

# Melbourne Property Inspections P/L

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**Melbourne**  
PROPERTY INSPECTIONS

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ABN: 38129747815

## Residential Pre-purchase Inspection Report

Date of inspection: Wednesday, 24 June 2009 02:00 PM

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



Property address	23 Sample Terrace POINT COOK VIC 3030
Report prepared for	Peter Sample 25 Sample Terrace POINT COOK VIC 3030
Client's contact details	Mobile 0000 000 000 <a href="mailto:sample@sample.com">sample@sample.com</a>
Real estate agent's details	Name Company N/A
Type of inspection report	Standard Inspection, Defect Only
Persons present	Builder's representative, Client
Weather Conditions	Fine
Inspector	Joseph Noto, BA App. Sci. (Construct. Mgt) (Eco.) Domestic Builder - Unlimited DB-U 28857

# Disclaimer

You acknowledge that this disclaimer forms an integral part of the report. This report is not an all encompassing document dealing with the building from every aspect. It seeks to identify obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant can relate to the age and type of the building inspected. This is not a structural report. For advice of a structural nature contact a structural engineer. 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 under any act, regulation, ordinance, local law or by-law. It is not a warranty against problems developing with the building in the future. This report does not include the detection and identification of unauthorised or illegal building, plumbing or electrical work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent not listing each one.

This is a visual inspection only, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. 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. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector does not see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform invasive procedures. Visible timbers were not destructively probed or hit. The inspection does not cover areas where access was denied or unavailable to the inspector or defects that may have been concealed or where the identification of a defect may be subject to the prevailing weather conditions or to patterns of use or occupancy of the property. It does not cover the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; seepage; swimming pools/spas; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are regulated by statute. Where within the competency of the inspector and upon request, specific matters may be covered under the terms of a Special-purpose Property Report.

**ASBESTOS:** No inspection or testing for asbestos was done and no report on the presence or absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed it may be noted in the report. Buildings built prior to 1986 commonly have materials that contain asbestos and buildings built up until the early 90s may contain some asbestos. Where in any doubt, the material should be assumed to contain asbestos unless testing determines otherwise and you should consider obtaining advice from an asbestos expert. Sanding, drilling, cutting, removing sheeting or disturbing products containing Asbestos that results in releasing airborne asbestos fibers is a health risk.

**MOULD:** No inspection for mould was done and no report on the presence or absence of mould is provided. If in the course of the inspection, mould happened to be noticed it may be noted in the report. If you are concerned as to the possible health risk resulting from any mould you should seek advice from a relevant expert.

**COSTING ADVICE:** *Australian Standard AS 4349.1 - 2007 excludes provision of costing advice.* Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. Independent quotes should be obtained if costs of defects is of significance in negotiations on the purchase of a property as well as prior to any work being done. No liability is accepted for costing advice.

**DISPUTE/CLAIM PROCEDURE:** To make a claim in relation to the inspection, either party shall give written notice of the matter to the other party within 90 days of the inspection. If the claim/dispute is not resolved within 21 days from the service of the written notice, either party may refer it to a mediator nominated by us and costs shall be shared. Should the dispute not be resolved by mediation then either party may refer it to the Institute of Arbitrators and Mediators of Australia to appoint an arbitrator to resolve the claim. The arbitrator shall determine costs that each party is to pay.

**THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense whatsoever, suffered or incurred by anyone relying on this report other than the Client named on the face page of this report and only then if the invoice for the inspection has been paid in full.

# 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.

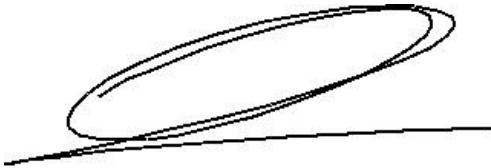
The following areas shall be inspected where applicable:

- 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 a large, stylized loop followed by a horizontal line.

Joseph Noto  
Sunday, 28 June 2009

A handwritten signature in black ink, featuring a series of connected, flowing lines.

