



BUILDING REPORT

Sample

Inspection Date

13 February 2014

Client

Mrs Smith

Our reference

001

Inspector

Mike Stone



Description of Property

Weather Conditions

- Fine

Type of Development

- Townhouse - semi detached
- Three bedrooms
- One bathroom and one ensuite

Roofing

- Terracotta tile roof covering

Exterior Walls

- Brick cavity
- Finish - face brick

Flooring

- Concrete slab on ground

Motor Vehicle Accommodation

- Garage

Other Structural Improvements

- Steel framed Patio

Access for Inspection

Restricted access caused by stored goods, furnishings, window treatments, security devices, vegetation, duct work, confined spaces, insulation and other impediments may limit the scope of this inspection.

- Interior access is acceptable
- Ceiling cavity access was restricted by: low clearances : insulation

Report Summary

IMPORTANT - Please read the complete report and "Scope of Limitations" section before making any decisions with regard to the condition of this property.

Having completed a visual inspection and assessment of the dwelling on the subject property it is our opinion that:

- The dwelling is of adequate construction and structural workmanship for this type of residential development and its condition is commensurate with the era of construction, design, age and use
- There are no structural matters which may prejudice the long term structural reliability of the dwelling
- The overall condition of the property in accordance with our Standard Indicators and relative to the age of the property is considered to be: **Acceptable**

Scope of Inspection and Standard Indicators

This report is written considering the Australian Standard AS4349.1—2007 Inspection of buildings (Property Inspections—Residential buildings) and is the result of a VISUAL INSPECTION ONLY - IT IS INTENDED TO BE READ AS A WHOLE.

The report is not designed to quantify features of the property; rather it is our role to conduct a thorough visual inspection and report only on areas of concern and identify critical defects or faults for an intending purchaser, insofar as a property inspector can reasonably identify those defects or faults.

When reading this report, the age of the building needs to be taken into consideration. Some items may not have been detailed, as they are considered a normal occurrence or general wear and tear for a building of this age. Electrical appliances and utilities such as water reticulation, electrical wiring or gas installations, swimming pool and spa equipment were not tested. Qualified technicians should be consulted in regard to these items.

Generally, ongoing maintenance items, upgrading, cosmetic works and minor defects or faults will not be detailed.

The Property Inspector uses three terms when describing the standard of a building or a particular item being scrutinised. They are:

Acceptable - The feature or area subject to comment is, in the inspector's opinion, of sufficient standard to not require any remedial or repair work. There may be minor imperfections in the finish. Some surfaces may benefit from cleaning or retouching.

Fair - The feature or area subject to comment is, in the inspector's opinion, usable but has deteriorated and would benefit from remedial or repair work. For instance, painting may be required, render may require patching, and door or window fittings may require adjustment or repair.

Poor - The feature or area subject to comment, in the inspector's opinion, requires substantial remedial or repair work, or replacement. Faults are major and possibly structural. Repairs are considered necessary rather than discretionary.

Note

All of the above terms are used having regard for the age, quality of workmanship, style and type of construction of the building being inspected. For example, the features and finishes considered "Acceptable" in a 50 year old building are not necessarily going to be so in a modern dwelling. A new or near new building without significant defects would usually be described as "Acceptable".

The inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishings, equipment, appliances, pictures or other household goods. In an occupied property, furnishing or household items may be concealing defects.

Interior

Entrance/Family

Overall condition: acceptable

- Ceilings and Cornices - acceptable
- Wall Finish Interior - acceptable
 - Crazed cracking was observed in the plastered walls
 - Crazing is a network of fine cracks, usually in small hexagonal patterns that are usually very fine and shallow and do not extend through the whole depth of the plaster. Craze cracks do not open and close with time, and can be covered using a reasonable quality paint
- Windows - Internal - acceptable
- Doors - External - acceptable
 - aluminium sliding glass door
 - the sliding door requires adjustment to ensure smooth operation
- Skirting Boards - acceptable
- Floor Coverings - acceptable
 - tiles
- Painting - acceptable

