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Building Inspector's Company or Business name, trading as

Building Inspector's Trading name

Street number & name, or PO Box details

SYDNEY NSW 2000

Phone: (02) 5678 1234

Fax: (02) 5678 1235

Mobile: 0400 246 123

E-mail: inspector@email.address



ABN: 37 987 489 983

Date of inspection: Tuesday, 30 June 2009 02:00 PM

Residential Pre-purchase Inspection Report

Prepared within the limitations and conditions specified in

Australian Standard AS 4349.1 - 2007 Pre-purchase Inspections - Residential buildings



Property address

32 Altoa Rd
MODELLA VIC 3816

Report prepared for

James Nash & Jillian Evans
209 Lambert Rd
JOSLIN SA 5070

Client's contact details

Mobile 0400 123 123
Mobile 0400 123 124
james.nash@house.buyer.com
jillian7q6@hotmail.com

Real estate agent's details

Name Bradley
Company Generation Y Real Estate
Mobile 0434 534 5
bradley.wright@genY.com

Type of inspection report

Standard Inspection, Defect Only

Persons present

Agent

Weather Conditions

Rain

Inspector

Name of Inspector, List of qualifications

Licence type as applicable License number as applicable

This disclaimer text is editable by the inspector and can be set up as default text to use for all inspections.

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.

You can add water marks such as this one including text if required

This Agreement text is editable by the inspector and can be set up as default text to use for all inspections or can be modified as necessary for individual inspections. The option is also available to the inspector to not include this text in the report eg if there is a separate Agreement document.

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

- a) prevailing weather conditions or recent occupancy and use of services that might affect observations
- b) information provided by the client or the agents of the client
- c) deliberate concealment of defects
- d) 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 Website



Name of Inspector
Tuesday, 30 June 2009

James Nash & Jillian Evans
Tuesday, 30 June 2009

Building Construction & General Access Limitations

Construction - Original House

Year Built	1965 (Approximate) Advised by agent
Number of Stories	1
Type of Building	Freestanding house
Footings	Concrete strip perimeter footings with brick piers supporting internal walls & fl
Flooring	Strip timber
Wall Framing	Timber fame
External Walling	Non-articulated masonry
Internal Walling	Mainly plasterboard, masonry in wet areas
Windows	Unknown
Roof Framing	Raked timber framed
Roof Cladding	Corrugated iron

Construction - Any extensions can be added to the building

Year Built	1980 (Approximate) Advised by agent
Number of Stories	1
Footings	Concrete slab on ground
Flooring	Concrete
Wall Framing	Timber fame
External Walling	Articulated masonry
Internal Walling	Plasterboard
Windows	Mainly aluminium framed
Roof Framing	Conventional timber framing
Roof Cladding	Corrugated iron

General Access Limitations

External

- Stored items in garage

Roof Void

- Raked ceilings - no accessible roof void

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

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Defects recorded during inspection

Interior - Bathroom

Wash basin

Cracks

Minor Defect

Type: A

Split in wash basin.



Bath

Bath discharge

Minor Defect

Type: D

Partial blockage indicated when bath was discharged. Water backed up into the shower floor.



Vanity cupboard

Water damage

Minor Defect

Type: A, D

General deterioration to vanity cabinet.



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Shower tiles	Evidence of leakage	Major Defect	Type: C
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High moisture meter readings to the shower tiles by taps, between taps & outlet & below taps. Recommend further investigation by a plumber to check for leakage at or behind taps or between taps & the shower outlet & if confirmed to repair. If repairs are required, tiles may need to be removed. If the leakage has been going on for some time, timber wall framing & timbers under floor may have rot.

Light switches	Light switch damaged	Major Defect	Type: A
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Ceilings & cornices	Cracking	Minor Defect	Type: A
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Ceiling split between bathroom & WC.

