections - Residential Buildings

If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.

If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

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

Special Requirements: It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Inspection Agreement: It is acknowledged that if any inspection agreement is in place in respect to

this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. **The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.** Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

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

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

Property Description:

Building type:	Two storey dwelling.
External walls constructed from:	Brick veneer: Cement rendered surfaces.
Roof Construction:	The roof is of pitched construction.
Roof Covering:	Concrete tiles:
Internal walls covered with:	Plasterboard:
Internal ceilings covered with:	Plasterboard:
Windows are constructed from:	Aluminium:
Footings:	The building is constructed on concrete slab footings.
Estimate Building Age:	Between 10 and 20 years old. This is <u>only</u> an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

Overall Condition of Property

Major Defects in this Building:	The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be: Typical: The frequency and/or magnitude of major defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.
Minor Defects in this Building:	The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be: High: The frequency and/or magnitude of minor defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.
Overall Condition:	A comparison of this and other dwellings of similar age, construction and level of

maintenance would rate this building as **average**. There may be areas/elements requiring minor repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

Important Note: This is only a general overview of the property and must not be relied upon on its own. You **MUST** read the report in its entirety.

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

Any Summary within this Report regardless of its placement in the Report is supplied to allow a quick overview of the inspection results. These Summary items are **NOT** the Report and cannot be relied upon on their own. Any Summary **MUST** be read in conjunction with the entire Report and not in isolation from the Report. If there should be any discrepancy between anything in the Report and anything in a Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, you should contact the Inspector **BEFORE** relying on this Report.

Summary of Areas Inspected:

Details: Roof void: Internal area: Garage: External area:

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained prior to purchase to enable a more complete report to be submitted.

Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision to purchase being made.

Summary of Areas where Inspection was Impaired:

Roof void: Various areas of the roof void:

Furnished Properties:

Was the property furnished at the time of inspection? Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

Weather Conditions:

Recent Weather Conditions: Dry.

Weather Conditions on the Day and at the Time of Inspection: Dry.

SITE SERVICES

Hot Water Service

Hot water service is provided by: Gas hotwater system: Instantaneous: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

Water Lines & Pressure

Details: The visible water lines are in polybutylene. Water pressure appears to be normal however, this is not an opinion of a licensed plumber.

Switchboard is fitted with the following circuite:

Services Available

Sewer Yes.

Septic System	No.
Electricity	Yes.
Cable TV	Yes.
Satellite	No.
Gas	Yes, Gas is provided by mains gas from the street service.
Water	Yes.
Telephone	Yes.
Air Conditioning	Yes.
Alarm	Yes.

Important Note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.

Access Restrictions

Roof Space Inspected:	Part Visual Inspection.
Roof Cover Inspected:	Part Visual Inspection.
Sub Floor Inspected:	Not Applicable.

Areas Inspected

Areas Inspected	Bathroom, Laundry, Kitchen, Six Bedrooms, Lounge, Dining, Family, Study, Hallway, Rumpus, Stairwell Patio, Balcony, Garage.
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ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

External Roof

Roof Style:	The roof is of pitched style construction.
Roof is covered with:	concrete tiles.
Roof Access Limitations:	The roofing materials were viewed from a distance only. It should be noted that when roofing cannot be inspected in detail, other associated aspects of the roofing are also often not inspected in detail. These may include items such as gutters, eaves, flashings, chimneys and other items that would require a detailed and close inspection of the roof surface.
Condition in Detail:	The overall condition of the roof coverings is fair. A small number of cracked roof tiles were noted and should be replaced.



Flashings

Type and Condition	Flashing material is of lead. The potential for water entry is present.
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Gutters & Downpipes

Type & Condition

Appear to be in serviceable condition.

Eaves, Fascias & Barge Boards

Eaves Type & Condition

The eaves are lined with fibre cement sheeting. The overall condition of the eaves lining is poor. Water damage/staining is present to the eaves linings.



Fascias & Bargeboards Type & Condition

The overall condition of the fascias/bargeboards is fair.

Skillion Roof A

Position/Location:

Front elevation.

