

Melbourne Property Inspections P/L

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Melbourne
PROPERTY INSPECTIONS

ABN: 38 129 747 815

Residential Pre-purchase Inspection Report

Date of inspection: Tuesday, 08 April 2008

Prepared within the limitations and conditions specified in
Australian Standard AS 4349.1 - 2007 Pre-purchase Inspections - Residential buildings



Property address	15 xxxxxxx xxxxxx OAK PARK VIC 3046
Report prepared for	xxxxxxx & xxxxx xxxxxxx 21/1 xxxxx xxxxxx POINT COOK VIC 3030
Client's contact details	Mobile 0000 000 000 Home (00) 0000 0000 xxxxxxx@jetstar.com xxxxxxx@hotmail.com
Real estate agent's details	Name xxxxxxxx Company Nelson Alexander Mobile 0000 000 000
Type of inspection report	Standard Inspection, Complete
Persons present	Agent
Weather Conditions	Fine
Inspector	Joseph Noto, Ba.App.Sci.(Con. Mgt) Domestic Builder - Unlimited DB-U 28857

Disclaimer

The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

Inspection Agreement

Pre-purchase Standard Inspection

Individual Title Property

Requirement for 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.

Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

Access limitations

- Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.
- The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.

DIMENSIONS FOR REASONABLE ACCESS

<u>Area</u>	<u>Access hole</u>	<u>Crawl space</u>	<u>Height</u>
Roof Interior	400mm x 500mm	600mm x 600mm	Accessible from a 3.6m ladder
Roof exterior	-	-	Accessible from a 3.6m ladder placed on the ground

NOTES:

- 1 Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
- 2 Sub-floor areas sprayed with chemicals are not be inspected unless it is safe to do so.

Conditions

An inspection report may be conditional on

- prevailing weather conditions or recent occupancy and use of services that might affect observations
- information provided by the client or the agents of the client
- deliberate concealment of defects
- any other relevant factor limiting the inspection

Scope of inspection

What is not reported on - general exclusions detailed in the standard AS 4349.1 - 2007

- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.

What is not reported on - specifics excluded by the standard AS 4349.1 - 2007

Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde, timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

What is reported on

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
- The roof space: roof covering; roof framing; sarking; party walls; insulation
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (general & swimming pool) ; surface water (drainage effectiveness)

The scope of the inspection includes variations to the exclusions in AS 4349.1 - 2007 as detailed below.

Nil

Agreement Accepted via Verbal

A handwritten signature in black ink, consisting of several overlapping loops and a trailing line extending to the right.

Joseph Noto
Tuesday, 08 April 2008

xxxxxxx & xxxxx xxxxxxxx
Tuesday, 08 April 2008

Building Construction & General Access Limitations

Construction - Original House

Year Built	1990 (Approximate) Advised by agent
Number of Stories	2
Type of Building	Freestanding house
Footings	Concrete strip perimeter footings with timber stumps supporting flooring & inter
Flooring	Strip timber
Wall Framing	Timber fame
External Walling	Rendered
Internal Walling	Plasterboard
Windows	Timber framed
Roof Framing	Flat Roof Construction
Roof Cladding	Steel decking

General Access Limitations

Roof Void

- Flat roof timber members blocking access

Explanation of codes used in the inspection report

Defect types

Type	Defect	Identifier
A	Damage	The fabric of the element has ruptured or is otherwise broken.
B	Distortion Warping Twisting	An element or elements has been distorted or moved from the intended location.
C	Water penetration, Damp related	Moisture is present in unintended or unexpected locations.
D	Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
E	Operational	An element or component does not operate as intended.
F	Installation (including omissions)	The element or component is subject to improper or ineffective installation inappropriate use, or missing components.

Defect Significance

Significance Code	Significance Description	Significance Explanation
MA	Major	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.
MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localized part of the building. While minor defects may be recorded, AS 4349.1 - 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home could have many more minor defects than other homes of similar age & type of construction.
SH	Safety Hazard	A defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	A defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

Damage categories for cracking in masonry

Description of typical damage and required repair	Width limit	Damage category
Hairline cracks.	≤ 0.1 mm	0
Fine cracks that do not need repair.	≤ 1.0 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	≤ 5.0 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather tightness often impaired.	> 5.0 mm, ≤ 15.0 mm (or a number of cracks 3.0 mm or more in one group).	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	> 15.0 mm, ≤ 25 mm but also depends on number of cracks.	4

Defects recorded during inspection

Interior - Bathroom

Bath tiles Acceptable

Bath tiles

Grouting gapped

Minor Defect

Type: A



WC Cistern

Chipped cistern

Minor Defect

Type: E



WC Cistern tap

Leakage at tap

Minor Defect

Type: A

Bench top

Lifting or delaminating

Minor Defect

Type: A



WC tiling

Cracked

Minor Defect

Type: A



Vanity cupboard

Delamination of vanity carcass

Minor Defect

Type: A



Vanity cupboard

Door hinges loose or not aligned

Minor Defect

Type: F



Interior - Bedroom 1

Floors

Out of level

Major Defect

Type: A

Refer to notes in conclusion.

Walls

Cracking - category 3

Major Defect

Type:



Windows

Out of square

Minor Defect

Type: F

Window frame out of square due to floor being out of level.



