

Visual Completion Report

1 Sample Street, Sampleton

Inspection Date/Time:	30/01/2017
Report Number:	54321
Purchaser:	Mr Sample
Inspector:	A Reporter
Contact:	0444 444 444
Special Requirements:	Please meet client on site

About Your Diamond Report

This Diamond Property Inspection Report includes the following features:

- A full inspection of the property by qualified and fully insured professionals;
- Inspections are carried out in accordance with relevant Australian Standards;
- The unique Diamond Executive Summary to assist with relevant and simplified reading;
- Access to the inspector to clarify and/or to explain any aspect of the report.

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DIAMOND PROPERTY INSPECTIONS

Ph: **1300 368 000**

Fax: **1300 368 008**

E-mail: orders@diamondinspections.com.au www.diamondnet.com.au

Property Description



1 Sample Street, Sampleton

- Building Style:** Two level freestanding.
- External Walls:** Brick veneer. Timber frame with weatherboard cladding.
- Roof Construction:** The roof is of pitched construction.
- Footings:** The building is constructed on the following footing type/s: Concrete slab.
- Estimated Age:** The building is a new or recent construction and may be eligible for inclusion under the Home Building Compensation Fund. The home building laws that commencing on the 15th January 2015 state that "Major defects" * are covered by a 6-year warranty and general defects are covered by the standard 2-year warranty. These periods are from issuing of the Occupation Certificate.

The following information should be requested from the building contractor:

- Constructional Final Certificate/Occupation Certificate.
- Engineering certification for detention tanks, structural steel work and non-standard timber beams.
- Council stamped and approved plans, development approval and specifications.
- Home Building Warranty Insurance with specific reference to building contractor and this project.
- Manufacturers certification for roof trusses is applicable.
- Survey certificate verifying correct setout of the work including height of



building.

- Final certificates of compliance for fire protection systems, gas, electrical and plumbing services.
- Waterproofing guarantees for all wet area waterproofing.
- All warranties/instructions for all fittings, fixtures and appliances.
- Certification of termite protection used in the house and surrounds.

* "Major Defect" as mentioned under the Home Building Compensation Fund may not directly align with this reports definition of a major defect.



Diamond Executive Summary

This Diamond Report is a result of a visual assessment to identify major defects and to form an opinion regarding the general condition of the property at that time of inspection.

As these reports can be challenging to read and comprehend, Diamond Property Inspections has provided for your assistance an Executive Summary in order of recommended rectification time frames.

Immediate Attention Required

Definitions - Significant issue that may represent a safety hazard and/or if not rectified may result in further property damage.

PROPERTY DESCRIPTION

INSPECTED PROPERTY DESCRIPTION

Estimate Building Age:

The building is a new or recent construction and may be eligible for inclusion under the Home Building Compensation Fund. The home building laws that commencing on the 15th January 2015 state that "Major defects" * are covered by a 6-year warranty and general defects are covered by the standard 2-year warranty. These periods are from issuing of the Occupation Certificate.

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- Survey certificate verifying correct setout of the work including height of building.
- Final certificates of compliance for fire protection systems, gas, electrical and plumbing services.
- Waterproofing guarantees for all wet area waterproofing.
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- Certification of termite protection used in the house and surrounds.

* "Major Defect" as mentioned under the Home Building Compensation Fund may not directly align with this reports definition of a major defect.

EXTERNAL AREAS

EXTERNAL WALLS

Wall Condition:

The condition of the walls is generally fair. Some areas require cleaning.

ROOF SYSTEM EXTERNAL

EXTERNAL ROOF

Roof Flashing - Type And Condition:

In heavy rain and/or windy conditions flashings should be monitored and if leaking or



damage is evident, referred to roofing experts for their assessment.

GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition:

Due to access limitations the guttering and associated areas were not inspected. Defects may be present and not detected. A licensed roofing contractor should be called to make further evaluation and repair as required. Client has indicated leaking downpipes.

