

Inspection Report

provided by:



Professional Building Report Services Pty Ltd

ABN: 36 167 846 540

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www.pbrs.com.au

QBCC Licence No. 1275457

Property Address:

Sample Street
BRISBANE QLD 4999



Report Information

CLIENT INFORMATION

Building Inspection

This report Complies with Australian Building Standards AS 4349.0 - 2007, Inspection of Buildings - General Requirements, AS 4349.1 - 2007, Inspection of Buildings - Pre-Purchase Inspections - Residential Buildings and if applicable with AS 4349.3 - 2010, Inspection of Buildings - Timber Pest Inspections.

Note: This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

Client Name

Sample Report

Ordered By

Sample report

1) TYPE OF INSPECTION

BUILDING REPORT

PROPERTY INFORMATION

Building Type

Detached House

Construction Type

The wall cladding is Timber.

Roof Cladding

The roof is clad with CORRUGATED METAL SHEETS.

Roof Design

GABLE roof design.

Footings Type

Slab On Ground Construction

Storeys

The home is a TWO STOREY DWELLING.

Property Occupied

The home was OCCUPIED.

Property Furnished

The home was FULLY FURNISHED.

Note: Furnished properties restrict the visual inspection and may conceal defects.

People Present

The VENDOR was present.

INSPECTION INFORMATION

Report Number

00012345

Inspection Date

23rd April 2013

Inspection Time

8.45am

Weather Conditions

The weather was OVERCAST AND DRY at the time of the Inspection.

Recent Weather Conditions

The Recent Weather Conditions were occasional Showers at the time preceding the building inspection.

APPLICABLE AREAS TO BE INSPECTED AND RESTRICTIONS

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the inspection shall include:

- **The Site:** The site including fencing that is up to 30 meters from the building and within the boundaries of the site, sheds and other structures within the property boundary.
- **Building Interior:** The interior of the building including ceilings, walls, floors, windows, doors & frames, kitchen, bathroom, WC, en-suite, laundry, stairs & damp problems.
- **Building Exterior:** The exterior of the building including walls (including lintels, claddings, doors & windows), timber or steel frames & structures, chimneys, stairs, balconies, verandas, patios, decks, suspended concrete floors, and balustrades.
- **Roof Exterior:** The roof including tiles, shingles & slates, roof sheeting, gables, flashings, skylights, vents, flues, valleys, guttering, downpipes, eaves, soffit, fascias and barges.
- **Roof Void:** The roof covering including roof framing, sarking, party walls, and insulation.
- **Sub-Floor:** The timber floor including supports, floor, ventilation, drainage, dampness, and suspended concrete floor.

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics or roof voids with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic or roof void is only partially accessed, thereby limiting the review of the attic or roof void area from the hatch area only. Inspectors will not crawl the attic or roof void area when they believe it is a danger to them or that they might damage the attic or roof void insulation or framing. There is a limited review of the attic or roof void area viewed from the hatch only in these circumstances

It is also now a Safe Work Practice requirement that no attic or roof void area will be entered unless all electrical power is isolated to all electrical circuits of the building or structure..

The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 meters, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected.

Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder using safe work practices and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

2) THE ACTUAL AREAS INSPECTED WERE

The Site, Building Interior, Building Exterior, Roof Exterior and Roof Void.

AREAS WHERE FULL INSPECTION RESTRICTED

PLEASE NOTE

PLEASE REFER TO EACH INDIVIDUAL AREA RE SECTIONS THAT WERE INCAPABLE OF BEING INSPECTED.

Since a complete inspection of **SOME AREAS** listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, low clearance in sub floor or roof void areas, ducts restricting access in sub floors or roof voids, plumbing restricting access in sub floor area, no access doors or access doors too small to sub floor or roof void and the like; then it follows that defects, timber pest activity and/or damage may exist in these areas and arrangements should be attempted to have these areas inspected.

In some circumstances this will not be possible, for example a low sub floor or heating ducts restricting access. To properly inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out.

Therefore, there will be an element of risk that defects/damage/termites/termite or timber pest damage and the like may exist in any physically or visually obstructed areas and only become apparent when access is made available.

WE DO NOT GUARANTEE IN ANY WAY that there **ARE OR ARE NOT** any defects, termite damage or live termites in any areas **NOT ABLE** to be inspected.