Peter Sample  
Sunday, 28 June 2009

# Building Construction & General Access Limitations

## Construction - Original House

Year Built	2009 Under construction
Number of Stories	2
Type of Building	Freestanding house
Footings	Concrete slab on ground
Flooring	Concrete
Wall Framing	Timber fame
External Walling	Articulated masonry
Internal Walling	Plasterboard
Windows	Aluminium framed
Roof Framing	Timber truss framing
Roof Cladding	Concrete roof tiles

## 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

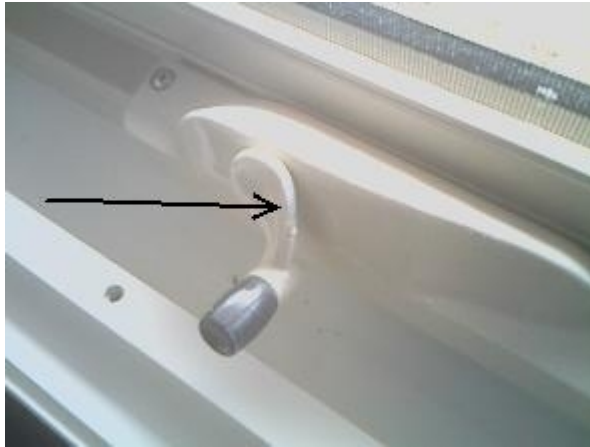
Bath                      Drainage cap missing                      Minor Defect                      Type: F



Doors and frames                      Binding doors                      Minor Defect                      Type: F  
*Doors are commonly installed incorrectly and are not trimmed before installation. Door requires trimming and re-installation. The door jamb may have been installed out of square. This is a common defect.*



Windows                      Damaged window winder                      Minor Defect                      Type: A



Bath taps                      Loose tap installation                      Minor Defect                      Type: F  
*This is a common issue with taps of this girth and length. Occurs to ensuite.*



Bath taps                      Water hammer                      Major Defect                      Type: F  
*Water pipe to the bath tub exhibits water hammer. Extensive rectification work will include demolition of wall cladding, re-bracketing of pipes so they are firmly attached to the wall and re-instatement of cladding and finishes including water proofing. Occurs to ensuite.*



Shower screen                      Inadequate screen                      Minor Defect                      Type: F  
*Shower screen should be replaced as it does not suit the height of the hob. This may be the case on every particular home of this style unless the hob was built to high. Silicone sealant to this height is not acceptable.*



Ventilation

Missing grille

Minor Defect

Type: F



### Interior - Bedroom 1

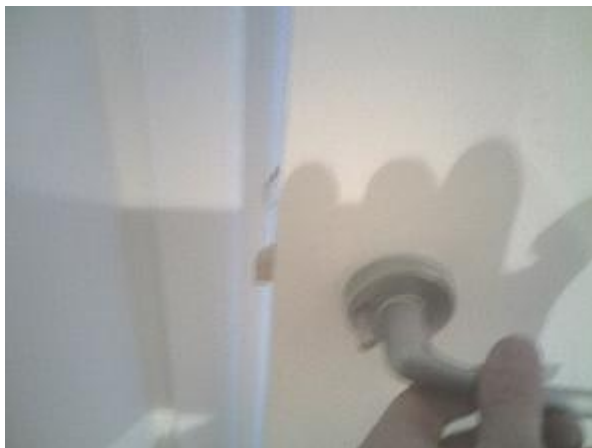
Doors and frames

Binding doors

Minor Defect

Type:

*Door requires trimming.*



Doors and frames

Door frame out of square

Minor Defect

Type: A, F

*Adjustment required, including possibly trimming the door down. Re-sealing will be required.*



