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PROPERTY INSPECTION REPORT:

Residential Building:

Complying with Australian Standard AS4349.1-2007 – Part 1 Pre-purchase Inspections –Residential Buildings

Applicant: ----- Phone: -----

Property Details: -----

Solicitor: -----

Agent: -----

Purchaser: Applicant Vendor: Unknown

Account to: Applicant

Date of Inspection: --/09/12 Job Number: ---/2012 Inspector: Andrew Walton-Smith



Terms and Conditions of Inspection and Report:

This report is made upon the Terms and Conditions as set out below: -

- 1. YOU ARE REFERRED TO THE "THIRD PARTIES" DISCLAIMER ON THE LAST PAGE OF THIS REPORT.
2. This report is NOT an all-encompassing report, dealing with the building from every aspect.
3. THIS IS A VISUAL INSPECTION ONLY, limited to those areas and sections of the property, which are fully accessible and visible to the inspector on the date of the inspection.
4. ASBESTOS is contained in many building materials (particularly but not limited to interior and exterior linings, eaves linings, external ceiling linings) in houses built before 1990.

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building materials contained in this property and it is left to the purchaser to make their own assessment. If there are any concerns relating to the presence of asbestos in the building please advise the inspector.

5. This report does not and cannot make comment on; defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks), which may be subject to prevailing weather conditions; the presence or absence of timber pests; leaking showers which, at the time of inspection, do not exhibit damage to surrounding surfaces; plumbing and gas installations or fittings; common property areas; environmental concerns; the proximity of properties to flight paths, railways or busy traffic; health and safety issues, i.e. the presence of asbestos cement; heritage concerns; security concerns; fire protection; site drainage (apart from surface drainage); specialised services, fixtures or fittings; electrical wiring, switchboard; air-conditioning; swimming pools and spas (non-structural); detection and identification of illegal building works; detection and identification of illegal plumbing works; durability of exposed surfaces; neighbour problems; document analysis; electrical installation; any matters that are solely regulated by statute; any areas or items that could not be inspected by the inspector. **(N.B. Such matters may, upon request, be covered under the terms of a "Special-purpose Report".**

As such, due to the complexity likely in relating causes and often the hidden nature of the cause or causes of the problem, whilst all care will be made in evaluating problems, the consultancy offers its advice and opinion to the best of its knowledge given the circumstances previously mentioned and WHICH PREVAIL AT THE TIME OF THE INSPECTION. Such advice or opinion cannot be flawless or without error at all time, but the advice or opinion is indeed our belief and the conclusions we have drawn. Accordingly this report is not a guarantee that defects and/or damage do not exist.

6. That the consultancy, its servants and agents bear no responsibility whatsoever for advising or omitting to advise on the existence of defects in the building or improvements, fixtures or fittings, therein, which defects would be latent to a visual inspection of this type, or caused by abnormal weather or subsequent causes.
7. In the event of any controversy or claim arising out of, or relating to this report, it will be settled by arbitration, in accordance with the rules of the Institute of Arbitration Australia. Any judgements from such arbitration shall be binding upon both parties.

PURPOSE OF INSPECTION:

To inspect the interior, exterior and site of the property in regard to any significant defects that may be apparent and report thereon. Comment on defects where necessary.

EXTENT OF THIS INSPECTION:

This inspection included the interior and exterior of the residence, Garage, roof space, the exterior roof and the site including the yard and fencing.

NB: The inspection is limited to structures and fences within the boundaries of the site inspected:

GENERAL DESCRIPTION OF PROPERTY AND SUMMARY OF CONSTRUCTION:

A single storey brick veneer residence, lined internally, with tiled roof, powder coated aluminium windows and concrete floor.

WEATHER CONDITIONS AT THE TIME OF INSPECTION:

Fine

NB: The weather conditions at the time of inspection will dictate whether certain defect can be identified. E.g. If it is raining at the time of inspection, the inspector has a far greater chance of spotting a leaking roof than if it were a fine day.

GENERAL OPINION OF THE CONDITION OF THE PROPERTY:

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: **Below Average**

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: **Below Average**

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **Good**

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

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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

REASONABLE ACCESS:

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS4349.1-2007 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID – the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1m stepladder or 3.6m ladder, and, there is at least 600mm x 600mm of space to crawl;

SUBFLOOR – the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor;

ROOF EXTERIOR – must be accessible by a 3.6M ladder

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

SIGNIFICANT MATTERS THAT NEED TO BE BROUGHT TO YOUR ATTENTION:

None

NB: Whether or not a defect is regarded as significant will depend to a large extent upon the age and type of building being inspected.