3) Restricted Areas Were Building Exterior, Building Interior, Garage, The Site,

APPARENT CONCEALMENT OF POSSIBLE DEFECTS

4) Were apparent Concealments seen. No apparent concealments were able to be identified at the time of Inspection

Special Note

1) If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied and You are not the owner occupier of the property, You agree to:

a) Obtain a written statement from the owner as to:

- i. any timber pest activity or damage;
- ii. any timber repairs or other repairs;
- iii. alterations or other problems to the property known to them;
- iv. any other work carried out to the property including timber pest treatments; and
- v. copies of any paperwork issued and the details of all work carried out, and if possible, provide such paperwork to the inspector prior to the inspection being carried out.

b) Indemnify the inspector from any loss incurred by You relating to the items listed in clause above where no such statement is obtained

2) The Report DOES NOT and CANNOT make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg; In the case of shower enclosures the absence of any dampness at the time of the Inspection does not necessarily mean that the enclosure will not leak); 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; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing or electrical work; durability of exposed finishes; detection and identification of flood level data related to the Inspected property; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the Inspector.

UTILITY STATUS

Water Was connected at time of inspection

Electricity Electricity was connected at the time of Inspection

Gas Gas was connected at the time of Inspection

REPORT SUMMARY PAGE

This is only a summary of the inspection and should not be relied on.

We strongly recommend you read the Inspection Report in its entirety.

Section	Condition#	Comment
SITE	6	COMMON CRACKS AND SETTLEMENT WERE OBSERVED ON THE DRIVEWAY. This does not have any effect on the actual structural integrity of the dwelling itself - Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.
EXTERIOR	35	Of areas visible, MINOR MAINTENANCE and general "wear and tear" issues were evident. These are generally considered aesthetic issues by the Inspector assessing the dwelling. Minor works may be required at your leisure. Please read below for details.
GARAGE - CARPORT	46	GENERAL AGE DETERIORATION - The window frame/components showed evidence of ageing and wear. <u>Recommendations:</u> General maintenance works required.
GARAGE - CARPORT	47	MINOR HAIRLINE TO 1 MM SLAB CRACKS - Note. Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a licensed Structural Engineer or qualified concreter for further advice.
STAIRS - PERGOLA - DECKS - BALCONIES	52	DECKING BOARD SURFACES ARE WEATHERED - <u>Recommendations:</u> We recommend cleaning and maintenance as needed.
STAIRS - PERGOLA - DECKS - BALCONIES	65	CEILING LINING JOINT CRACKS - Minor (hairline to 5mm) ceiling joint cracks visible. <u>Recommendations:</u> I recommend you contact a licenced plasterer for further advice and recommendations.
INTERIOR	87	BINDING HALL WINDOW/S - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.
INTERIOR	99	BINDING WINDOW/S - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.

INTERIOR	142	<p>BINDING WINDOW/S - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.</p>
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1 SITE**RETAINING WALLS****Type**

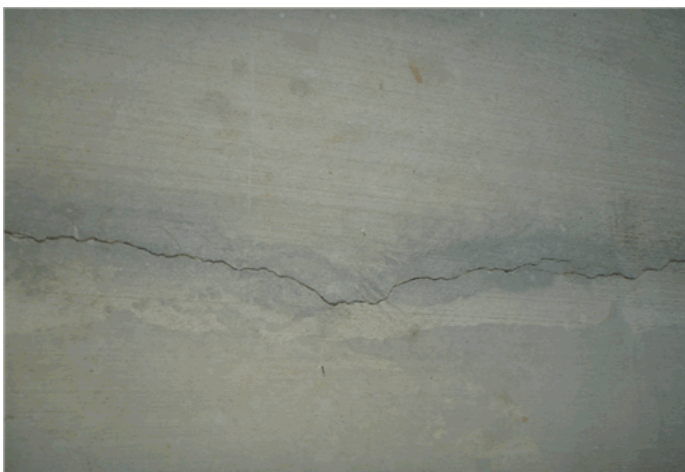
Retaining Walls are of concrete block construction

5) Retaining Wall

On visual inspection, the general condition of the Retaining Walls is Acceptable for the age.

**DRIVEWAY****6) Driveway**

COMMON CRACKS AND SETTLEMENT WERE OBSERVED ON THE DRIVEWAY. This does not have any effect on the actual structural integrity of the dwelling itself - Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.



PATHWAYS

7) Pathways

The paths around the home are in reasonable condition for the age of this dwelling with no major defects visible.



SURFACE DRAINAGE

8) Surface Drainage

Of the visible areas, the Surface Drainage is Acceptable

FENCES AND GATES

9) Fences

On visual inspection, the general condition of the Fences and Gates area is Acceptable for the age.

ENTRY PORCH

10) Overall Area

On visual inspection of the Porch area was Acceptable for the age.

11) Column - Post

POST RUST

Recommendations: Engage a licenced builder or trades person to carry out the necessary repairs or maintenance.

12) Roof

On visual Inspection the Porch Roof area was acceptable for the age

13) Ceiling Lining

On visual Inspection the Roof area was acceptable for the age.

