

# Building Inspection

Inspection Date: 30 Nov 2022

Property Address:



## Forsyth Inspections



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

# Inspection Details

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Property Address:

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Date: 30 Nov 2022

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## Client

Name:

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Email Address:

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Phone Number:

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## Consultant

Name: Matty Forsyth

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Email Address:

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Company Name:

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Company Address:

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Company Phone Number: 0407041229

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# General description of property

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Building Type: Residential house

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Storeys: Single storey

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Smoke detectors: 2 fitted, but not tested  
IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.

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Siting of the building: Towards the front of a large block

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Gradient: The land is gently sloping

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Site drainage: The site appears to be poorly drained

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Main utility services: Electricity, Mains water, Sewerage, Gas

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Occupancy status: Unoccupied

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Furnished: Partly furnished

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Strata or company title properties: Unknown

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Orientation of the property: The facade of the building faces northeast  
Note. For the purpose of this report the façade of the building contains the main entrance door.

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Weather conditions: Prolonged wet spell

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## Primary method of construction

Main building – floor construction: Suspended timber framed, Timber poles / stumps, Floorboards, Verandah

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Main building – wall construction: External light weight walling system, Weatherboards

Main building – roof construction: Finished with sheet metal roofing, Timber framed

Other timber building elements: Architraves, Doors, Skirting, Timber decking, Window frames

Other building elements: Carport, Shed

Overall standard of construction: Acceptable

Overall quality of workmanship and materials: Acceptable

Level of maintenance: Reasonably maintained

## Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

Please note, in instances photos may not be all encompassing and may only represent a typical type of item found at the time of inspection, this also includes photos of limitations and obstructions. Refer to Section D5 for more specific details and read the report fully,

following the recommendations to ensure the longevity of the dwelling. This report does not provide a cost of repair on any safety hazards, major defects, minor defects substandard, incomplete or non-compliant works, moisture or mould hazards observed during the inspection of the property.

Where additional or invasive inspections have been recommended they should be conducted by specialists trades as outlined in this report prior to the contract of sale becoming legally binding.

This Report is valid for 120 days from the date of the inspection. Our liability is limited to within this time period. Should the client have any concerns after this time, it is highly recommended that a new inspection be carried out as conditions can change and materials deteriorate over time.

## Accommodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
First	1	2	1	1	1	1	0	0	
Totals	1	2	1	1	1	1	0	0	

# Parking

<b>TYPE</b>	<b>OFF STREET PARKING SPACES (UNCOVERED)</b>	<b>GARAGE (COVERED)</b>	<b>CARPORT (COVERED)</b>
Attached	0	0	1
Detached	0	0	0
Totals	0	0	1

# Inspection Agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Inspection agreement supplied: Sent

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## Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

<b>Damage</b>	The building material or item has deteriorated or is not fit for its designed purpose
<b>Distortion, warping, twisting</b>	The item has moved out of shape or moved from its position
<b>Water penetration, Dampness</b>	Moisture has gained access to unplanned and / or unacceptable areas
<b>Material Deterioration</b>	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
<b>Operational</b>	The item or part does not function as expected
<b>Installation</b>	The installation of an item is unacceptable, has failed or is absent

## Scope of inspection

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was 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.

# Accessibility

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## Areas Inspected

The inspection covered the Readily Accessible Areas of the property.

- Building interior
- Building exterior
- Roof exterior
- Roof space
- Subfloor space
- The site

## Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

## Obstructions and Limitations

The following obstructions may conceal defects:

- Furniture
- Floor coverings
- Vegetation

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

## Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch
- Areas of low areas of the subfloor

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.



# Summary

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**SUMMARY INFORMATION:** The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Safety Hazard	<b>Found</b>
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Evidence of Major Defect	<b>Found</b>
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Evidence of Minor Defect	<b>Found</b>
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## Additional specialist inspections

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

- Plumber
- Licensed Builder
- Licensed pest controller

## Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

### **MODERATE**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

# Significant Items

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The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

## Safety Hazard

### Safety Hazard 1.01

**Location:** All areas

**Finding:** Window openings and Balcony handrails regulations

The windows and balcony were measured and found to be more than the present building regulation requirement of 125mm opening sphere width. This only applies when the external or internal falling distance to the ground is greater than a meter and the window and hand rail is less than 1 meter high inside and a falling distance greater than 1 meter (this includes furniture or something that you can climb on to get access to the window opening).

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and windows are definitely one of those crucial regulations.

This defect creates a potential safety hazard in where a person could fall from the upper story and possibly sustain serious injury or death. It's strongly recommended that a registered builder should be contacted and appointed to discuss possible rectification solutions immediately to ensure these windows meet present building standards and regulations.

Please note: If this defect issue is not fixed as a matter of urgency this defect could be become potentially a high safety concern.