AREAS, WHICH WERE NOT ACCESSIBLE FOR INSPECTION AND THE REASONS:

None

AREAS TO WHICH VISUAL INSPECTION WAS OBSTRUCTED AND THE REASONS:

Access in the roof was limited over the rear Lounge room due to the low roof pitch and truss layout.

Interior: The interior inspection was obstructed by floor coverings, fittings, fixtures, furnishings, internal joinery and stored articles. Please note since a complete inspection of the above areas was not possible, defects of damage may exist in these areas.

AREAS TO WHICH ACCESS SHOULD BE GAINED:

None

1. CONCRETE FLOOR SLAB: **Condition:** Good

Comment:

2. EXTERIOR CLADDING: **Condition:** Good/Average

Comment:

There is a garden bed built up against the property along the left hand side, which is not ideal.

There is minor fretting of the brickwork and efflorescence (Leaching salts) to the left hand side of the property adjacent to the hot water unit (**Photo: 1**).

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3. EXTERIOR ROOF: Condition: Good/Average

Comment:

There is hairline to 2mm cracking to the bedding and pointing of the ridge, hip and barge tiles in various locations (Photo: 2).

There are several chipped tiles in various locations.

Tiled Roof: NB: Bedding and pointing to tiles roofs is a common issue and is part of routine maintenance and should be redone approximately every 10 years.

4. FASCIA, BARGE EAVES AND GUTTERS: Condition: Good

Comment:

There is minor splitting to the timber barge boards in various locations.

5. DOWNPIPES AND STORMWATER: Condition: Good

Comment:

6. OUTBUILDINGS: Condition: Refer comment

Comment:

Front Porch: The vines should be kept cleared away from the guttering.

Pergola: Good

There is no downpipe to the front right hand corner, only a short PVC opening to the guttering which is not ideal (Photo: 3).

Pool Side Shed: Good

There is minor splitting to the timber bargeboards.

W.C type: Vitreous china/Plastic cistern

Cracked: No

Leaking: No

Garden Shed: Good

There is minor denting to the shed.

Timber Play House: Not Inspected

7. SWIMMING POOL: Condition: Good

Comment:

Filter/Pump: Operating

N.B. the test performed is to determine if the filter and pump are operating at a basic level. For further information it is recommended that you contact a pool service technician.

Fencing & Gate: Operating

Resuscitation Sign: On Display (By pool filter)

Solar Heating: Operating

8. FENCES & OTHER STRUCTURES: Condition: Good

Comment:

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9. DRIVEWAY & CONCRETE PAVING: **Condition:** Good

Comment:

10. WINDOWS: **Condition:** Good

Comment:

External: Powder coated aluminium windows: Good

Internal: A visual inspection did not reveal any signs of leaking.

11. INTERIOR WALLS: **Condition:** Good

Comment:

12. CEILINGS: **Condition:** Good

Comment:

The clouts have popped to the ceiling lining in the Garage

There is hairline cracking to the cornices in various locations.

13. DOORS & DOOR HARDWARE: **Condition:** Good

Comment:

14. KITCHEN: **Condition:** Good

Comment:

Floor Cupboards:	Operating
Overhead Cupboards:	Operating
Sink: Corian	Leaking: No
Dishwasher:	Not tested
Wall Oven:	Operating
Cooktop:	Operating
Rangehood:	Operating
Taps:	Operating
Wall Tiling:	No cracking
Floor Finish:	No cracking

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15. BATHROOM:

Condition: Good/Average

Comment:

Shower Screen: Pivot

Hob/Recessed: Recessed

Water Damage: There are two crazed wall tiles at floor level.

NB: Shower recesses, to which the tile grout has deteriorated, may leak, causing water damage in adjoining rooms.

NB: In houses that have been vacant, leaks may not be apparent at the time of the inspection and may take some time, under normal use, to show signs of leaking.

Bath type: Acrylic: The edge of the bath is slightly loose.

Cracked/damaged: No

Leaking: Unknown as access was not gained beneath the bath

Vanity Unit type: Prefabricated

Water Damage: No

Taps: Operating: Water drips at the base of the taps when in use.