Kitchen and Meals Area

Overall condition: acceptable

- Ceilings and Cornices - acceptable
 - there is some minor movement cracking along the cornice lines
- Wall Finish Interior - acceptable
- Doors - Internal - acceptable
- Windows - Internal - acceptable
 - the window locks were locked and no key was available to test opening windows
- Cabinets/Tops - acceptable
- Sink - acceptable
- Wall Tiles - acceptable
- Floor Coverings - acceptable
 - tiles
- Ventilation - acceptable
 - ventilation is provided by a ceiling mounted exhaust fan
- Appliances - not tested -
 - under bench oven
 - gas cook top
 - dishwasher
- Skirting Boards - acceptable
- Painting - acceptable

Bedroom Front

Overall condition: acceptable

- Ceilings and Cornices - acceptable
 - there is some minor movement cracking along the cornice lines
- Wall Finish Interior - acceptable
- Windows - Internal - acceptable
- Doors - Internal - acceptable
- Robe Shelves/doors - acceptable
- Floor Coverings - acceptable
 - carpet
- Skirting Boards - acceptable
- Painting - acceptable

Bedroom Rear

Overall condition: acceptable

- Ceilings and Cornices - acceptable
 - there is some minor movement cracking along the cornice lines
- Wall Finish Interior - acceptable
 - There is some minor cracking in the plastered walls. The cracks were not considered structurally significant at the time of inspection; however cracks should be monitored to determine if the problem is ongoing
- Windows - Internal - acceptable
- Doors - Internal - acceptable
- Robe Shelves/doors - acceptable
- Floor Coverings - acceptable
 - carpet
- Skirting Boards - acceptable
- Painting – acceptable



Minor wall crack

Bedroom Master

Overall condition: acceptable

- Ceilings and Cornices - acceptable
 - there is some minor movement cracking along the cornice lines
- Wall Finish Interior - acceptable
 - There is some minor cracking in the plastered walls. The cracks were not considered structurally significant at the time of inspection; however cracks should be monitored to determine if the problem is ongoing
 - Some plaster cracking was observed under the cornice line. This has caused the plaster to be drummy due to loss of adhesion. This is not structural and minimal maintenance is required prior to repainting
- Windows - Internal - acceptable
- Doors - Internal - acceptable
- Robe Shelves/doors - acceptable
- Floor Coverings - acceptable
 - carpet
- Skirting Boards - acceptable
- Painting - acceptable



Minor wall crack



Minor wall crack

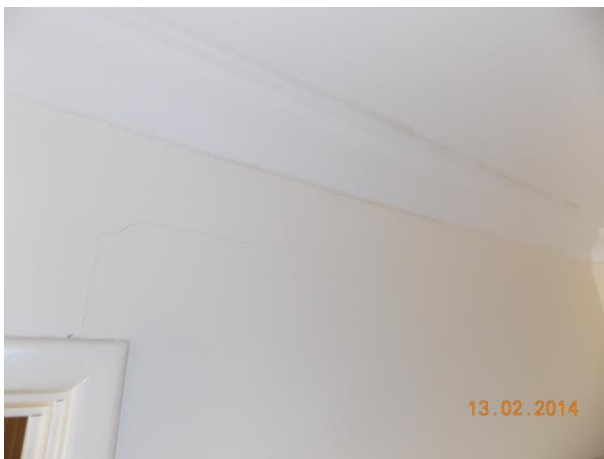


Wall crack

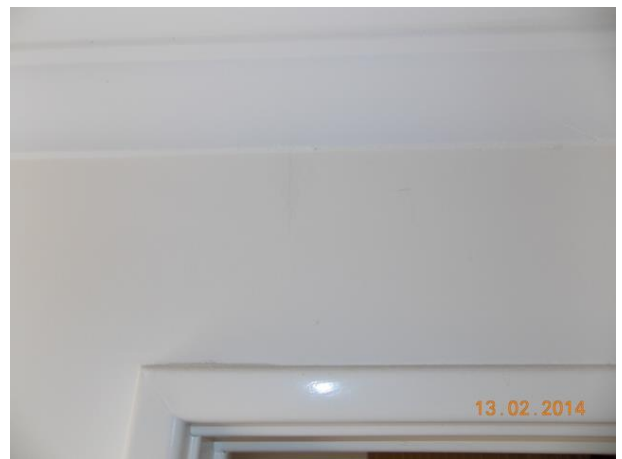
Ensuite

Overall condition: acceptable/fair

- Ceilings and Cornices - acceptable
- Wall Finish Interior - acceptable/fair
 - There is some minor cracking in the plastered walls. The cracks were not considered structurally significant at the time of inspection; however cracks should be monitored to determine if the problem is ongoing
- Doors - Internal - acceptable
- Windows - Internal - acceptable
- Shower Screen - not applicable
- Vanity/Hand Basin - acceptable
- Toilet Suite - acceptable
 - dual flush plastic cistern
- Mirrors - acceptable
- Wall Tiles - acceptable
- Floor Tiles - acceptable
- Ventilation - acceptable
 - ventilation is provided by a ceiling mounted exhaust fan
- Water Leakage -
 - our visual inspection has not detected any water leakage
- Painting - acceptable