EAVES, FASCIAS & BARGE BOARDS:

Eaves Type & Condition:

The eaves appear to be lined with fibre cement sheeting. The overall condition of the eaves lining is fair. Painting is not complete, appears transparent and requires rectification to provide a suitable finish.

INTERNAL AREAS

CEILINGS

Ceiling Condition:

The condition of the ceilings is generally fair. Paint needs touching up in spots.

FLOORS

Floors Condition:

The condition of the floors is generally fair. Floors are concealed by floor coverings. Defects may be present and not detected. Stored goods restricted inspection of the area. Defects may be present and not detected. Floors are uneven and recommend that the re-leveling of the uneven floor area/s be considered.

WET AREAS

ENSUITE

Tiles:

The condition of the tiles is generally fair. Grout discrepancies.

Attention Required Within One Year

Definitions - Issues that will require rectification in the near future.

EXTERNAL AREAS

DRAINAGE

Surface Water:

The surface water drainage at the rear of the property appears to be inadequate. Drains should be installed to divert seepage and surface runoff water away from the building to prevent possible structural damage. The drains should be connected to a stormwater drainage system.

CONCLUSION

OTHER NOTABLE ITEMS

There is evidence of tree/plant root damage to paving/pavement areas. There is the



possibility of concealed damage to pipe work or underground services from tree roots. Further investigation is recommended.
Termites can nest in trees and tree stumps without any obvious visible evidence. This should be further investigated.

Attention Required Within One to Three Years

Definitions - Issues that require monitoring and future rectification.

At Purchaser's Discretion

Definitions - Mainly cosmetic issues that may require rectification as desired.

Various Cosmetic Issues

There are various minor cosmetic blemishes that could be tidied up depending upon how detailed you are.



Overall Condition of Property

Major Defects in this Building

The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered. There will be areas or items requiring some repairs or maintenance.

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

Minor Defects in this Building

The incidence of Minor Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered. There will be areas or items requiring some repairs or maintenance.

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

Overall Condition

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There may be areas of the property requiring repair or maintenance. Please refer to report for details

Inspector's Opinion

Of course this opinion is subjective and can only be balanced by a true assessment of the property price and purchaser discretion and motivation.

Important Note: You must read the report in its entirety and take time to understand the detail contained and NOT rely solely on this Summary. Any time estimates are provided only as a guide by the inspector and should not be relied upon. If there should be any discrepancy between anything in the Report and anything in this 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, please contact the Inspector BEFORE acting on this Report.



Table of Contents

PROPERTY REPORT DETAILS	9
PROPERTY DESCRIPTION	10
EXTERNAL AREAS	11
ROOF SYSTEM EXTERNAL	15
GARAGING	18
INTERNAL AREAS	20
WET AREAS	25
SUB FLOOR AND FOOTINGS	33
ROOF SYSTEM INTERNAL	34
UTILITIES	36
CRACKING OF BUILDING ELEMENTS	38
CONCLUSION	39



PROPERTY REPORT DETAILS

DETAILS OF THE INSPECTION

Ref/File Number:

54321

Client:

Mr Sample

Date Of Inspection:

30/01/2017.

Property Address:

1 Sample Street, Sampleton

Note:

If this report is associated with a contract for sale then you should not rely on the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

Inspector:

A Reporter

DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building Type:

Two level freestanding.

DETAILS OF THE INSPECTION AGREEMENT:

Agreement Details:

Agreement Reference: Date and Time of Agreement: Client has downloaded, read and accepted the terms and conditions of our agreement prior to commencement of this inspection.

Special Conditions:

Meet on site.

Agreement Changes:

There are NO changes to the Inspection Agreement:

WEATHER & ORIENTATION:

Weather Condition:

The weather condition on the day of the inspection was generally fine.

Orientation

For the purpose of identification East is assumed to be approximately at the main street frontage of the property.