Interior - Bedroom 2

Doors and frames

Hinging loose

Minor Defect

Type: A



Interior - Bedroom 3 (Acceptable)

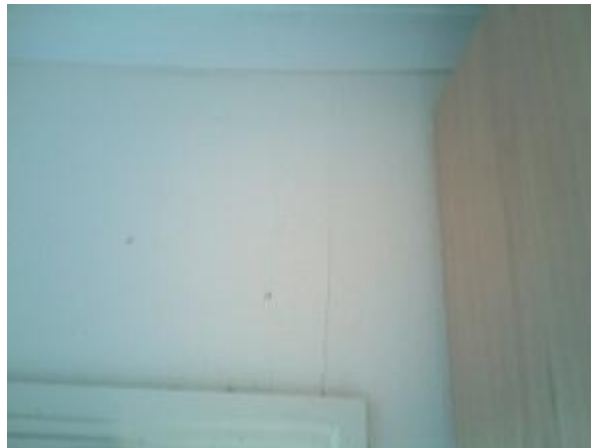
Interior - Dine (Acceptable)

Interior - Kitchen

Floors	Out of level	Major Defect	Type: A
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Interior - Laundry

Walls	Cracking	Minor Defect	Type: A
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Floors	Out of level	Major Defect	Type: A
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Interior - Lounge

Floors	Out of level	Major Defect	Type: A
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Please refer to conclusion for notes on this issue.

Interior - Passages

Walls	Cracking - category 1	Minor Defect	Type: A
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Due to the major defect as described in the conclusion.



Floors

Out of level

Major Defect

Type: A

Please refer to conclusion for notes on this issue.

Interior - Retreat (Acceptable)

Interior - Separate WC (Acceptable)

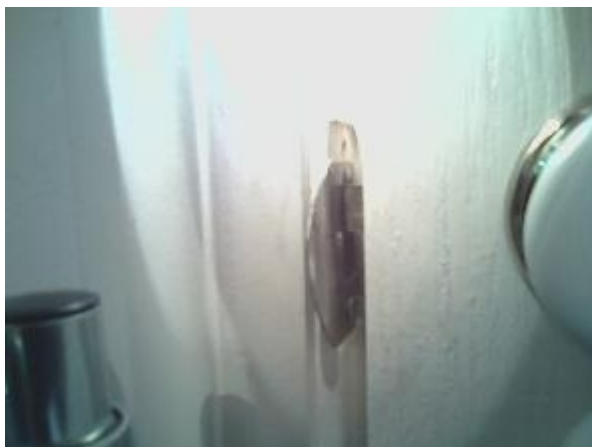
Interior - Study

Doors and frames

Door not closing

Minor Defect

Type: F



Interior - Ensuite (Acceptable)

Exterior - Front Elevation (Acceptable)

Exterior - Rear Elevation

Walling

Cracking - category 0

Minor Defect

Type: A



Lintels

Garage door to back yard not operating

Minor Defect

Type: E

Crack to external wall above garage caused by garage roller door not fixed correctly and is pulling away causing the cracking.



Roof - Roof Exterior

Roof iron	Inadequate number of roof sheet fixings	Minor Defect	Type: F
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Roof - Roof Void (Acceptable)

Sub-Floor - Sub-Floor Space

General state of the under floor space	General rubbish under floor	Minor Defect	Type: E
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Under timber floor	Deflection in floor bearers or joists	Major Defect	Type: A
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Causing floor to be out of level. Re-stumping is required asap.

Site - Site Management (Acceptable)

Site - Grounds (Acceptable)

Summary

MA - Major Defect

Interior > Bedroom 1 > Floors > Out of level

Refer to notes in conclusion.

Interior > Lounge > Floors > Out of level

Please refer to conclusion for notes on this issue.

Interior > Passages > Floors > Out of level

Please refer to conclusion for notes on this issue.

Sub-Floor > Sub-Floor Space > Under timber floor > Deflection in floor bearers or joists

Causing floor to be out of level. Re-stumping is required asap.

MI - Minor Defect

Interior > Bedroom 1 > Windows > Out of square

Window frame out of square due to floor being out of level.

Interior > Passages > Walls > Cracking - category 1

Due to the major defect as described in the conclusion.

Exterior > Rear Elevation > Lintels > Garage door to back yard not operating

Crack to external wall above garage caused by garage roller door not fixed correctly and is pulling away causing the cracking.

A total of 16 minor defects were recorded in this inspection. 12 of these were internal defects, 2 were external defects, 1 related to roofing matters, 1 related to sub-floor matters, and finally none of these related to site matters.

Minor defects summary

	Damage	Distortion warping twisting	Water penetration damp related	Material deterioration - rusting rotting corrosion decay	Operational	Installation including omissions
Interior	8	0	0	0	1	3
External	1	0	0	0	1	0
Roof	0	0	0	0	0	1
Sub-Floor	0	0	0	0	1	0
Site	0	0	0	0	0	0

Conclusions

The scope of this inspection and type of report is set out in the inspection agreement as detailed at the beginning of this report.

That agreement sets out the limitations that are contained as AS 4349.1 for residential pre-purchase inspections. Other specific limitations are also listed where applicable.

The purpose of the inspection is to provide a general overview of defects in the home.

The summary section above includes a list of major defects that should be taken into account in terms of addressing the specific matters or accepting that those defects exist.

The major defects all occur within the same area of the house where the flooring is out of level. This in turn is causing walls to crack and in particular the window in the main bedroom is not opening or closing as it should. In some areas of the sub-floor timber stumps have been used but in most areas concrete stumps are being used. There is an obvious problem with the foundations/footings throughout the centre of the house and a company which carries out re-stumping would be required before more cracking occurs.