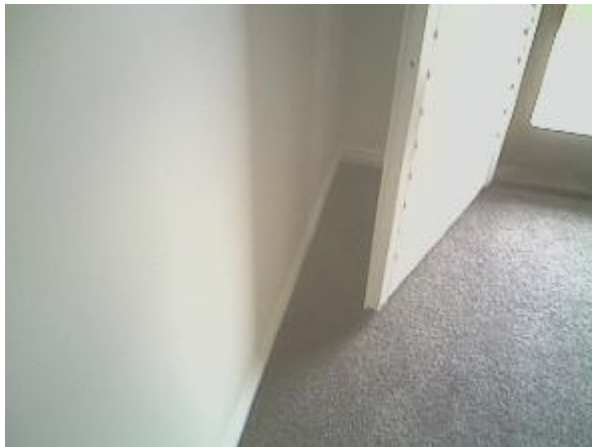
Doors and frames

Missing door stop

Minor Defect

Type: F

*To either side of balcony door.*





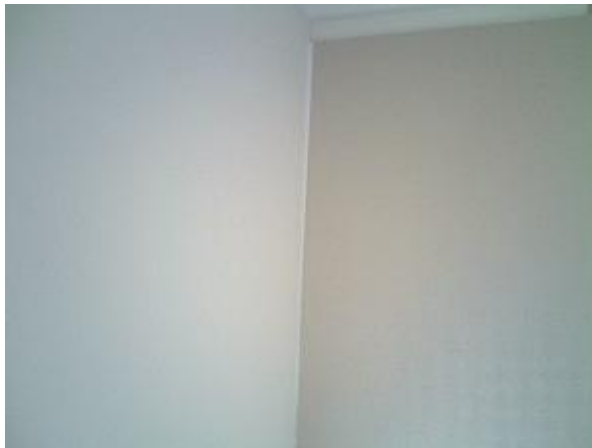
**Interior - Dine**

Doors and frames      Damaged doors      Minor Defect      Type: A  
*Occurs to bi-fold doors.*



**Interior - Kitchen**

Walls      Out of plumb/Not straightened prior to plasterboard installation      Minor Defect      Type: F  
*Silicone sealant is uneven at wall/cupboard junction. The rangehood should cover this defect.*



### Interior - Laundry

Trough cabinet/cupboard Damage to shelf

Minor Defect

Type: A

*Cut outs to shelf have occurred due to the water supply points installed. Shelving could have been reduced to prevent this.*





Tiles                                      Tiling setout incorrect                                      Minor Defect                                      Type: F  
*Tiling has been installed incorrectly, hence, a large grout joint has resulted that is not up to standard. Refer standard codes and tolerances document published by the Building Commission. Re-tiling should occur.*



Walls                                      Not straightened prior to plasterboard installation                                      Minor Defect                                      Type: F  
*Wall should have been straightened prior to plasterboard installation.*



### Interior - Pantry

Doors and frames

Defective door hardware

Minor Defect

Type: F



### Interior - Passages

Floors

Missing grout

Minor Defect

Type: F

*Occurs close to laundry entry in the main entrance hallway.*



Doors and frames

Missing door furniture

Minor Defect

Type: F

*Occurs at entry into kitchen.*



Doors and frames

Raw edges to door trims

Minor Defect

Type: F

*Occurs to front entry door and rear bifolds.*



Doors and frames

Door frame out of square

Minor Defect

Type: A

*Front entry door frame is out of square and requires rectification. Damage and poor finishing is also apparent. The door requires replacement. If the new door is trimmed to suit be weary of the dimensions between the decorative recess and the bottom of the door. If there is a significant difference it will be visible and if this is the case the jamb should be re-installed square.*