Interior - Bedroom 1

Ceilings & cornices	Nails popping	Minor Defect	Type: A
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Ceiling warrants localised re-fixing then flushing & re-painting

Interior - Bedroom 2

Built in robe/cupboard	Binding door	Minor Defect	Type: D
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Built-in robe sliding door binding, maintenance attention/adjustment required.

Interior - Bedroom 3

Ceilings & cornices	Dampness and damp damage	Major Defect	Type: D
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Water mark at light fitting indicates leakage.



Interior - Dine

Floors	Decay	Minor Defect	Type: D
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Floor boards rotted where a pot plant has leaked in SE corner area.

Power points	Loose	Safety Hazard	Type: D
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Recommend an electrician re-fix the loose power point on east wall.

Windows	Broken or cracked glass	Minor Defect	Type: A
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Cracked glass in front window to replace.

You can add water marks such as this one including text if required

Interior - Kitchen

Ceilings & cornices Dampness and damp damage Major Defect Type: D
Leakage under the low pitched area of corrugated galvanised iron sheeting.



Cupboards Damaged carcass Minor Defect Type: A, D
General deterioration to kitchen cupboards



Interior - Lounge

Walls Paneling damaged Minor Defect Type: D
*Wall panelling in poor condition - damaged from physical abuse & detaching in places.
Recommend removal as it is only a lining over the plasterboard. When it is removed, any defects in the underlying plasterboard would need to be repaired.*

Interior - Passages

Smoke detector Battery smoke detector only - not working Safety Hazard Type: F, E
Recommend having an electrician fit hard wired smoke detectors in the house.

Walls Cracking Minor Defect Type: D
Plasterboard wall lining split near doorway to kitchen. Recommend localised repair by patching & painting.

You can add water marks such as this one including text if required

Exterior - Front Elevation

Perimeter paths Trip hazard Safety Hazard Type: F, A
Heaved & uneven path at front to remove & re-lay if required - presently constitutes a trip hazard.



Exterior - Rear Elevation

Perimeter paths Paths not sloping away from footing edge Major Defect Type: A, D, F
Path by lounge wall grades toward the house due to edge of path being heaved by tree roots. Path should be removed, tree roots should be cut back & the path should be re-done to the specifications in the attachment on Site Management at the rear of this report.

Exterior - East Elevation

Walling Paint deterioration Minor Defect Type: A, D
East wall of bathroom shows evidence of damp - likely associated with leakage from the shower area.



You can add water marks such as this one including text if required

Roof - Roof Exterior

Guttering Guttering missing at veranda Major Defect Type: D, F
Recommend fitting fascia, guttering & down pipe to the rear translucent roof sheeting.

Guttering Insufficient gutter grade Major Defect Type: F
Rear gutter holding water - Recommend re-grading the gutter or install another down pipe.



Guttering Corrosion in gutters Major Defect Type: D, A
Gutters will likely need to be replaced within 2 years & will need to be well maintained & repaired in the interim.

Roof iron Insufficient pitch for corrugated roof iron Major Defect Type: F
Corrugated iron roof sheet pitch measured at between 2.3° & 3.2°, well under the minimum of 5° allowed. Evidence of leakage repairs in kitchen & B3 ceilings. Ongoing areas of leakage are to be expected when corrugated iron is on too low a pitch. Some corrosion to laps of the roof iron.



Pergola Shade cloth deteriorated Minor Defect Type: D
Shade cloth in poor condition & would warrant replacing if the pergola were to be restored.

Pergola Translucent sheeting brittle & UV damaged Minor Defect Type: D
Translucent sheeting to pergola in poor condition and warrants replacement.

Pergola Rot to timbers Minor Defect Type: D
General deterioration in pergola timbers due to lack of timely maintenance.