PROPERTY DESCRIPTION

BUILDING REPORT

Report Type:

Visual Pre Purchase Inspection.

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report generally does not include an estimate of the cost for rectification of the Defects. If costs are provided they are an estimate only and have been supplied in addition to that of our standard reporting. The overall condition of the building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

INSPECTED PROPERTY DESCRIPTION

External Wall Construction:

Brick veneer. Timber frame with weatherboard cladding.

Roof Construction:

The roof is of pitched style construction.

Roof Is Covered With:

Concrete tiles.

Footings:

The building is constructed on the following footing type/s: Concrete slab.

Estimate Building Age:

The building is a new or recent construction and may be eligible for inclusion under the Home Building Compensation Fund. The home building laws that commencing on the 15th January 2015 state that "Major defects" * are covered by a 6-year warranty and general defects are covered by the standard 2-year warranty. These periods are from issuing of the Occupation Certificate.

The following information should be requested from the building contractor:

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- Council stamped and approved plans, development approval and specifications.
- Home Building Warranty Insurance with specific reference to building contractor and this project.
- Manufacturers certification for roof trusses is applicable.
- Survey certificate verifying correct setout of the work including height of building.
- Final certificates of compliance for fire protection systems, gas, electrical and plumbing services.
- Waterproofing guarantees for all wet area waterproofing.
- All warranties/instructions for all fittings, fixtures and appliances.
- Certification of termite protection used in the house and surrounds.

* "Major Defect" as mentioned under the Home Building Compensation Fund may not directly align with this reports definition of a major defect.



EXTERNAL AREAS

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

DRIVEWAY

Type & Condition:

The concrete driveway stands in fair condition. The driveway area has not been sealed to prevent deterioration.



FENCES & GATES

Type & Condition:

The fences are mainly constructed from metal. The fences are generally in fair condition but some repairs or maintenance are required.

PATHS/PAVED AREAS

Type & Condition:

The paths/paved areas are in fair condition.

DRAINAGE

Surface Water:

The surface water drainage at the rear of the property appears to be inadequate. Drains should be installed to divert seepage and surface runoff water away from the building to prevent possible structural damage. The drains should be connected to a stormwater drainage system.

The general adequacy of site drainage is not included in the Visual Building 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.

EXTERNAL WALLS

Wall Condition:

The condition of the walls is generally fair. Some areas require cleaning.





Weepholes And Vents:

Weep holes are present to the base of walls.



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.



LINTELS:

Type & Condition:

Lintel type/s noted: Galvanised steel: The condition of the lintels is generally fair.



WINDOWS:

Condition:

The condition of the exterior of the windows is generally fair.



DOORS:

Condition:

The condition of the exterior of the doors is generally fair.

VERANDAH

Position/Location:

Rear elevation.

Construction & Condition:

The general condition of this structure is fair.

Defects Or Maintenance Items:



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 construction.

Roof Access Limitations:

No access was possible to the external roof area due to the roof not being accessible from 3.6 metre ladder. Due to work cover constraints, aging, unsafe materials, safety rail, perimeter scaffold, and/or harness requirements it should be clearly understood that no human access, or attempts to walk on or traffic the roof external surface was made by the inspector at any point of this inspection. If a detailed assessment of the roof fabric beyond this report is sort, a licensed roofing experts opinion should be commissioned. Solar panels have been installed to the external roof surface restricting inspection of the roofing material. Defects and or roofing material damages that can lead to water entry may be in areas not accessible.

Roof Covering Condition Detail:

The overall condition of the roof coverings is fair. The overall condition of the roof coverings could not be determined due to limited access.



Roof Flashing - Type And Condition:

In heavy rain and/or windy conditions flashings should be monitored and if leaking or damage is evident, referred to roofing experts for their assessment.

VALLEYS

Condition:

The overall condition of the valley metal is fair.





GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition:

Due to access limitations the guttering and associated areas were not inspected. Defects may be present and not detected. A licensed roofing contractor should be called to make further evaluation and repair as required. Client has indicated leaking downpipes.

EAVES, FASCIAS & BARGE BOARDS:

Eaves Type & Condition:

The eaves appear to be lined with fibre cement sheeting. The overall condition of the eaves lining is fair. Painting is not complete, appears transparent and requires rectification to provide a suitable finish.



Fascias & Bargeboards Condition:

The overall condition of the fascias/bargeboards is fair.



GARAGING

INSPECTION LIMITATIONS

Restrictions:

Stored items restricted inspection to the interior. These goods must be removed to enable a more complete report to be submitted. The structure is fully lined preventing inspection to all framing timbers.



Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

GARAGING

Accommodation Type:

Garage.

Location:

Under the main roof.

General Condition:

The structure is generally in fair condition.

Front Doors - Type & Condition:

The main garage door is a tilt style door and is in fair condition.

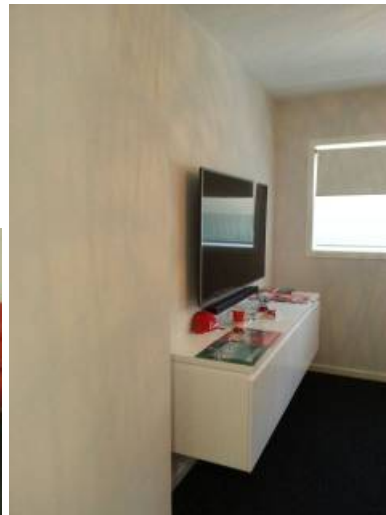


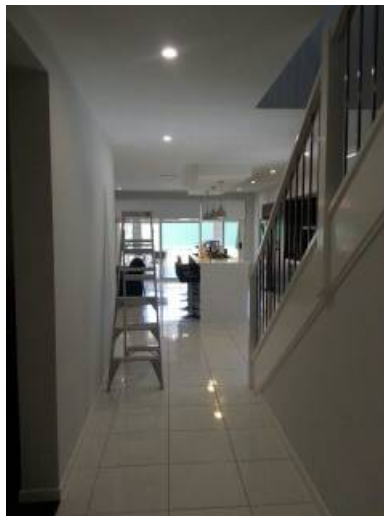
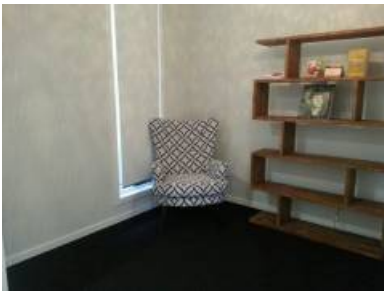
INTERNAL AREAS