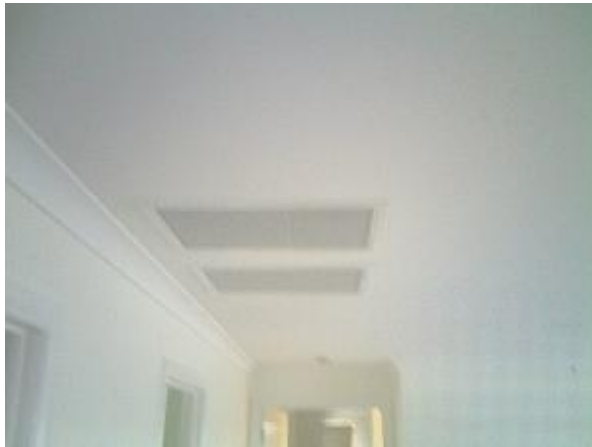
### Interior - Rumpus

Ceilings & cornices

Return air vents do not line up

Minor Defect

Type: F



### Interior - Separate WC

Doors and frames

Damaged jamb

Minor Defect

Type: A



### Interior - Stairs

Light installation

Requires re-fitting

Minor Defect

Type: F



Handrail

Different colour handrails

Minor Defect

Type: F

*Replacement of the handrail to the 1st level landing is required.*



## Interior - Various rooms

Miscellaneous items

Poor finishes/workmanship

Minor Defect

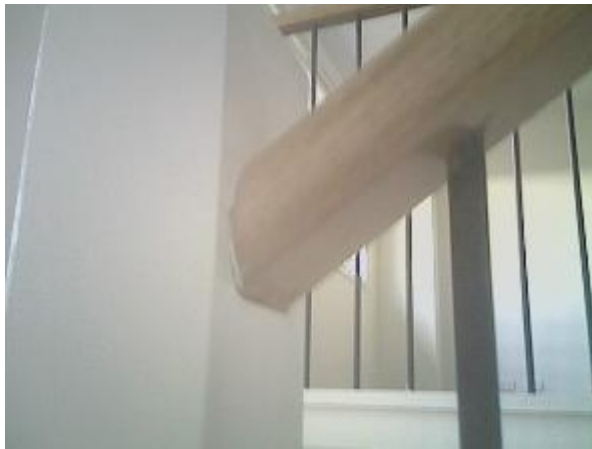
Type: A, F

*The items depicted in the photo's below literally occur in every room and/or passageway in the house. Items include paint spillages on to floors, walls, ceilings, doors & door frames and windows & window frames etc...*

*Particular examples are depicted only. There would be over 100 separate items in existence in this home some which have already been picked up via the client/builder walk through.*









### Interior - Garage

Doors & door frames  
*Trimming required.*

Out of square

Minor Defect

Type: F



Doors & door frames

Requires additional coats of paint

Minor Defect

Type: F



### Interior - Theatre room

Doors & door frames

Missing door hardware

Minor Defect

Type: F



### Interior - Powder room

Doors & door frames      Door does not latch      Minor Defect      Type: F  
*Adjustment to striker plate required.*



### Exterior - Default Elevation

Walling      Brick overhang      Further Investigation      Type: F  
*Further investigation required by a structural engineer. Structural grout may be an option. A Structural engineer's certification is required. Occurs to right front entry column and left rear corner of the home looking from the front in.*





Walling                                      Colour differentiation to all elevations      Major Defect                                      Type: F

*All external walls exhibit a change in colour and this occurs approximately 2 courses above the weep holes of the 1st level floor. Brickwork requires replacement. This is a major process involving removal of the brickwork to the 1st level and re-installation.*

*Furthermore, my client has stated that the colour of brick chosen pre-contract was the colour of the bricks on the 1st level. In this case the bricks to the ground level area are the wrong colour. Technically, all bricks require replacement.*

*As this is a contractual issue, further investigation should be carried out by a legal practitioner.*



## **Exterior - Rear Elevation**

Perimeter paths                                      External concrete slabs                                      Major Defect                                      Type: F

*Have been laid on loose, uncompacted crushed rock. Further investigation and certification is required by a structural engineer.*



