



Walton Smith Consultants

Construction Cost Consultants and Quantity Surveyors

PROPERTY INSPECTION REPORT:

Residential Building:

Complying with Australian Standard AS4349.1 – Property Inspections – Part 1 Residential Buildings

Applicant: Mr & Mr Smith **Phone:** (02) 6888 8888
10 Nowhere Street, Dubbo **Fax:** (02) 6888 8886

Property Details: Dubbo

Solicitor: Unknown

Agent: Mr Jones - Dubbo Real Estate

Purchaser: Applicant

Vendor: Unknown

Account to: Applicant

Date of Inspection: 08/08/08 **Job Number:** .../2007 **Inspector:** A. Walton-Smith

Terms and Conditions of Inspection and Report:

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

- YOU ARE REFERRED TO THE “THIRD PARTIES” DISCLAIMER ON THE LAST PAGE OF THIS REPORT.**
- 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, to a large extent, upon the age and the type of the building inspected. This report is not a Certificate of Compliance of the building, improvements, fixtures and fittings thereon for the requirements of any Act, Regulation, Ordinance or By-law. Further it is not a structural report. Should you require any advice on a structural nature we would be prepared to provide a list of local structural engineers.
- 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. The inspection did not include breaking apart, dismantling, removing, or moving objects, including, but not limited to claddings, linings materials, mouldings, roof insulation/sarking, floor or wall coverings, siding, ceilings, floors, fixtures, fittings, furnishings, appliances, personal possessions, soil or foliage. The inspector cannot see inside walls, between floors, inside skillion roof structures, behind stored goods, or force or preform any invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.
- 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. The only way of determining the presence of asbestos is to test the materials at a registered NATA laboratory. This report is not intended to advice on the presence or absence of asbestos in 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.
- 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.
- 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.
- 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.

Quantity Surveyors and Building Consultants

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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 sub-floor 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, anodised aluminium windows and concrete floor.

The building is approximately 30 years old with various extensions added during its life and is in reasonable condition given the age of the building, with various defects as listed below.

NB: The approximate age of the building is purely the opinion of the inspector. The age of a property is directly proportional to the extent and significance of defects identified in this report. If you require further information regarding the age of the property contact the local council.

WEATHER CONDITIONS AT THE TIME OF INSPECTION:

Overcast

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.

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:

A visual inspection of the concrete floor slab could not be done as it is concealed by floor coverings.

AREAS TO WHICH ACCESS SHOULD BE GAINED:

None

1. CONCRETE FLOOR SLAB:	Condition:	No visual
Comment:		
2. EXTERIOR CLADDING:	Condition:	Good/Average
Comment:		
There is hairline cracking to the mortar in various locations.		

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- 3. EXTERIOR ROOF:** **Condition:** Good/Average
- Comment:**
There is cracking to the bedding and pointing of the ridge hip and barge tiles in various locations.
There are chipped tiles in various locations.
The lead flashing to the roof is lifting in various locations and should be monitored.
There is debris in the box gutter and should be cleared.
-
- 4. FASCIA, BARGE EAVES AND GUTTERS:** **Condition:** Good/Average
- Comment:**
There is some swelling and wood rot to the timber fascia boards at the mitre joints in various locations.
There is some splitting to the eaves quad mouldings in various locations.
There is corrosion and some denting to the guttering in various locations.
The guttering needs to be cleared of debris.
There is wood rot and splitting to the timber members of the Dutch Gables.
-
- 5. DOWNPIPES AND STORMWATER:** **Condition:** Good/Average
- Comment:**
There is corrosion and water staining to the downpipes in various locations.
-
- 6. OUTBUILDINGS:** **Condition:** Refer comment
- Comment:**
Carport: There is some water staining, splitting and wood rot to the timber beams and bargeboards.
Timber pergola: There is some water staining and splitting to the timber rafters and posts.
Garden shed: There is some denting and the doors need easing and adjusting.
Small Garden shed: There is some denting.
-
- 7. FENCES & OTHER STRUCTURES:** **Condition:** Good/Average
- Comment:**
There is splitting and old wood rot to the timber fencing in various locations.
-
- 8. DRIVEWAY & CONCRETE PAVING:** **Condition:** Good
- Comment:**
-
- 9. WINDOWS:** **Condition:** Good
- Comment:**
External: Anodised aluminium windows
Internal: There is some water staining to the timber window sills in various locations.
-