Roof Access Limitations

The roofing materials were viewed from a distance only. It should be noted that when roofing cannot be inspected in detail, other associated aspects of the roofing are also often not inspected in detail. These may include items such as gutters, eaves, flashings, chimneys and other items that would require a detailed and close inspection of the roof surface.

Skillion Roof Covering Status

The condition of the skillion roof covering is fair. The flashing is in poor condition and requires repair or replacement. Inadequate fixing to parapet capping.



ROOF SYSTEM INTERNAL

Restrictions - Roof Interior

Inspection Restrictions:

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report. Sarking membrane covered tile battens restricting inspection. Ducting associated with airconditioning or heating restricted inspection.



Roof Framing

Roof Supports - Type and Condition:

The truss roof system is adequate.

Insulation & Sarking

Insulation Status:

The insulation is out of place and should be re distributed correctly.



BEDROOMS

Bedroom One

<i>Room Location</i>	Front.
<i>Restrictions</i>	Inspection within this room was restricted by stored goods.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.

Bedroom Two

<i>Room Location</i>	Rear, Upstairs.
<i>Restrictions</i>	Inspection within this room was restricted by stored goods.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair. Floors are concealed by floor coverings.

Bedroom Three

<i>Room Location</i>	Rear, Upstairs.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.

Bedroom Four

<i>Room Location</i>	Rear, Upstairs.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.

Bedroom Five

<i>Room Location</i>	Upstairs.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.

<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.

Bedroom Six

<i>Room Location</i>	Front, Upstairs.
<i>Restrictions</i>	Inspection within this room was restricted by stored goods.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.

ROOMS

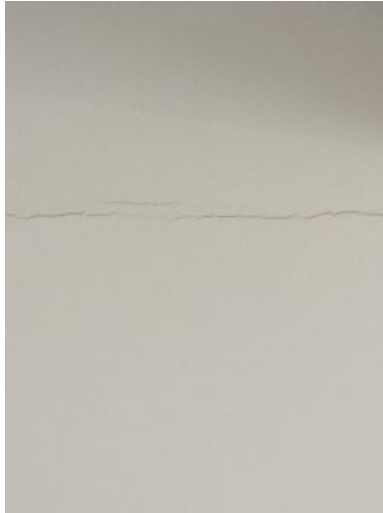
Entry/Foyer

<i>Room Location</i>	Front.
<i>Restrictions</i>	Inspection within this room was restricted by stored goods.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair. Cracking is evident to some floor tiles.

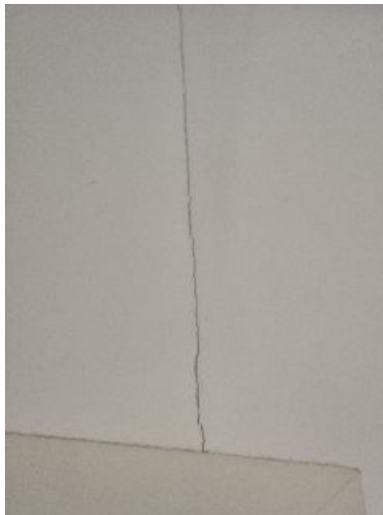


Hall

<i>Room Location</i>	Upstairs.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair. Minor settlement cracks were noted and is typical of this type of material. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.



Walls Condition The condition of the walls is generally fair. Minor settlement cracks in walls. Crack opening width greater than 1.0mm <math>w < 5.0\text{mm}</math>. Periodic maintenance may be required.



Floors Condition The condition of the floors is generally fair.

Lounge Room

- Room Location** Front.
- Restrictions** Inspection to the upperside of tiles was restricted by rugs. Inspection within this room was restricted by stored goods.
- Ceiling Condition** The condition of the ceilings is generally fair.
- Walls Condition** The condition of the walls is generally fair.
- Doors Condition** The condition of the doors is generally fair.
- Floors Condition** The condition of the floors is generally fair.

Dining Room

- Room Location** Rear.
- Restrictions** Inspection within this room was restricted by stored goods.
- Ceiling Condition** The condition of the ceilings is generally fair. Poor joint setting was noted to ceiling lining. Repairs are required to ceiling linings.