## Major Defect

### Major Defect 2.01

**Location:** All areas

**Finding:** Flooring - Uneven

The internal flooring in these areas is out of level and uneven. Uneven flooring is likely to indicate minor to major defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor structures.

Given the age of the property and exposure to severe weather such as droughts and large amount of excess rain fall, such movement is typical for a dwelling of this age and type of construction.

Where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in these areas is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.

An automatic digital level was used on the day of the inspection to assess the levels through the property internal flooring. Measurements shown are in mm and the photo of an orange wheel in a box is the reference datum first level is taken to set the first height. You have to take into account the difference in floor coverings like timber floor to carpet which could be 15mm - 30mm in height difference.(it's advised for more information about this please give me a phone call to further discuss).







## Major Defect 2.02

**Location:** Subfloor  
**Finding:** Timber stumps - Suspected deterioration

It was noted that the property has timber stumps. Inspection of the condition of the timber stumps - below the surface of the ground - is excluded from the scope of this report. However, it is suspected that several timber stumps are deteriorating, evidenced by secondary defects such as uneven flooring, visually-observable subsidence or major cracking within the property. Even without these secondary defects, deteriorated stumps may still be present.

Where timber stumps are failing, a high degree of maintenance or even replacement of stumps may be required in the short- to medium-term future. It is probable that there is some degree of wood rot or deterioration beginning to occur in areas that are currently inaccessible for inspection. Timber stumps are no longer used in current building practices due to their susceptibility to wood rot and deterioration over a prolonged period of time.

The client should be prepared that in purchasing a property with timber stumps, that they need to restump the property as it's required immediately as an extreme high priority by a licensed re-stumper.





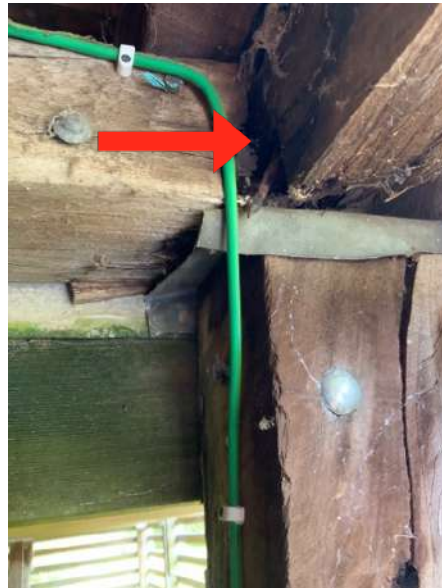


## Major Defect 2.03

**Location:** Subfloor

**Finding:** Sub floor wood rot

When inspecting this area it appears that this timber bearer has some more serious wood rot to this area. It's strongly recommended to appoint a licensed builder to further investigate this defect and make the required recommendations as soon as possible.



## Major Defect 2.04

**Location:** All areas

**Finding:** Suspected timber pest damage in a number of areas

A number of areas are showing evidence of previous or current pest damage (not all areas of concern may be shown, a few areas are shown with photo evidence for an example).

Please note this is not a pest inspection and no invasive inspection has taken place; however, it has been noted for your information as may be a significant concern.

It's strongly recommended to appoint a licensed pest controller into further investigate this matter and make the required recommendations.



## Major Defect 2.05

**Location:** Yard  
**Finding:** Water tank leak



This rain water tank has a small ongoing leak. You will need to appoint a qualified plumber in the short term to fix this issue.



## Major Defect 2.06

**Location:** Yard

**Finding:** Water tank stand damaged timbers structures

The timbers holding the heavy rear rainwater tank up are damaged and should be replaced immediately. The high tank stand should be removed from this location and be relocated away from the house it could potentially fall and seriously hurt someone and damage the property.

It's strongly recommended to appoint a licensed builder and licensed plumber immediately to fix this safety defect.

It is highly advised that a licensed builder be appointed to rectify this issue immediately.



## Major Defect 2.07

**Location:** Lounge room  
**Finding:** Windows Wood Rot (internal)

Wood rot was found to be affecting internal windows. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions from the windows leaking or build up of internal condensation over a long period of time. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot.

Early intervention and regular maintenance will prolong the useful life of these building elements.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or an experienced handyman in the near future to prevent any further damage.



## Major Defect 2.08

**Location:** Bathroom

**Finding:** Shower water leak (underside evidence moisture, no structural damage)

The underside of the shower area shows evidence of a past or current water leak which appears to have not caused any major wood or structural damage to the building material in this area at the time of the inspection. It's highly recommended to appoint a licensed plumber and a licensed builder into further investigate the water leak and make the required recommendations as soon as possible.

When inspecting the inside of the shower area it was noticed large gaps of missing grout or silicone. The side wall is not fully fixed into place and moves when the shower head rail falls.