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10. INTERIOR WALLS:

Condition: Good/Average

Comment:

There is hairline cracking to the paint around the weather wall air-conditioner.

There is some horizontal hairline cracking up to 1mm cracking to the wall sheeting in various locations.

There is water staining above the main Bathroom shower.

11. CEILINGS:

Condition: Good/Average

Comment:

There is hairline up to 2mm cracking to the ceiling lining in various locations.

The clouts are popping in various locations.

There is some hairline and to 1mm cracking to and around the cornices in various locations.

There is some sagging to the ceiling lining in the Kitchen.

12. DOORS & DOOR HARDWARE:

Condition: Good/Average

Comment:

There is some splitting to the base of the external doors.

13. KITCHEN:

Condition: Good/Average

Comment:

Floor Cupboards: Operating

Overhead Cupboards: Operating

Sink: Stainless steel **Leaking:** No

Upright Electric Stove: Operating: The fan is not operating.

Exhaust Fan: Operating

Taps: Operating

Wall Tiling: No cracking

Floor Finish: No cracking

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14. BATHROOM:

Condition: Good/Average

Comment:

Shower Screen: Curtain and rail

Hob/Recessed: Hob

Water Damage: There are some small sections of grout missing in the shower.

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.

W.C. type: Vitreous china/plastic cistern

Cracked: The pan is loose.

Leaking: No

Bath type: Pressed metal

Cracked/damaged: No Leaking: No

Vanity Unit type: Prefabricated

Water Damage: No

Taps: Operating

Home spa unit: Not tested

IXL Tastic: Operating

Exhaust Fan: Operating

Floor Tiling: No cracking

Wall Tiling: No cracking

15. ENSUITE:

Condition: Good/Average

Comment:

Shower Screen: Curtain and rail.

Hob/Recessed: Hob

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

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.

W.C. type: Vitreous china/plastic cistern

Cracked: The pan is loose.

Leaking: No

Vanity Unit type: Prefabricated

Water Damage: No

Taps: Operating

IXL Tastic: Operating

Exhaust Fan: Operating

Floor Tiling: No cracking

Wall Tiling: No cracking

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16. LAUNDRY: **Condition:** Good/Average

Comment:

Tub: In cabinets

Water Damage: There is corrosion to the metal unit.

Taps: Operating: Water is leaking from the spout when in use. .

Floor Finish: No cracking

Wall Tiling: No cracking

17. ELECTRICAL: **Condition:** Good/Average

Comment:

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

Number of Smoke Detectors: One

Smoke Detector Locations: Kitchen

Safety Switch: No

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.

18. GENERAL ROOF SPACE: **Condition:** Limited access

Comment:

Hand Pitched: Yes

Sarking under roof tiles: Yes

Ceiling insulation: Yes

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

Comment:

Wether wall air-conditioner: Operating.

Evaporative air-conditioner: Operating: There is some corrosion to the riser duct in the roof space.

Security system: Not tested.

20. OTHER FACTORS: **Condition:** Nil

Comment:

21. 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.

NB. I recommend a suitably qualified Pest Inspector be engaged.

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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 _____ 2007.

(Signature)

Graeme Henry Walton-Smith BBuild UNSW: Building Consultancy Licence Number: BC393

Walton Smith Consultants Pty Ltd: Building Consultancy Licence Number: BC405

SIGNED FOR AND ON BEHALF OF “WALTON SMITH CONSULTANTS”

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