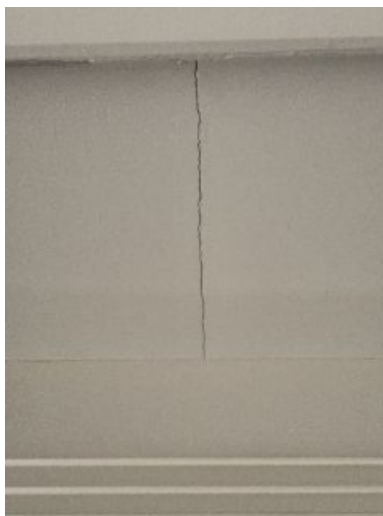
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.

Family Room

<i>Room Location</i>	Rear.
<i>Restrictions</i>	Inspection within this room was restricted by stored goods.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair. Poor joint setting was noted to ceiling lining. Repairs are required to ceiling linings.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.

Family/Rumpus Room

<i>Room Location</i>	Upstairs.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair. Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.



<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.

Study

<i>Room Location</i>	Front.
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<i>Restrictions</i>	Inspection within this room was restricted by stored goods.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.

BATHROOMS

Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

Bathroom One

<i>Room Location</i>	Upstairs.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.
<i>Shower/Bath Condition</i>	The shower recess was tested and there was no visible water penetration to surrounding areas. IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.
<i>Tiles</i>	The condition of the tiles is generally fair.
<i>Basin & Taps:</i>	The basin & cabinets appear serviceable.
<i>Vanity Unit</i>	The condition of the vanity unit is generally fair.

Ensuite Bathroom

<i>Room Location</i>	Main bedroom en suite.
<i>Restrictions</i>	Inspection within this room was restricted by stored goods.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.
<i>Shower/Bath Condition</i>	The shower recess was tested and there was no visible water penetration to surrounding areas. IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Silicone sealant has been applied to the interface of the floor and walls in the shower recess in an apparent attempt to prevent water penetration to surrounding areas. This method of repair can only be considered to be temporary.



<i>Tiles</i>	The condition of the tiles is generally fair.
<i>Basin & Taps:</i>	The basin & cabinets appear serviceable.
<i>Vanity Unit</i>	The condition of the vanity unit is generally fair.
<i>Toilet Condition</i>	Appears serviceable.

KITCHEN

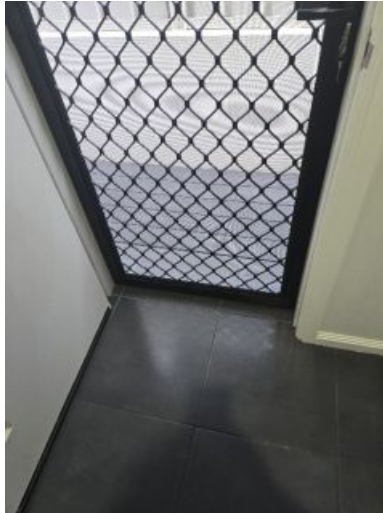
Kitchen

<i>Room Location</i>	Rear.
<i>Restrictions</i>	Inspection within this room was restricted by stored goods.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.
<i>Kitchen Fixtures</i>	The condition of the fixtures is generally fair.
<i>Tiles</i>	The condition of the tiles is generally fair.
<i>Sink & Taps</i>	Appears serviceable.

LAUNDRY

Laundry

<i>General condition of area</i>	This area is generally in fair condition.
<i>Room Location</i>	Rear.
<i>Restrictions</i>	Inspection within this room was restricted by stored goods.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair. Inadequate stepdown to threshold resulting in potential water ingress.



<i>Tub & Taps</i>	The tub & cabinet appear serviceable.
<i>Tiles</i>	The condition of the tiles is generally fair.

TOILETS

Toilet

<i>General condition of area</i>	This area is generally in fair condition.
<i>Room Location</i>	Rear, Adjacent to the laundry.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.
<i>Toilet Condition</i>	Appears serviceable.
<i>Basin & Taps:</i>	The basin & cabinets appear serviceable.
<i>Tiles</i>	The condition of the tiles is generally fair.