Minor Defect

## Minor Defect 3.01

**Location:** Bathroom

**Finding:** Mould - Present

In these areas there appears to be large amount of mould. This could be from lack of ventilation and cleaning.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable. If this is unable to remove this mould or it returns after cleaning than its recommended to appoint a specialist or a qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.





## Minor Defect 3.02

**Location:** The site

**Finding:** Drainage - Suspected Inadequate

Inadequate site drainage is very common to most homes and was not part of the building regulations when this home was constructed and the responsibility was left to the owner.

It is important that water does not lie underneath the sub floor. If there is a lot of water that continues to lay under the sub floor this may potentially cause the sub floor structures to deteriorate resulting in uneven movement of the footings and foundations, promote wood rot (if timber stumps are present) and attract termite activity.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Please note: This defect if not rectified as a high priority may develop into a Major Defect.



## Minor Defect 3.03

**Location:** All areas

**Finding:** Timber - exposed to weather

External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

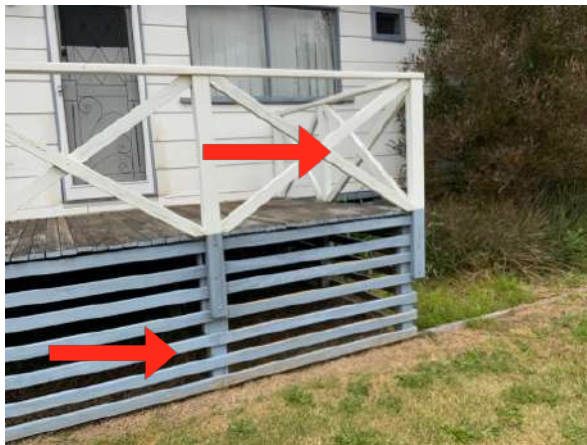
If left unattended, replacement of these timbers is likely to be necessary in the short-term. To prolong the life of these timbers it is recommended you seek the services of a painting contractor or general handyman as a short term priority.

Some of these timbers have developed wood rot (refer to the green arrows), which has progressed over time due to lack of ongoing maintenance. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

A qualified carpenter or registered builder may be required to replace affected building materials.

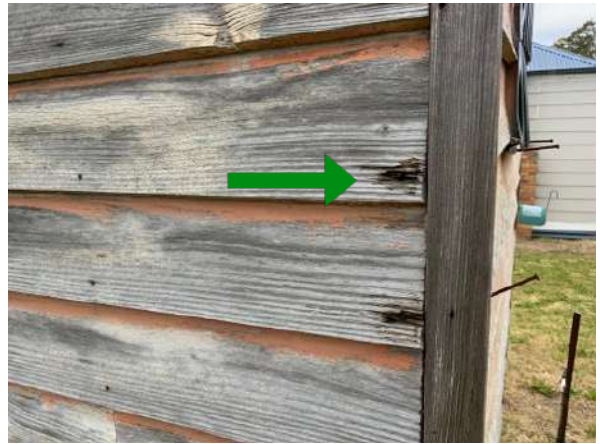
Photos are attached to help you identify some of these areas. (Not all areas may be shown)

Please note: This defect if not rectified as a high priority may develop into a Major Defect.









### Minor Defect 3.04

**Location:** Carport

**Finding:** Roofing iron rusted

The roof plumbing has minor to major areas of rust and corrosion. It is suspected that this has been caused by general age and deterioration.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.







## Minor Defect 3.05

**Location:** All areas

**Finding:** Wood Rot

Some of the building element shows evidence of wood rot throughout the property. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may be required to replace affected building materials.

Please note: This defect if not rectified as a high priority may develop into a Major Defect.



### Minor Defect 3.06

**Location:** Roof exterior

**Finding:** Rusty gutters

The guttering and downpipes on the house are corroded with some holes evident. This should be rectified as soon as possible as excessive moisture can lead to foundation issues as well as conditions conducive towards timber pest activity. An investigation (by a competent person e.g. a licensed plumbing contractor) is recommended as soon as possible to determine the method and extent of any remedial work required and associated costs.







### Minor Defect 3.07

**Location:** All areas

**Finding:** Doors - Binding/jamming and striker plate misaligned (minor)

Binding and/or jamming of these doors was evident during standard operation as was misalignment of the striker plates. These defects inhibit the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges.

For minor causes, a qualified carpenter or general handy person should be appointed to perform minor rectification works at client discretion.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.





### Minor Defect 3.08

**Location:** All areas

**Finding:** Brickwork - Cracking

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

Always contact a building inspector should cracks widen lengthen or become more numerous.





### Minor Defect 3.09

**Location:** All areas

**Finding:** Ceiling - Water damaged (suspected old newer roof)

Water damage to the ceiling lining in this area is generally an indication of excessive moisture being present, usually via a leak to the roof covering; however, when inspecting the external roof it appears that the roof has been recently sometime ago been replaced. It's highly recommended to monitor this defect area over a period of time and if there is any current activity then a roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.