Pergola	Pergola post bases not clear of ground	Minor Defect	Type: D
<i>In this instance, the defect can be addressed by removing the soil build up around the bases of the pergola posts.</i>			
Flashings	Silicone sealant use indicates past leakages	Major Defect	Type: D
<i>Sealant is over an area at a sheet join further up the roof pitch than the damage to the kitchen ceiling below and is likely where the home owner has done temporary work to address the kitchen leakage.</i>			
Flashings	No flashing at gable	Major Defect	Type: D, F
<i>Lack of a flashing may mean that water can go under the gable in storm conditions but no evidence of deterioration observed on external surfaces. Installation of gable flashing recommended.</i>			

You can add water marks such as this one including text if required

Sub-Floor - Sub-Floor Space

Moisture Moist ground under floor Major Defect Type: D

Moist grounds under floor are evidence of lack of run off & roof water discharging to ground near the building.



Moisture Evidence of leakage under floor Major Defect Type: D

Leakage evidence seen under the shower area at edge under taps (rot to framing evident) and also by bath waste. Recommend a plumber repair all leakages.



Site - Site Management

Trees Tree roots have heaved paths Major Defect Type: F, A, D
Roots from close trees by lounge should be cut back - they have heaved the paths.

Roof water disposal Roof water discharges direct to ground by or close to the footings Major Defect Type: D, F, A
All roof water should be piped to the street effectively (or well away from and on the down-hill side of the building where this is not practical), preferably in a sealed PVC storm water system. This can reduce movement, reduce the likelihood and effects of localised damp and reduce termite risk.

Site - Grounds

Property fencing Rotted fencing Minor Defect Type: F, A
Fencing likely to warrant replacing within 3 to 5 years if not repaired in short term.

Site - Pool

Leakage Fish pond by wall leaking Major Defect Type: F, D
Recommend removing the fish pond. Leakage can add to movement, localised damp & increase termite risk. The pond can also be a safety hazard for young children.



Access control Pool fencing not present to control access to the pool area from the house Safety Hazard Type: F

In addition to the fish pond, there is a swimming pool in the grounds at the rear of the property.

There is no access control to the pool from the house or from the grounds.

Recommend that appropriate complying pool fencing be set up.

Other Inspections and Reports Recommended

This text can be edited by the user as required:

It is recommended that further due diligence be undertaken to assist in making a well informed decision on the purchase of the property. The matters below fall outside the scope of a Standard Property Report as specified in AS 4349.1-2007.

The "Other Inspections" below are generated by selecting from a comprehensive list provided in the program.

Appliance Inspection, Asbestos Inspection, Swimming Pool Inspection, Timber Pest Inspection

Summary

The program allows the inspector to optionally add text at the top & bottom of the summary section - an example of the text that might be added in this instance is given below:

The main issues identified during this inspection were:-

1. Lack of access control to the swimming pool
2. Poor site management - in particular roof & site water disposal, paving issues, close trees.
3. Corrugated roof sheeting on too low a pitch & is subject to leakage.
4. Gutters generally were holding water due to inadequate grades.
5. Under-floor area has damp soils across south & west parts of perimeter & leakage was evident under bathroom & laundry floors in the waste pipes & in the shower base with rot to framing under the shower base.
6. Fish pond abutting the house is problematic in terms of damp & termite risk if it leaks.
7. Fencing is in fairly run down condition.
8. Water damage to vanity cabinet, split vanity basin, water damage to cupboard carcass under kitchen sink.
9. External surfaces have been let go & need restoration & ongoing maintenance.
Rot to pergola timbers, corrosion in roof sheeting & gutters.

Following is the summary of defects that is automatically generated by the program

MA - Major Defect

Interior > Bathroom > Shower tiles > Evidence of leakage

High moisture meter readings to the shower tiles by taps, between taps & outlet & below taps. Recommend further investigation by a plumber to check for leakage at or behind taps or between taps & the shower outlet & if confirmed to repair. If repairs are required, tiles may need to be removed. If the leakage has been going on for some time, timber wall framing & timbers under floor may have rot.