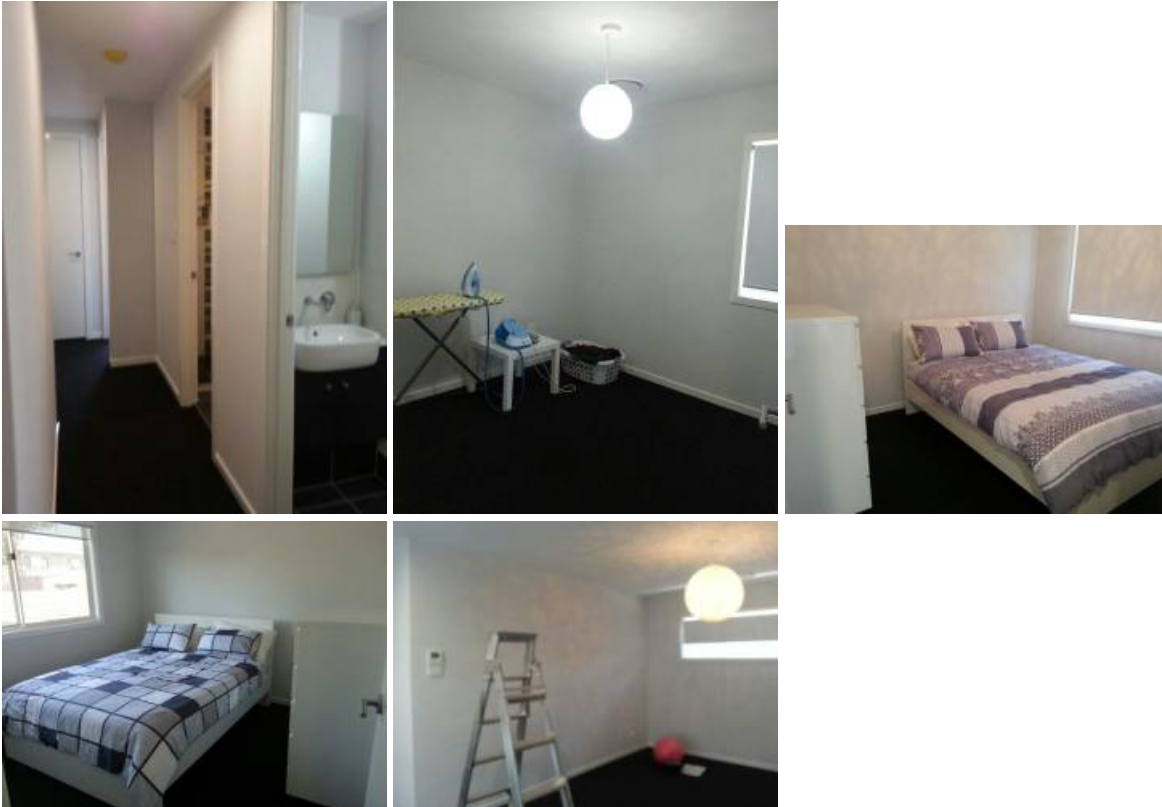
INSPECTION LIMITATIONS:

Restrictions:

Both floorcoverings and furnishings were present and restricted inspection within this area. Due to the method of construction or other obstructions there was no access or limited access under the stairs. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. Recommend access be gained to restricted areas. A full builders final clean including, cleaning, removal of trade marks, scuffs and touchup of paintwork is required to provide an acceptable finish to this area. The presence of builders waste restricts the inspection of these areas. Inspection was limited in the following locations and or areas: Various areas. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include but are not limited to roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth. Defects or damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained.







ACCESS LIMITATIONS:

Restrictions:

A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. Stored items should be removed to allow a more complete inspection to be carried out. Access was limited in the following locations and or areas: Various areas. Wardrobes. Linen cupboard. Kitchen cupboards. Storage cupboard. Isolated areas throughout.



Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

CEILINGS

Ceiling Condition:

The condition of the ceilings is generally fair. Paint needs touching up in spots.



Location/Area:

Isolated areas throughout.

WALLS

Internal Walls Condition:

The condition of the walls is generally fair. Stored goods restricted inspection of the wall area. Defects may be present and not detected.

WINDOWS

Windows Condition:

The condition of the windows is generally fair. The condition of the window hardware is generally fair. Some repairs or maintenance will be required.

DOORS

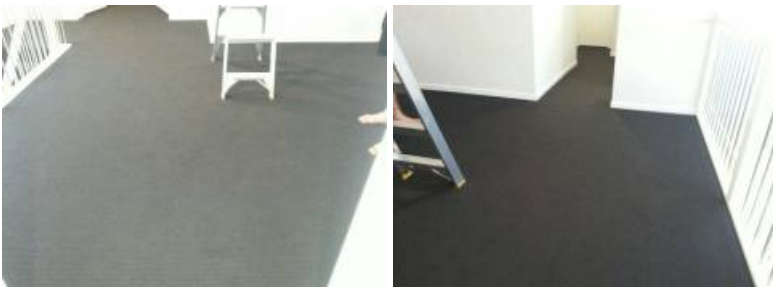
Doors Condition:

The condition of the doors is generally fair. The condition of the door hardware is generally fair. Some minor repairs or maintenance will be required.