Minor wall crack



Minor wall crack

Bathroom

Overall condition: acceptable

- Ceilings and Cornices - acceptable
- Wall Finish Interior - acceptable
- Doors - Internal - acceptable
- Windows - Internal - acceptable
- Vanity/Hand Basin - acceptable
- Shower Screen - acceptable
- Bath - acceptable
 - acrylic bath
- Mirrors - acceptable
- Wall Tiles - acceptable
- Floor Tiles - acceptable
- Ventilation - acceptable
 - ventilation is provided by a ceiling mounted exhaust fan
- Water Leakage -
 - our visual inspection has not detected any water leakage
- Painting - acceptable

Hallway

Overall condition: acceptable

- Ceilings and Cornices - acceptable
 - there is some minor movement cracking along the cornice lines
 - marks around smoke alarm indicated water staining - see roof tiles
- Wall Finish Interior - acceptable
- Skirting Boards - acceptable
- Floor Coverings - acceptable
 - tiles
- Painting - acceptable
- Linen Shelves/doors - acceptable

Laundry

Overall condition: acceptable

- Ceilings and Cornices - acceptable
- Wall Finish Interior - acceptable
- Doors - External - acceptable
 - aluminium sliding glass door
- Doors - Internal - acceptable
- Overhead Cabinets - acceptable
- Laundry Trough - acceptable
 - acrylic laundry cabinet and tub
- Water Leakage -
 - our visual inspection has not detected any water leakage
- Wall Tiles - acceptable
- Floor Tiles - acceptable
- Painting - acceptable

Electrical

- Light switches - acceptable/fair
 - light in garage did not function - owner to repair
- Electrical meter box -
 - The inspector has observed the presence of two Residual current devices however a qualified electrician is required to ensure that they are installed and working correctly on all circuits
- Smoke alarms -
 - IMPORTANT NOTE. The inspector has observed the smoke alarms to have been installed in the approximate correct locations. There was no testing performed or inspection for the correct type of alarm. It is strongly recommended that the Client check that an electrical safety certificate has been supplied by a licensed electrician to ensure the adequate amount of working alarms have been installed
- Power Points - acceptable
- Air Conditioner - not inspected, we cannot apply a condition
 - A/C were turned on and did function however not all functions were tested
- Security System - not inspected, we cannot apply a condition
- Electric blinds - acceptable

Plumbing

- Taps - acceptable/fair
 - kitchen mixer tap appears to be plumbed upside down - the tap pushes down for on and up for off (opposite to usual)
 - shower rose in bathroom requires minor adjustment to stop leak from screw joins
- Hot water unit - acceptable/fair
 - relief valve did not release when operated, may require maintenance or replacement
- Gas Bayonet -

Exterior

Floor Construction

Overall condition: acceptable

- concrete slab on ground
 - concrete slab was unable to be visually inspected due to floor coverings

Wall Finish Exterior

Overall condition: acceptable

- Finish - face brick

Wall Construction Exterior

Overall condition: acceptable

- Brick cavity

Roof Covering

Overall condition: acceptable

- Terracotta tile roof covering
 - no evidence of broken tiles or leaks were observed during the inspection

Bedding and Pointing

Overall condition: acceptable

Gutters, Downpipes, Flashing

Overall condition: acceptable

Eaves, Fascia and Barge Ends

Overall condition: acceptable

Windows - External

Overall condition: acceptable

- aluminium window frames

Doors - External

Overall condition: acceptable

- timber door and frame
- aluminium sliding glass door

Painting

Overall condition: acceptable

Driveway

Overall condition: acceptable

- Concrete Brick paving
- Concrete garage floor

Paths and Paving

Overall condition: acceptable

- concrete paving

Stormwater

Overall condition: acceptable

- Capacity of stormwater tanks cannot be determined and therefore have not been inspected.
Monitoring during periods of rainfall is recommended

Fences and Gates

Overall condition: acceptable

Roller Door

Overall condition: acceptable

Patio

- Patio Structure - acceptable
 - Colorbond pitched patio
- Patio Roof Cover - acceptable
 - Colorbond metal deck roof
 - polycarbonate roof

SCOPE AND LIMITATIONS OF THE INSPECTION

Inspection of the subject property and this report has been completed considering Australian Standard AS4349.1—2007 Inspection of buildings (Property Inspections—Residential buildings) The inspection is a **VISUAL INSPECTION ONLY**.