Toilet Two

<i>General condition of area</i>	This area is generally in fair condition.
<i>Room Location</i>	Adjacent to the bathroom.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Walls Condition</i>	The condition of the walls is generally fair.
<i>Windows Condition</i>	The condition of the windows is generally fair.
<i>Doors Condition</i>	The condition of the doors is generally fair.
<i>Floors Condition</i>	The condition of the floors is generally fair.
<i>Toilet Condition</i>	Appears serviceable.
<i>Tiles</i>	The condition of the tiles is generally fair. Some cracked tiles were noted to this area.



STAIRS INTERNAL

Stairs Internal

Type & Condition

The stairs are constructed primarily from timber. The overall condition of the stairs is fair. Movement is evident to the stairs. This will require some minor maintenance.



EXTERIOR

Walls

External walls constructed from:

brick veneer, Cement rendered surfaces.

Condition:

The condition of the walls is generally fair. Cracks are evident to brickwork or render. Visible evidence appears minor. Crack opening width greater than 1.0mm < w < 5.0mm. The area(s) where cracked brickwork or render was noted is listed below.



Position/Location: Rear elevation.

Driveway

Type & Condition: The concrete driveway stands in fair condition. The concrete driveway has some visible cracking that should be monitored for further movement.



Fences & Gates

Fences Type & Condition: The fences are mainly constructed from metal. The fences are mainly constructed from brick. The fences are generally in fair condition and some repairs or maintenance is required. Repairs to fences are required. Minor cracking to masonry walls.



Retaining Walls

Type & Condition: The masonry retaining walls show normal wear and tear, cracks etc, and should be monitored for any movement.

Dampcourse

Type & Condition: A polythene damp proof coursing material is visible in the external walls and it should continue to be effective unless damaged or bridged.

Position/Location: All elevations.

Drainage - Surface Water

Description: Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Deck

Position/Location: Rear elevation.

Construction & Condition The general condition of this structure is fair.

Defects or Maintenance Items Water ingress through light fittings noted. Roofing low pitch for material used may result in water leaks to ceiling.



Balcony

Position/Location: Front elevation.

Construction & Condition Constructed from timber. The general condition of this structure is fair.

Defects or Maintenance Items The balustrades either do not appear to comply with safety standards or could pose a safety hazard. The height of railings and spacing between railings should be checked to ensure that they comply. This must be further investigated and rectified as required.



FOOTINGS

Footings

<i>Footings:</i>	concrete slab footings.
<i>Type & Condition:</i>	The building is constructed on a concrete slab. The footings appear to be generally sound.

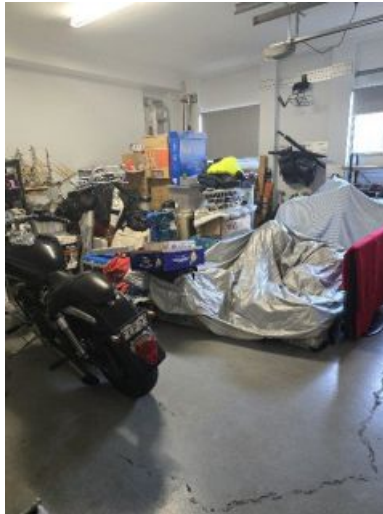
GARAGING

Garaging

<i>Garaging Types</i>	Garaging is provided by a double attached garage.
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Garage

<i>Garage Location</i>	Under the main building.
<i>Restrictions to inspection</i>	Stored items restricted inspection to the interior.



<i>Wall Construction</i>	Brick veneer:
<i>Wall Condition</i>	The condition of the walls is generally fair.
<i>Front Doors - Type & Condition</i>	The main garage door is a panel lift style door and is in fair condition.
<i>Floor - Type & Condition</i>	The concrete floor is generally in fair condition.
<i>Ceiling Condition</i>	The condition of the ceilings is generally fair.
<i>Gutters and Downpipes</i>	Appear to be in serviceable condition.
<i>Eaves Type & Condition:</i>	The eaves are lined with fibre cement sheeting. The overall condition of the eaves lining is fair.
<i>Fascias & Bargeboards Type & Condition:</i>	The overall condition of the fascias/bargeboards is fair.
<i>Lintels - Type & Condition</i>	The condition of the lintels is generally fair.