FLOORS

Floors Condition:

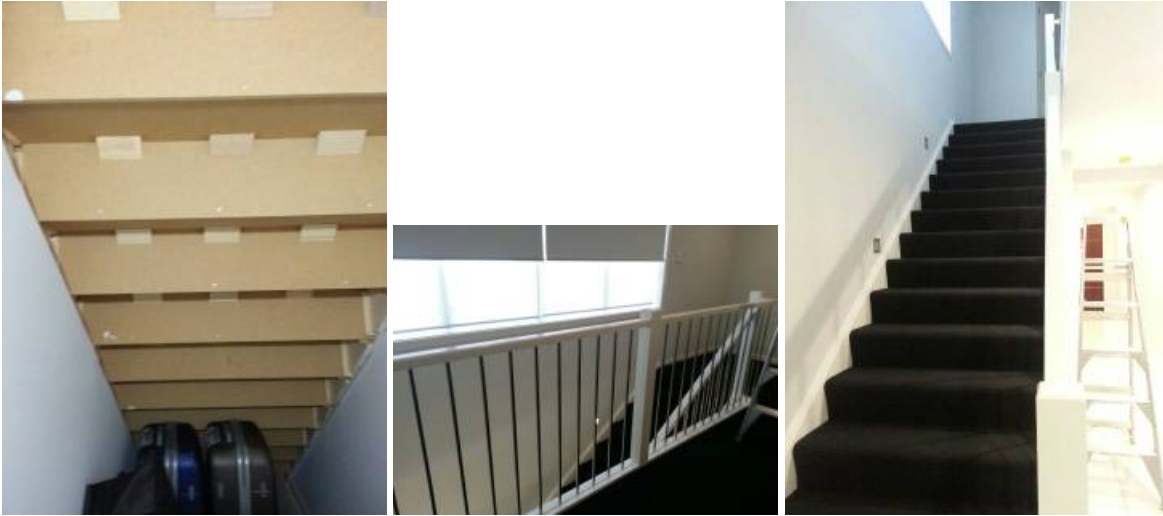
The condition of the floors is generally fair. Floors are concealed by floor coverings. Defects may be present and not detected. Stored goods restricted inspection of the area. Defects may be present and not detected. Floors are uneven and recommend that the re-leveling of the uneven floor area/s be considered.



STAIRS INTERNAL

Stairs Condition:

The stairs are constructed primarily from timber. The overall condition of the stairs is fair.



WOODWORK

Woodwork:

The condition of the woodwork is generally fair.

WET AREAS

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

KITCHEN

Kitchen Fixtures:

The condition of the fixtures is generally fair. A glass splashback is located over the benchtop area. Glass appears to be in serviceable condition.



Sink & Taps:

Sink and taps appear in serviceable condition. Drain appears serviceable.



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

Room Location:

Level two.





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. The bath appears to be in fair condition. The area will need to be kept well sealed to prevent water penetration to surrounding areas.



Tiles:

The condition of the tiles is generally fair.

Basin & Taps:

The basin & taps appear serviceable. Drain appears serviceable.



Vanity Unit:

The condition of the vanity unit is generally fair. Wear and tear is noted to vanity cabinet.



Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

Exhaust Fan:



ENSUITE

Room Location:

Level two.



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. The bath appears to be in fair condition. The area will need to be kept well sealed to prevent water penetration to surrounding areas.



Tiles:

The condition of the tiles is generally fair. Grout discrepancies.



Basin & Taps:

The basin & taps appear serviceable.



Vanity Unit:

The condition of the vanity unit is generally fair.



Toilet Condition:

The toilet appears to be in working order.



Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

Exhaust Fan:



LAUNDRY

Room Location:

Ground floor.