Interior > Bedroom 3 > Ceilings & cornices > Dampness and damp damage

Water mark at light fitting indicates leakage.

Interior > Kitchen > Ceilings & cornices > Dampness and damp damage

Leakage under the low pitched area of corrugated galvanised iron sheeting.

Exterior > Rear Elevation > Perimeter paths > Paths not sloping away from footing edge

Path by lounge wall grades toward the house due to edge of path being heaved by tree roots. Path should be removed, tree roots should be cut back & the path should be re-done to the specifications in the attachment on Site Management at the rear of this report.

Roof > Roof Exterior > Roof iron > Insufficient pitch for corrugated roof iron

Corrugated iron roof sheet pitch measured at between 2.3° & 3.2°, well under the minimum of 5° allowed. Evidence of leakage repairs in kitchen & B3 ceilings. Ongoing areas of leakage are to be expected when corrugated iron is on too low a pitch. Some corrosion to laps of the roof iron.

Roof > Roof Exterior > Flashings > No flashing at gable

Lack of a flashing may mean that water can go under the gable in storm conditions but no evidence of deterioration observed on external surfaces. Installation of gable flashing recommended.

Roof > Roof Exterior > Flashings > Silicone sealant use indicates past leakages

Sealant is over an area at a sheet join further up the roof pitch than the damage to the kitchen ceiling below and is likely where the home owner has done temporary work to address the kitchen leakage.

Roof > Roof Exterior > Guttering > Corrosion in gutters

Gutters will likely need to be replaced within 2 years & will need to be well maintained & repaired in the interim.

Roof > Roof Exterior > Guttering > Insufficient gutter grade

Rear gutter holding water - Recommend re-grading the gutter or install another down pipe.

Roof > Roof Exterior > Guttering > Guttering missing at veranda

Recommend fitting fascia, guttering & down pipe to the rear translucent roof sheeting.

Sub-Floor > Sub-Floor Space > Moisture > Evidence of leakage under floor

Leakage evidence seen under the shower area at edge under taps (rot to framing evident) and also by bath waste. Recommend a plumber repair all leakages.

Sub-Floor > Sub-Floor Space > Moisture > Moist ground under floor

Moist grounds under floor are evidence of lack of run off & roof water discharging to ground near the building.

Site > Site Management > Roof water disposal > Roof water discharges direct to ground by or close to the footings

All roof water should be piped to the street effectively (or well away from and on the down-hill side of the building where this is not practical), preferably in a sealed PVC storm water system. This can reduce movement, reduce the likelihood and effects of localised damp and reduce termite risk.

Site > Site Management > Trees > Tree roots have heaved paths

Roots from close trees by lounge should be cut back - they have heaved the paths.

Site > Pool > Leakage > Fish pond by wall leaking

Recommend removing the fish pond. Leakage can add to movement, localised damp & increase termite risk. The pond can also be a safety hazard for young children.

MI - Minor Defect

Interior > Bathroom > Ceilings & cornices > Cracking

Ceiling split between bathroom & WC.

Interior > Bathroom > Vanity cupboard > Water damage

General deterioration to vanity cabinet.

Interior > Bathroom > Bath > Bath discharge

Partial blockage indicated when bath was discharged. Water backed up into the shower floor.

Interior > Bathroom > Wash basin > Cracks

Split in wash basin.

Interior > Bedroom 1 > Ceilings & cornices > Nails popping

Ceiling warrants localised re-fixing then flushing & re-painting

Interior > Bedroom 2 > Built in robe/cupboard > Binding door

Built-in robe sliding door binding, maintenance attention/adjustment required.

Interior > Dine > Floors > Decay

Floor boards rotted where a pot plant has leaked in SE corner area.

Interior > Dine > Windows > Broken or cracked glass

Cracked glass in front window to replace.

Interior > Kitchen > Cupboards > Damaged carcass

General deterioration to kitchen cupboards

Interior > Lounge > Walls > Paneling damaged

Wall panelling in poor condition - damaged from physical abuse & detaching in places.