This report is intended to be read as a whole. Please read the detailed inspection information and the Scope & Limitations of Report sections before reaching any conclusions regarding the condition of the property.

Limitation of Liability

Report on the property is on the date of inspection. No responsibility is accepted for any matter not existing or evident or for any deterioration occurring after the inspection date.

This inspection is completely visual. Concealed areas where access is unavailable are unable to be inspected and are not reported on; such defects could include, but are not limited to:

- Breakage, blockage or interference with any concealed pipes, broken window mechanisms (sash cords) etc.
- Any part of the structure which is underground or concealed e.g. footings, wall framing, under floor coverings. Areas concealed by furnishings or stored goods etc.

Any cracking reported should be monitored for further movement. If further movement is noted, a structural engineer should be consulted as to the correct method for repairs. Movement cannot be measured during one inspection.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures, fittings, furniture, insulation or stored items within and around the building.

There has been no electrical, data, security or fire detection system testing or investigation.

Special Purpose Reports

This Property Report does not contain any assessment or opinion in relation to any item which is the subject of a **Special Purpose Property Report**, or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views, proximity of property to flight paths, railways and busy traffic or other neighbourhood issues; Noise levels; Health and safety issues including, but not limited to the presence of asbestos, lead or other hazardous materials; Heritage concerns; Security or fire protection systems; Climate control or water heating systems; Analysis of site drainage apart from surface water drainage; Swimming pools and spas; Detection and identification of illegal and unauthorized plumbing work; Durability of exposed finishes.

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.

This report has been prepared as a result of a **VISUAL INSPECTION** of the building on the date stated and it is limited to the condition of those areas and sections of the building that were fully accessible (**see Reasonable Access**) and visible to the inspector at the date of the inspection.

This report does not and cannot make comment upon: defects which may have been concealed; the assessment or detection of defects (including rising damp or 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; the presence or absence of timber pests; gas fittings; 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); the operation of swimming pools and spas; detection and identification of unapproved building work; detection and identification of illegal or inadequate plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; any matters solely regulated by statute; any area or item that could not be inspected by the inspector.

Safe and Reasonable Access

AS 4349.1 – 2007 3.2.2 The ability to safely access an area shall be determined by the inspector at the time of inspection, based on the conditions encountered during inspection. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Reasonable access shall be determined in accordance with the provisions of the following information:

Area	Access Manhole MM	Crawl Space MM	Height
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Roof Interior	450 x 500	600 x 600	Accessible from a 3.6 m ladder
Subfloor	500 x 400	Timber Floor: 400 Concrete Floor: 500	
Roof Exterior			Accessible from a 3.6 m ladder

Accordingly, this report is not a guarantee that defects and/or damage do not exist in any part of the property not specifically seen and described by the inspector. This report is not a warranty against problems that may develop in the future.

Unless otherwise specified, no examination has been made of any documentation of any type. We have not referred to statutory authority records nor have we examined any survey or water and sewerage service diagram or any other document prepared by any statutory authority or other party.

Purpose of This Report

The purpose of this report is to identify major defects or faults in the building for an intending purchaser, insofar as a property inspector can reasonably identify those defects or faults.

This report contains a number of observations but is not intended to list every minor defect. Minor defects are common to properties and are generally attended to during routine maintenance, redecoration and or renovation. Generally, ongoing maintenance items, upgrading, cosmetic works and minor defects or faults have not been included. These items will depend on your personal requirements and budget. The property age and type also needs to be taken into consideration.