Tub & Taps:

The tub and taps appear serviceable. Drain appears serviceable.



Tiles:

The condition of the tiles is generally fair.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

TOILET ONE

Room Location:

Ground floor.



Toilet Condition:

The toilet appears to be in working order.

Basin & Taps:

The basin & taps appear serviceable. Drain appears serviceable.



Vanity Unit:

The condition of the vanity unit is generally fair.



Tiles:

The condition of the tiles is generally fair.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

TOILET 2

Room Location:

Level two.



Toilet Condition:

The toilet appears to be in working order.

Basin & Taps:

The basin & taps appear serviceable. Drain appears serviceable.



Vanity Unit:

The condition of the vanity unit is generally fair.

Tiles:

The condition of the tiles is generally fair.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

SUB FLOOR AND FOOTINGS

CAVITY PRESENT/NOT ACCESSIBLE:

Restrictions:

The building is a concrete slab on ground construction and there is no accessible void for inspection.

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we STRONGLY recommend that access be gained to all inaccessible areas.

FOOTINGS

Type & Condition:

The building is constructed on a concrete slab. The footings appear to be generally sound.

Recent Weather Conditions:

The weather of recent times has had periods of wet and dry conditions and this may cause soil on the property to be affected, inturn causing damage to the building. At the time of inspection there was no visual sign of any such damage to the building.



ROOF SYSTEM INTERNAL

CAVITY PRESENT/NOT ACCESSIBLE:

Restrictions:

Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Inspection was restricted above the following locations and or areas: Isolated areas throughout.



INSPECTION LIMITATIONS:

Restrictions:

Sarking paper and 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 building inspection report. Ducting associated with air-conditioning or heating restricted inspection. Inspection was restricted above the following locations and or areas: All internal areas.



ACCESS LIMITATIONS:

Restrictions:

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Items such as top plates and ceiling and roof framing in these areas was not able to be fully inspected. The roof is of trussed style construction and due to the nature of this construction inspection within the roof cavity was limited in some areas. Inspection within the roof cavity was significantly restricted due to the method of construction. This allowed only a very limited visual inspection to be carried out. Roofing timbers above the area(s) listed below were not fully accessed. Inspection was restricted above the following locations and or areas: Various areas.



A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection inaccessible areas.

ROOF FRAMING AND STRUCTURE

Roof Supports - Type And Condition:

The truss roof system appear to provide adequate support in areas that were accessible. Additional access is required to determine all roof support status.



INSULATION & SARKING

Insulation Status:

Insulation has been provided to the roof void.

Sarking Status:

Sarking has been provided to the roof area.



UTILITIES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

SERVICES

Details:

Gas is connected to the premises, however, has not been evaluated and should be inspected by a qualified gas fitter. The cold water was operational but the adequacy was not tested and is not commented on. Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on. An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested. Solar panels were noted at the property and were unable to be inspected or evaluated. Recommend a electrician qualified in solar power generation evaluate this utility. Solar panels were noted at the property and these were not able inspected or evaluated. Recommend a plumber qualified in solar panel installation and service evaluate further. The evaluation of air-conditioning is not part of a standard pre purchaser building inspection report and is the subject of a special purpose report. We recommend this be carried out by a specialist in air-conditioning installation, maintenance and control. An alarm system is present, however, the operation or adequacy was not tested.



WATER LINES & PRESSURE

Details:

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

HOT WATER SERVICE

Type/Condition:

Instantaneous:





Age Of Unit:

2016.



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.

CRACKING OF BUILDING ELEMENTS

Cracking Defect Types:

Appearance Defect - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Serviceability Defect - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspectors opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Important

Regardless of the type of crack(s) a Building Inspector carrying out an Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Visual Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Owner resulting in major expensive rectification work been carried out. We strongly advise you act on the Recommended Action at the end of the Cracking Of Building Elements section.