Recommend removal as it is only a lining over the plasterboard. When it is removed, any defects in the underlying plasterboard would need to be repaired.

Interior > Passages > Walls > Cracking

Plasterboard wall lining split near doorway to kitchen. Recommend localised repair by patching & painting.

Exterior > East Elevation > Walling > Paint deterioration

East wall of bathroom shows evidence of damp - likely associated with leakage from the shower area.

Roof > Roof Exterior > Pergola > Shade cloth deteriorated

Shade cloth in poor condition & would warrant replacing if the pergola were to be restored.

Roof > Roof Exterior > Pergola > Translucent sheeting brittle & UV damaged

Translucent sheeting to pergola in poor condition and warrants replacement.

Roof > Roof Exterior > Pergola > Rot to timbers

General deterioration in pergola timbers due to lack of timely maintenance.

Roof > Roof Exterior > Pergola > Pergola post bases not clear of ground

In this instance, the defect can be addressed by removing the soil build up around the bases of the pergola posts.

Site > Grounds > Property fencing > Rotted fencing

Fencing likely to warrant replacing within 3 to 5 years if not repaired in short term.

SH - Safety Hazard

Interior > Dine > Power points > Loose

Recommend an electrician re-fix the loose power point on east wall.

Interior > Passages > Smoke detector > Battery smoke detector only - not working

Recommend having an electrician fit hard wired smoke detectors in the house.

Exterior > Front Elevation > Perimeter paths > Trip hazard

Heaved & uneven path at front to remove & re-lay if required - presently constitutes a trip hazard.

Site > Pool > Access control > Pool fencing not present to control access to the pool area from the house

In addition to the fish pond, there is a swimming pool in the grounds at the rear of the property.

There is no access control to the pool from the house or from the grounds.

Recommend that appropriate complying pool fencing be set up.

Conclusions

Text below is editable by the inspector and can be set up as default text to use for all inspections or can be modified as necessary for individual inspections. Shown below is a default conclusion where the inspector only has to insert the words underlined.

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: These conclusions are a general appraisal only and cannot be relied upon on their 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.

When the program compiles the report, the option is available to select as default or on an inspection by inspection basis whether the following sections are included or excluded:

Header, Disclaimer, Agreement, Construction & limitations, Defect types, Defect significance, Damage Categories, Defects, Summary, Conclusions, Other inspections.

The header title & sub title can be edited or if required can be omitted on the front page so the inspector can use their own letter head or can insert a graphic image containing whatever is required for the report header.

A spelling checker is included to assist users check for spelling in areas where text is inserted.

Below are 2 examples of attachments.

Users can generate their own attachments and can select which one(s) they want to include in a particular report. Typically, the attachment can be generated in another application & pasted into the program.

Selections of user-generated attachments is done with check-boxes.

Attachment example 1 This example just has text.

NOTES ON SITE MANAGEMENT

The approach generally taken by engineers in designing house footings is to aim for a performance level that avoids significant cracking or other damage, assuming that site conditions are properly maintained. It is economically unrealistic to have a footing system that will accommodate extremes of movement that could occur if the moisture levels in clay soils under and nearby the building footings are not appropriately managed.

Some cracking or movement, while undesirable, can be expected to occur in most houses, particularly those on the more reactive clay soils. The structural significance of cracking depends on a number of factors including the width and location of the cracks and the extent or number of cracks throughout the building. Typically, minor cracking is more of a cosmetic problem than of structural significance. From a structural perspective, serious cracking is usually accompanied by lean, bow or buckling in walls, slope in the flooring system as well as door and window frame movement. In some cases, tiling, roof framing, plumbing and possibly wiring may also be affected.