IXL Tastic: Operating

Exhaust Fan: Operating

Floor Tiling: No cracking

Wall Tiling: No cracking

16. W.C. Cubicle:

Condition: Good

Comment:

W.C type: Vitreous china/Plastic cistern

Cracked: No

Leaking: No

Vanity Unit type: Nil

Water Damage: N/A

Exhaust Fan: Operating

Floor Tiling: No cracking

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17. ENSUITE: Condition: Good/Average

Comment:

Shower Screen: Pivot

Hob/Recessed: Recessed

Water Damage: There is hairline cracking of the grout at the wall to floor junction.

There is one crazed wall tile at ground level.

NB: Shower recesses, to which the tile grout has deteriorated, may leak, causing water damage in adjoining rooms.

NB: In houses that have been vacant, leaks may not be apparent at the time of the inspection and may take some time, under normal use, to show signs of leaking.

Bath type: Acrylic spa baht: The pump was not tested.

Cracked/damaged: No

Leaking: Unknown as access was not gained beneath the bath

W.C type: Vitreous china/Plastic cistern

Cracked: No

Leaking: No

Vanity Unit type: Prefabricated

Water Damage: No

Taps: Operating: There is water hammer to the taps.

IXL Tastic: Operating

Exhaust Fan: Operating

Floor Tiling: No cracking

Wall Tiling: No cracking

18. LAUNDRY: Condition: Good

Comment:

Tub: In Bench Water Damage: No

Taps: Operating

Floor Finish: No cracking

Wall Tiling: No cracking

19. ELECTRICAL: Condition: Good

Comment:

Whilst I am not an electrician, the electrical installation seems adequate.

Number of Smoke Detectors: Three

Smoke Detector Locations: Front Entry
Lounge Room
Real Hallway

Safety Switch: Yes

NB. For a more detailed inspection I recommend an electrician be engaged.

NB. Please note that we have not tested the smoke detector to determine if they operate.

From 1 May 2006, all NSW residents must have at least one working smoke alarm installed in their home.

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20. GENERAL ROOF SPACE: **Condition:** Limited Access

Comment:

Trusses: Yes: There is some water staining beneath the water runoff line to the ducted heating system (**Photo: 4**).

Sarking under roof tiles: Yes

Ceiling insulation: Yes

21. OTHER SERVICES: **Condition:** Refer comment

Comment:

Hot Water Unit: The pressure relief valve is not operating.
There is some corrosion to the outer casing of the unit.

Evaporative air-conditioner: Not tested
There is some water staining below the riser duct in the roof space.

Ducted Gas Heater: Not tested

Security System: Not tested

Solar System: Not tested

NB. Whilst we attempt to test all services in a house, (e.g. as air-conditioner units, hot water systems, security systems), some units may not be tested due to circumstance beyond our control.

NB. The testing process for the house services is a basic test only to determine if the unit operates. For further information on any service a professional technician must be contacted to carry out their own inspection.

22. OTHER FACTORS: **Condition:** Nil

Comment:

23. PEST INSPECTION:

Comment:

Neither the inspection carried out by Walton Smith Consultants Pty Ltd on this property, nor this report constitutes a Pest Inspection and should not be relied upon to determine the presence or absence of timber pests.

CONTACT THE INSPECTOR:

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report

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DISCLAIMER FOR LIABILITY: - Liability will not be accepted for the failure of this report to notify you of any problems in any area or section of the subject property which is physically inaccessible for inspection, or to which access for inspection is denied, including but not limited to any areas or sections so notified by this report.

DISCLAIMER FOR LIABILITY TO THIRD PARTIES: - This report shall be provided for the private and confidential use of the Applicant only and may not be reproduced in whole or in part, nor may it be used or relied upon in whole or in part by any person other than the Applicant AND FURTHER THAT the consultancy, its servants and agents shall bear no responsibility to any person other than the Applicant. Any third parties, relying on this report, either wholly or in part, do so at their own risk.

Dated this ----- day of ----- 2012

Graeme Walton-Smith

Walton Smith Consultants Pty Ltd

SIGNED FOR AND ON BEHALF OF “WALTON SMITH CONSULTANTS”

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Photo 1: Minor fretting of the brickwork and efflorescence.



Photo 2: Example of hairline cracking to the pointing.

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Photo 3: Downpipe opening to the pergola.



Photo 4: Water staining beneath water runoff line.

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