CONCRETE SLAB

Appearance Defect Cracking:

Crack Type: Random hairline cracking Located: Driveway.

MASONRY WALLS - EXTERNAL

Appearance Defect Cracking:

Crack Type: Random hairline cracking Located: Various.

RECOMMENDED ACTION

Due to the unpredictable nature of cracking in building elements it is not possible for the inspector to determine past or future occurrences that have or will impact cracking in this building. Because of these unknowns and the possibility of concealed defects related to cracking in building elements we recommend an engineer be consulted prior to acceptance or purchase this building.



CONCLUSION

The Scope of the Inspection was to cover: The Building and the property within 30m of the building subject to inspection.

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

Note: Within the areas inspected 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 to enable a more complete report to be submitted. Access should be made available to all areas of the property by the selling agent at the time of inspection otherwise a surcharge to re inspect inaccessible areas will be issued. **Further Inspection of these areas with access issues is Essential once access has been obtained and Prior to a Decision to Purchase.**

OTHER INSPECTIONS AND REPORT REQUIREMENTS

Recommended Inspections And Reports:

Alarm/Intercom/Data Systems. Roof Plumbing Inspection. Roofing Inspection. Appliance Inspection. Electronically Operated Devices Inspection (Door, Gate, Window). Air-conditioning Equipment Inspection. Gas Fitting Inspection. Arborist Inspection. Timber Pest Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection. Council Plan Inspection.

It is Strongly Recommended that the above Inspections and Reports be obtained prior to any decision relating to this Property and/or before settlement. Obtaining these reports will better equip the reader to make an informed decision.

CONCLUSION AND SUMMARY

Major Defects In This Building:

The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered. There will be areas or items requiring some repairs or maintenance.

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

Minor Defects In This Building:

The incidence of Minor Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered. There will be areas or items requiring some repairs or maintenance.

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

Overall Condition:

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There may be areas of the property requiring repair or maintenance. Please refer to report for details.

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

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

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.



OTHER NOTABLE ITEMS

There is evidence of tree/plant root damage to paving/pavement areas. There is the possibility of concealed damage to pipe work or underground services from tree roots. Further investigation is recommended. Termites can nest in trees and tree stumps without any obvious visible evidence. This should be further investigated.

TYPES OF DEFECTS:

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Damage - The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting - The Item has moved out of shape or moved from its position.

Water Penetration, Dampness - Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational - The item or part does not function as expected.

Installation - The installation of an item is unacceptable, has failed or is absent.

RATINGS:

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

HIGH (Poor, Below Average) - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL (Fair, Average) - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW (Acceptable, Above Average) - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building in the context of its age, type and general expectations of similar properties:

ABOVE AVERAGE - 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 building of similar age and construction.

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance.

BELOW AVERAGE - The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

DEFINITIONS:

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

Appearance Defect - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

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

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.

* "Major Defect" as mentioned under the Home Building Compensation Fund may not directly align with this reports definition of a major defect.

Minor Defect - A defect other than a major defect.

Safety Hazard - Any observed item that may constitute a present or imminent serious safety hazard.

Serviceability Defect - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

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

Structural Defect - Where in the inspectors opinion the structural performance of the building element is impaired at



the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Note: Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

Note: In the case of strata and company title 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 the subject of a Special-Purpose Inspection Report which is adequately specified.

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 provide advice 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 this Report. We strongly recommend a pool expert should 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 finds 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 storm water pipes by a licensed plumber/drainier.

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

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. REPORT CONTENTS:

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 too 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. VISUAL INSPECTION ONLY:

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. COMMENTS IN THIS REPORT:

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 (eg. 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); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed



finishes; neighbourhood 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 dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

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 built 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 90s 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 removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples 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 reactions 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. MAGNESITE FLOORING DISCLAIMER:

No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of



magnesite flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8. ESTIMATING DISCLAIMER:

Any estimates provided in this report are merely opinions 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 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.

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 by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