Glossary Of Terms

Glossary Of Terms

Glossary

Ant Capping:

A metal shield, usually made of galvornised iron and placed on top a pier stump or internal brick wall surface. Ant caps extend on all open sides and are turned down at 45degree to expose and delay the access of termites to timber members of a building.

Australian Standard:

A voluntary national standard code or specification prepared under the auspices of Standards Australia (SA). Australian Standards are mandatory when referred to in building regulations, and are enforceable in contracts when called up in contract documents.

The local authorities controlling electrical supply, water supply, sewer and drainage

service, telephone supply and gas supply.

Balustrade:

Railings fixed from stair treads, landing, balcony or bridge.

Batten:

- **Packing Batten:** a timber batten or strip placed between a structural section and a facing material to maintain a perpendicular or level surface.
- **Roof Batten:** a light timber member fixed to the tops of rafters or trusses to which the roofing materials may be fastened or secured.

Beam:

- **Hanging Beam:** A beam above the ceiling joists, spanning between walls or partitions, to which the ceiling joists are fixed by cleats, straps or "dogs" to prevent any deflection.
- **Rafter:** A sloping member in a roof providing the principal structural support for the roofing material.
- **Strutting Beam:** A structural beam spanning between load bearing walls from which purlins may be strutted.
- **Bearer:** A sub floor structural beam spanning between load bearing walls which supports the floor joist.

Board(s):

- **Fascia Board:** a wide horizontal board on edge which is fixed to the lower ends of the rafters and usually supports the guttering as well as the outside edge of boxed eaves.
- **Gypsum Plasterboard:** A rigid board made of a core of gypsum plaster set between and bonded to outer coverings of heavy paper.
- **Valley Board:** Wooden boards used as flooring and nailed to floor joists, usually tongued and grooved for strength and drought resistance.

Brace:

A member usually a diagonal that resists lateral forces and/or movements of framed structure.

Building Code- Building Code Of Australia (BCA)

A set of national requirements for the use in design, construction, alteration or demolition of buildings, setting out procedures, acceptable methods or material and minimum or maximum values. Each state has its own variations to the national document.

Collar Tie:

A timber member tying a pair of rafters together, usually placed horizontally midway between the wall plates and the ridge.

Construction Type:

- **Full brick construction/Cavity brick construction:** A method of construction which external or internal brick walls support the roof and ceiling structure. The external wall is generally made of two brick leaves with a cavity between them.
- **Brick veneer construction:** A method of construction in which single leaf non-load bearing wall of brickwork is tied to a timber or metal framed load-bearing structure to form the external enclosure.
- **Slab on ground construction:** A construction in which a concrete slab with rebated thickened edges is placed on the ground and provides the base and floor structure for the building.
- **Timber framed construction:** Construction in which the structural members are of timber or depend on a timber frame for support.
- **Metal framed construction:** Construction in which the structural members are of metal or depend on metal framed support.

Cornices:

Moldings fixed to the junctions of walls and ceilings.

Damp Proof Course:

A continuous layer of an impervious material placed in masonry wall or between a

floor and wall to prevent upward or downward migration of moisture.

Drain:

A line of pipes, channels or culverts normally constructed at or below ground level to carry away sewerage, stormwater, surface water, or ground water by gravity.

Efflorescence:

Efflorescence is the loss of water (usually as evaporation to air) in an aqueous solution of salts, leaving behind crusts of solid salt crystals, called efflorescent salts. Typically found on tiled areas or concrete edges to balconies.

External Cladding:

The outer covering of the external walls of a framed building or structure.

Fire Chamfer:

Splayed ends of joists built into masonry walls, which allow the collapse of the joist in a fire without destabilizing the wall.

Galvanic Corrosion:

Electrolytic corrosion between metals separated apart in the galvanic table, generally requiring water moisture to act as an electrolytic conductor.

Gutter:

- **Eaves gutter:** A pre formed gutter fixed to the fascia board or the face of rafters.
- **Fascia Gutter:** A pre formed gutter which is fixed to the rafters and doubles as a fascia.

Insulation:

- **Bulk thermal insulation:** Material in the form of batts, blankets, slabs, loose fill or formed in situ.
- **Reflective foil insulation:** Aluminum coated fabric with fiberglass or building paper core.