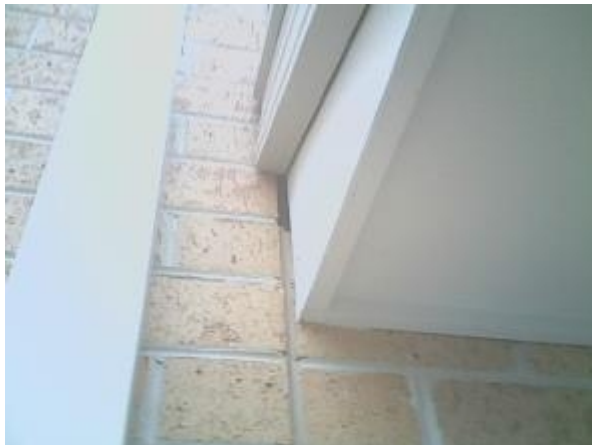
**Exterior - East Elevation**

Walling

Missing caulking

Minor Defect

Type: F





### Exterior - Other Features

Plumbing                      Leakage to stormwater drainage pipe    Minor Defect                      Type: A  
*Repair required asap to prevent subsidence of footings.*



### Exterior - Stairs, decks, balconies

Structural columns              Missing caulking                      Minor Defect                      Type: F  
*Caulking is required asap. Rot will occur to timber columns.*





Balcony decking

Low spot in tiles

Major Defect

Type: F

*Water will pond. Rectification will include re-tiling.*



## Roof - Roof Exterior

Down pipes

Damaged downpipe

Minor Defect

Type: A

*Replacement required. Painting will not deter corrosion.*



Down pipes

Not connected to storm water system

Minor Defect

Type: F

*Due to the incorrect installation of the stormwater pipe at ground level.*



# Summary

Poor workmanship is prominent in this home. It is rare to find Major defects on a new house.

## FI - Further Investigation

### Exterior > Default Elevation > Walling > Brick overhang

Further investigation required by a structural engineer. Structural grout may be an option. A Structural engineer's certification is required. Occurs to right front entry column and left rear corner of the home looking from the front in.

## MA - Major Defect

### Interior > Bathroom > Bath taps > Water hammer

Water pipe to the bath tub exhibits water hammer. Extensive rectification work will include demolition of wall cladding, re-bracketing of pipes so they are firmly attached to the wall and re-installation of cladding and finishes including water proofing. Occurs to ensuite.

### Exterior > Default Elevation > Walling > Colour differentiation to all elevations

All external walls exhibit a change in colour and this occurs approximately 2 courses above the weep holes of the 1st level floor. Brickwork requires replacement. This is a major process involving removal of the brickwork to the 1st level and re-installation.

Furthermore, my client has stated that the colour of brick chosen pre-contract was the colour of the bricks on the 1st level. In this case the bricks to the ground level area are the wrong colour. Technically, all bricks require replacement.

As this is a contractual issue, further investigation should be carried out by a legal practitioner.

### Exterior > Rear Elevation > Perimeter paths > External concrete slabs

Have been laid on loose, uncompacted crushed rock. Further investigation and certification is required by a structural engineer.

### Exterior > Stairs, decks, balconies > Balcony decking > Low spot in tiles

Water will pond. Rectification will include re-tiling.

## MI - Minor Defect

### Interior > Bathroom > Windows > Damaged window winder

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### Interior > Bathroom > Doors and frames > Binding doors

Doors are commonly installed incorrectly and are not trimmed before installation. Door requires trimming and re-installation. The door jamb may have been installed out of square. This is a common defect.

### Interior > Bathroom > Shower screen > Inadequate screen

Shower screen should be replaced as it does not suit the height of the hob. This may be the case on every particular home of this style unless the hob was built to high. Silicone sealant to this height is not acceptable.

### Interior > Bathroom > Bath > Drainage cap missing

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### Interior > Bathroom > Bath taps > Loose tap installation

This is a common issue with taps of this girth and length. Occurs to ensuite.

### Interior > Bathroom > Ventilation > Missing grille

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### Interior > Bedroom 1 > Doors and frames > Binding doors

Door requires trimming.

### Interior > Bedroom 1 > Doors and frames > Door frame out of square

Adjustment required, including possibly trimming the door down. Re-sealing will be required.