### Minor Defect 3.10

**Location:** All areas

**Finding:** General property maintenance

The following listed items are minor maintenance issues that should be addressed in the near future. Only a portion of some maintenance items are listed. But given the age of the home multiple instances of deterioration are to be expected and not all documented.

These are common maintenance items that all home owners should undertake on a regular basis to ensure longevity of building materials and prevent damage and deterioration of building elements.

Photos are attached to help you identify these areas. (Please note they are not necessarily in this order)

- Missing or damaged door stops (refer to the green arrows).
- Missing or damaged fly screens (refer to the blue arrows).
- Fencing deteriorated.
- Roof gutters blocked.
- Skirting boards not fully nailed back to the wall includes missing cover straps.
- Toilet door missing lift up hinges.
- Damaged subfloor door.
- Window winders need some lubricants.

















## Additional comments

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There are no additional comments

### Observation

#### Observation 4.01

**Location:** Meter Box

**Finding:** Termite Management System - no evidence of installation

The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



### Observation 4.02

**Location:** All areas

**Finding:** Plumbing and Electrical

All gas and electrical appliances need to be serviced and maintained in good order. Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person. It is highly recommended that the client makes immediate arrangements to have the gas appliances and electrical appliances (condition of any electrical in the property) checked by a licensed gas plumber and a licensed electrician to ensure that the appliances are working safely and efficiently. We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.





### Observation 4.03

**Location:** All areas

**Finding:** Limitation of roof void and subfloor

These photographs are an indication of the obstructions and limitations which impeded full inspection of the roof void and subfloor lack of height at the time of inspection. Please refer to the pre inspection agreement.

It is recommended a further inspection of the roof void and subfloor be conducted once suitable access has been provided.





### Observation 4.04

**Location:** Roofspace

**Finding:** Insulation coverage Upon inspection of the roof void it was noted that there is a good coverage of insulation.





## Observation 4.05

**Location:** All areas

**Finding:** Locked (two or more)

These areas were locked at the time of the inspection. So the area behind the locked door was not inspected.

It's recommended to have this area inspected when this area is fully accessible.



## Observation 4.06

**Location:** All areas

**Finding:** Additional Photos - Obstructions and Limitations

These photographs are an indication of the obstructions and limitations which impeded full inspection of a number of areas at the time of inspection. The inspection of the internal, external, roofs, subfloors, areas were restricted due to restrictions and obstructions including but not limited to. The photos supplied may not show all the restrictions and obstructions on the day of the inspection. If you have not been able to see this property with your own eyes, the photos may also help you with getting a good understanding of the property.

- Personal Items - Furniture, equipment, clothing
- Stored Items
- Floor coverings
- Window coverings
- Wall and ceiling linings
- External walls
- Roof voids
- Roof coverings ( tiled roofs and tin roofs are visually inspected from not leaving the ladder @ 3.6 meter max height)
- Sub floors
- Sheds, equipment

The limitations described above, are not intended to be an exhaustive list and we endeavour to identify any limitations or restrictions specific to the property as soon as possible. A re-inspection of areas that are obstructed or limited should be conducted once the access has been provided.







# Conclusion

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Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

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

## Average

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

## Average

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

## Average

## Building consultant's summary

**In summary this building has some major defect issues; however, it was found to be in relatively fair condition for its age and the way it has been constructed.**

**There are a number of minor defects noted for rectification, in addition to normal routine maintenance items listed and these can be readily incorporated into an annual property maintenance plan.**

**Major defects that were identified should be attended to some as a higher priority than others, to avoid unsafe conditions, loss of utility or further deterioration of the property.**

- Shower water leak.**
- Water tank & tank stand damaged.**
- Wood rot sub floor.**
- Timber stumps suspected deterioration.**
- Flooring uneven.**
- Windows wood rot.**

**The following specialist trades are strongly recommended to fix all of the above mentioned major defects.  
Licensed builder and a licensed electrician**

**Its strongly recommend that you appoint a licensed pest controller in to do a timber pest inspection and to put a current termite management barrier system in place in order to protect this house from any possible future termite activity and follow their recommendations.**

**Please read the report fully and follow the recommendations to ensure the longevity of the dwelling.**

Signature of consultant -



# Definitions to help you better understand this report

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“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.



“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.”

## Terms on which this report was prepared

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### Service

1. This agreement is between the building consultant (“Inspector”) and you (“Client”). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report (“Report”) to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector’s findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

### Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
  - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
  - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
  - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

### Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector’s visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.
9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the

the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a 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, builder's debris, vegetation, pavements or earth.

#### Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

#### Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

#### Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

#### Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.