Joints:

- **Expansion joint:** Definite break in build up material provided for the expansion/contraction of adjacent materials. The grout must be suitably sealed to prevent water penetration.
- **Finger jointing:** A method of jointing timbers end to end to form a longer member.
- **Notched joint:** A joint formed by cutting a piece out of one timber equal to the thickness of one other timber across which it is placed.

Joists:

Timber or steel beam directly supporting a floor or ceiling.

Lagging:

Material wrapped around piping for insulation or protection of pipe, particularly reducing heat loss in hot water pipes.

Lintel:

A beam spanning over an opening and supporting loads above.

Masonry:

A construction of brick, concrete block, stone, terra-cotta or other structural units laid in mortar.

Membrane:

Generally a waterproof sheeting of plastic, or composite material applied on site, with the joints sealed to prevent water penetration.

Mortar:

A suitably proportioned plastic mixture(paste) of sand, cement, lime and water for the laying/bonding of masonry units.

Nogging:

A horizontal timber strutt fixed between studs or joists in framed construction to provide stiffening.

Pier:

A column or post supporting a super structure, such as beams, floor or verandah bearers.

- **Attached Pier:** A pier bonded into a wall.
- **Detached pier:** a freestanding pier of masonry, concrete or timber acting as a floor support.

Plate:

A horizontal timber, usually on flat, and supported throughout its length.

- **Bottom plate:** The bottom horizontal member of a timber framed wall to which studs are fixed.
- **Top Plate:** The timber member at the top of a load/non-load bearing wall of masonry or a timber framed wall which carries the ceiling joists and supports the rafters.
- **Wall plates:** The horizontal timber member at the top and bottom of timber framed walls, into which studs may be trenched.

Reinforcement:

Rods, bars or pre-fabricated mesh, usually of steel, embedded in concrete for the purpose of resisting particular stresses.

Reinforced Concrete:

Concrete which has been strengthened by the inclusion of steel reinforcing mesh.

Roofs:

The upper enclosing element of a building area which gives protection to the covered space from the external environment.

- **Pitched Roof:** A common styled roof, usually with two slopes of more than 15 degrees meeting at a central ridge.
- **Skillion Roof:** A roof sloping in one direction, without a ridge or peak.

Seasoned Timber:

Timber dried to a stable moisture content prior to use. Unseasoned timber will shrink over time as the timber dries, causing movement in the building structure.

Soffit:

The underside of eaves.

Span:

The horizontal distance between supports of a beam bridge or other structural element.

Specification:

A written document with technical directions and conditions describing the quality of materials and standard of workmanship of the project, and the forming part of the contract document.

Sub-Floor Ventilation:

The provision of natural air movement under a suspended timber or concrete floor to prevent decay of timber and reduce the moisture in the area reducing the chances of pest migration and settlement.

Truss:

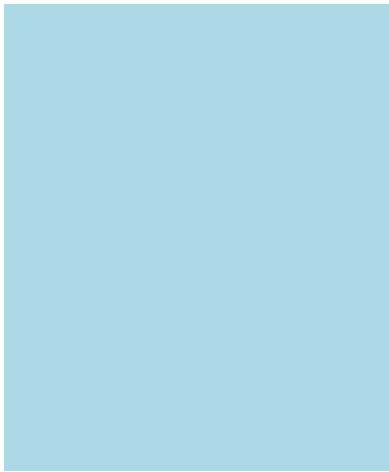
A structural frame made up of wholly members in tension or compression lying in the same plane for the bridging of long spans and or support of superimposed loads. Members are usually arranged in a series of triangles to form a rigid framework.

Ventilation Brick:

A brick which has been perforated to provide an air passage for ventilating purposes.

Vermin Proofing:

The protection of a building against the entry of vermin, especially mice or rats, by



the insertion of wire mesh.

Weepholes:

Formed holes or openings placed in the perpened joints of a masonry wall above the level of a flashing or at the bottom of a cavity to permit the drainage of any accumulated water. Weepholes may also be installed in a retaining wall to drain water from behind the wall for relieving hydrostatic pressure.

End Of Report

End Of Report