**Interior > Bedroom 1 > Doors and frames > Missing door stop**

To either side of balcony door.

**Interior > Dine > Doors and frames > Damaged doors**

Occurs to bi-fold doors.

**Interior > Kitchen > Walls > Out of plumb/Not straightened prior to plasterboard installation**

Silicone sealant is uneven at wall/cupboard junction. The rangehood should cover this defect.

**Interior > Laundry > Walls > Not straightened prior to plasterboard installation**

Wall should have been straightened prior to plasterboard installation.

**Interior > Laundry > Trough cabinet/cupboard > Damage to shelf**

Cut outs to shelf have occurred due to the water supply points installed. Shelving could have been reduced to prevent this.

**Interior > Laundry > Tiles > Tiling setout incorrect**

Tiling has been installed incorrectly, hence, a large grout joint has resulted that is not up to standard. Refer standard codes and tolerances document published by the Building Commission. Re-tiling should occur.

**Interior > Pantry > Doors and frames > Defective door hardware**

**Interior > Passages > Floors > Missing grout**

Occurs close to laundry entry in the main entrance hallway.

**Interior > Passages > Doors and frames > Missing door furniture**

Occurs at entry into kitchen.

**Interior > Passages > Doors and frames > Raw edges to door trims**

Occurs to front entry door and rear bifolds.

**Interior > Passages > Doors and frames > Door frame out of square**

Front entry door frame is out of square and requires rectification. Damage and poor finishing is also apparent. The door requires replacement. If the new door is trimmed to suit be wary of the dimensions between the decorative recess and the bottom of the door. If there is a significant difference it will be visible and if this is the case the jamb should be re-installed square.

**Interior > Rumpus > Ceilings & cornices > Return air vents do not line up**

**Interior > Separate WC > Doors and frames > Damaged jamb**

**Interior > Stairs > Handrail > Different colour handrails**

Replacement of the handrail to the 1st level landing is required.

**Interior > Stairs > Light installation > Requires re-fitting**

**Interior > Various rooms > Miscellaneous items > Poor finishes/workmanship**

The items depicted in the photo's below literally occur in every room and/or passageway in the house. Items include paint spillages on to floors, walls, ceilings, doors & door frames and windows & window frames etc...

Particular examples are depicted only. There would be over 100 separate items in existence in this home some which have already been picked up via the client/builder walk through.

**Interior > Powder room > Doors & door frames > Door does not latch**

Adjustment to striker plate required.

**Interior > Theatre room > Doors & door frames > Missing door hardware**

**Interior > Garage > Doors & door frames > Requires additional coats of paint**

**Interior > Garage > Doors & door frames > Out of square**

Trimming required.

**Exterior > East Elevation > Walling > Missing caulking**

**Exterior > Other Features > Plumbing > Leakage to stormwater drainage pipe**

Repair required asap to prevent subsidence of footings.

**Exterior > Stairs, decks, balconies > Structural columns > Missing caulking**

Caulking is required asap. Rot will occur to timber columns.

**Roof > Roof Exterior > Down pipes > Not connected to storm water system**

Due to the incorrect installation of the stormwater pipe at ground level.

**Roof > Roof Exterior > Down pipes > Damaged downpipe**

Replacement required. Painting will not deter corrosion.

## Conclusions

The incidence of Major defects in this Residential Building, in comparison to the average condition of similar buildings of approximately the same age that have been reasonable well maintained, is considered: HIGH

The incidence of Minor defects in this Residential Building, in comparison to the average condition of similar buildings of approximately the same age that have been reasonable well maintained, is considered: HIGH

Therefore the overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: BELOW AVERAGE

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

### Explanation of Conditions:

HIGH: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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

LOW: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

ABOVE AVERAGE: The overall condition is above that consistent with dwellings of approximately the same age and construction.

Most items and areas are well maintained and show a reasonable standard of workmanship when compared with building of similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

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