The objective with site management is to minimise extremes of year to year and season to season soil moisture variation near the building. That will minimise volume changes in clays and so reduce the extent of future cracking in a building. Soil movement will still occur where there are unavoidable seasonal variations in clay soil moisture levels but will be minimised if the controllable factors are well managed. The most common site management problems and general remedies for them are set out below.

(1) ROOF WATER

All roof water should be taken well clear of the building - preferably to the street, in sealed PVC piping. The same applies to the overflow from rain water tanks.

If the street is higher than the grounds around the building, a "wet" storm water system can be used so long as the lowest point of the gutters is at least 1.2m above the street level. Such a system must be water tight to work effectively and should include screw on inspection points to clear any silting.

Storm water systems should preferably be protected by being buried under the ground surface. Where this is not possible pipes should be suitably supported and protected from UV light degradation.

(2) SITE WATER

It may be necessary to divert sub-surface **seepage water** via a seepage trench. Trenches would typically be at least 1200 mm deep and be graded to drain to a low point at least 6m away from and lower than the building, or to a storm water drain system. Heavy plastic sheet is placed to the base and side of the trench nearest the house and an agricultural pipe is laid along the bottom with risers at least every 6m for periodic back flushing. The trench is back filled with gravel.

Surface water may need to be diverted by appropriate landscaping. Sometimes a surface drain system is warranted. Surface water should not pond within 6m of the perimeter of the building.

(3) **PERIMETER PATHS** There should be at least 1 metre wide paths (concrete or pavers) to the perimeter of buildings. Paths should slope away from the walls at least 50 mm over the first 1000mm. A well compacted quarry rubble base is recommended. If using pavers, bedding sand thickness after compaction should be less than 30mm. The finished surface of the path should be at least 75mm below the damp proof course unless the soil type is of low to moderate reactivity and there is

some other form of approved perimeter termite protection. Use viscous between the path & wall, extending 300mm under the path. Termite treatment to grounds under paths is recommended. Any gaps that develop between paving and the wall should be sealed with flexible sealant.

Grounds beyond the path should slope away from the building or be landscaped or incorporate drainage so that water will not pond within 6m of the building.

(4) VEGETATION

Gardens and lawns near the house should not be over watered nor should they be allowed to dry out in summer - they should be kept clear of the house perimeter by at least one metre, preferably more, to avoid changing the moisture levels in the soils immediately adjacent to and under the footings.

(5) LEAKS

Leaks in appliances, fittings, gutters, storm water systems, water supply and sewerage pipes should be repaired as soon as possible - avoid using a damaged plumbing system. Turn off the water meter until leakage is repaired.

(6) TREES

Ensure that tree root systems do not seek out water from under the house footings - space trees a sufficient distance from the house when planting and provide adequate water to trees during the warmer months. Depending on tree and soil type, root systems generally seek out moisture a distance from their trunks of 1 to 1.5 times their mature height (some trees send out roots much further) if they are not provided with an adequate supply of water.

One effective means of watering a tree is to sink 1.2m deep holes 1m to 2m from the tree, on the side away from the building. Flexible agricultural pipe can be put into the hole and gravel be placed between the pipe and the wall of the hole. Water can then be given to the tree via the agricultural pipe as needed or as part of a programmed automatic watering system. In some instances, installing a root barrier will be appropriate.

Large trees very close to a building often present a "catch 22" problem. Structural damage can result from removal because soils may swell as they recover their longer term moisture balance over time. Doing nothing can lead to progressively deeper and wider drying of soils and associated structural problems. Watering of a very close tree can also be highly problematic as excess water can also cause movement. Typically, aesthetic and environmental considerations with trees compete with objectives for minimising soil movement.

Once site management factors are addressed, it may take some time for soils to reach a new, relatively stable moisture balance. It is therefore preferable to address site management factors prior to doing surface repairs to cracks. Soil stabilisation times vary, depending on the depth of soil wetting or drying associated with the site management problems.

Attachment example 2

This example shows a graphic to demonstrate that anything can be pasted into the program as an attachment.