Occupational Health & Safety Act

A non-residential building and the common property of some group residential buildings will fall within the definition of a workplace for the purposes of the Occupational Health and Safety Act,

The owners of workplaces must ensure that:

- premises are safe and without risk
- plant and substances are used without risk
- workers are trained in OH&S, are aware of their obligations and do, in fact, act in a safe manner

A pre-purchase building inspection may identify some safety issues in the common area but it is not an audit conducted for that specific purpose. It is essential that every Owners' Corporation or Company consult an appropriately qualified specialist to ensure it meets its legislative obligations.

Safe Working Temperatures for the Inspector

When the temperature of a workspace (for example a ceiling cavity) exceeds the level considered to be safe according to OH&S guidelines, the inspector will complete a risk assessment and the inspection will be limited accordingly. In the event that the inspector decides that the temperature exceeds safe working limits, generally, the inspection will be limited to the area immediately adjacent to the access for inspection.

Concealed Surfaces

The inspection did not include breaking apart, dismantling, removing or moving objects, including but not limited to foliage, mouldings, roof insulation or 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 or any other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers have not been destructively probed or hit.

Some defects may only be visible once furniture and other items have been removed from a property or when alterations are carried out. Built-in cupboards are usually filled with personal items and clothing. Some exterior surfaces may be obscured due to overgrown vegetation. Therefore, we cannot comment on the condition of the surfaces obscured by these items or otherwise concealed.

Water Penetration

Some water penetration problems and/or dampness do not become apparent and sometimes cannot be detected unless there has been recent heavy rain or prolonged periods of rain.

Fire Protection Equipment & Ordinance Requirements

These are not covered by this report and these matters should be checked with the statutory authority. Any fire protection equipment has not been tested, e.g. smoke detectors etc.

Hazardous Materials & Contamination

Many building products with an asbestos cement component were in use prior to 1980 and are considered safe if left in their present state. The main concern with asbestos products is in relation to the sprayed Limpet Asbestos fibres which were generally used for acoustic and heat insulation in commercial buildings and these should not be tampered with before seeking expert advice which is freely available from Workcover. Our inspection and report does not cover any hazardous

materials or prior use of the land and building or any chemicals applied to land and buildings, which may have caused contamination.

Retaining Walls & Structural Columns

We are not engineers. Comment in respect of large and/or structural retaining walls and columns are beyond the scope of this report. It is not possible to determine from a visual inspection whether a retaining wall or column has been built in accordance with sound engineering principles and, even if it has, whether it is or will remain sound. An engineer should be consulted in any case where there are large, or structural, retaining walls, columns or similar building elements.

Appliances

This report does not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.

Cracking/Settlement/Movement & Structural Integrity

When reference has been made in this report to cracking, settlement, movement or an opinion has been provided on structural integrity, **it is important to note that we are not experts in this area** and our advice is limited accordingly. If considered necessary, further advice should be obtained from a Structural Engineer before critical decisions are made relative to such matters.

Electrical, Gas & Other Service Installations

We are not licensed electricians, gas fitters or mechanical engineers. This report does not cover any matters relating to electrical and gas installations or any apparatus operated by electronic, mechanical or hydraulic means. You should satisfy yourself as to the operation and condition of any appliances or other installations. Any comments made in this regard are from general observation only.

Plumbing & Drainage

We are not licensed plumbers and a specialist inspection of the water service, plumbing and drainage system is excluded from this report. We recommend an inspection by a licensed plumber and drainer to identify any plumbing faults or drainage problems.

Pests

We strongly recommend that an independent inspection and report be obtained from a specialised, accredited Pest Inspector to determine whether the property is free from infestation (whether active or dormant).

Boundaries

Unless otherwise stated the inspector has not gained access to any neighbouring properties and is therefore unable to comment upon the external state of any boundary fences and walls.

Warranty and Use of This Report

This report is made solely for the use and benefit of:

1. **The Client** named in this report
2. **The Purchaser** of the property

NO LIABILITY or responsibility whatsoever, in contract or tort is accepted to any **Other Party** who may rely on the report wholly or in part. Any **Other Party** acting or relying on this report, wholly or in part, does so at their own risk.

The report is only an opinion of our company and is valid for ninety (90) days from the date of inspection. No liability will be accepted or claims considered after the expiration of this period of liability.

Copyright remains with PROSPEC Home Inspections, the report is not to be copied or reproduced without the written authority of the author.

This report supersedes any other report, verbal or written, given to you by this company in respect of this property. If items require clarification, please call our office for assistance.

Kind Regards

Mike Stone

PROSPEC Home Inspections

Building Practitioner #S1403