SHED

14) Shed

The Shed is in Fair and Usable condition

WATER TANK

15) Tank

20,000 litre above ground



CERTIFICATIONS

16) Smoke Detectors

Have sighted certification documents

17) Wet Area Waterproofing

Have sighted certification documents

18) Glazing

Have sighted certification documents

19) Engineering

Have sighted certification documents

20) Electrical Have sighted certification documents

21) Energy Have sighted certification documents

22) Gas Not Applicable

23) Swimming Pool Safety Not Applicable

2 ROOFING

ROOF COVERING

Roof Covering Type	The Roof Covering is of Corrugated Sheet Metal material
27) Overall Area	Of the visible areas, the general condition of the Roof is Acceptable condition for the age.
28) Roof Cladding	The visual Inspection of the Roof Covering did not reveal any issues at the time of Inspection.
29) Flashing	The Flashing that was able to be viewed as part of the Inspection is Intact

The above is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components e.g. flashing, at this dwelling will not leak in the future.

3 GENERAL PLUMBING

HOT WATER UNIT

30) Hot Water Unit Findings	The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.
System Location	The hot water unit is located OUTSIDE .
System Type	The hot water unit is an ELECTRIC STORAGE system.
System Make	The make of the hot water unit is RHEEM.
System Capacity	400 litre
System Year of Manufacture	UNABLE TO ASCERTAIN.

GUTTERING

General Disclaimer

Leaks in guttering and down pipes can at times only be visible during periods of prolonged rainfall. Many times, this situation is not present during the inspection. Thus, the gutters should be regularly inspected by you during a period of rainfall to assess for any leaking. Leaks should be rectified as they have the potential to cause further deterioration of the dwelling. Blocked gutters should be cleaned regularly as this can cause blocking of down pipes, overflowing into eaves or the home and will also expedite rust in gutters and down pipes.

31) Guttering	All visible guttering appears in reasonable and acceptable condition with no apparent defects at the time of inspection. <i>NOTE Periodic maintenance checks should be carried out for rust penetrations and leaks.</i>
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DOWN PIPES

32) Downpipes	On Visual inspection no apparent defects were noted to the down pipes, However no comment can be made with regard to blockages , connections to stormwater or functionality in the absence of rain <i>NOTE: Periodic maintenance checks should be carried out for rust penetrations and leaks.</i>
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4 EXTERIOR

Limitations.

Limitations of the Exterior Inspection.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

PLEASE NOTE - If any wall cracking/cracks/openings are found at this dwelling, **WE CANNOT OFFER ANY GUARANTEE** that any visible wall cracks **WILL NOT** widen or lengthen over time or in the future as this is impossible to predict, we strongly recommend you contact a Structural Engineer for further advice.

WALLS

33) Exterior Wall Material

Weatherboard

EXTERIOR WINDOWS

Window Information

NOTE: Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the Consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open.

35) Windows

Of areas visible, **MINOR MAINTENANCE** and general “wear and tear” issues were evident. These are generally considered aesthetic issues by the Inspector assessing the dwelling. Minor works may be required at your leisure. Please read below for details.

EAVES OR SOFFIT

38) Eaves or Soffit

The Eaves are in good order with no notable defects

FASCIA AND BARGE BOARDS

39) Fascia and Barge Boards

On visual inspection, the general condition of the Fascia / Barge Boards is Acceptable.

5 GARAGE - CARPORT

GARAGE - CARPORT

Type

Attached Garage

Areas Restricted

Areas within the Garage were not Reasonably Accessable due to Storage of cupboards and other goods.

40) Overall Area

The Overall Area was acceptable for where no access restrictions existed, however there were areas that could not be reasonably accessed.



42) Wall Claddings

On visual inspection, the general condition of this area is Acceptable for the age.

43) Doors

On visual inspection, the general condition of this area is Acceptable for the age.

44) Ceilings

On visual inspection, the general condition of this area is Acceptable for the age.

45) Internal Walls

On visual inspection, the general condition of this area is Acceptable for the age.

46) Windows

GENERAL AGE DETERIORATION - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.

47) Floors

MINOR HAIRLINE TO 1 MM SLAB CRACKS - Note. Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you

monitor these cracks and if worsening occurs contact a licensed Structural Engineer or qualified concreter for further advice.



6 STAIRS - PERGOLA - DECKS - BALCONIES

STAIRS - STEPS

48) Overall Stairs - Steps

The Steps/Stairs appear to be functional with no notable defects



49) Riser 115mm - 190mm Going 240mm - 355mm

Rise and Going within acceptable standard

DECKING FINDINGS

50) Overall Decking

Of areas visible, there was no evidence of any major structural or safety issues to the decking

51) Deck Framework

On visual inspection, the general condition of this area is Acceptable for the age.

52) Decking Timber

DECKING BOARD SURFACES ARE WEATHERED - Recommendations: We recommend cleaning and maintenance as needed.

VERANDAH FINDINGS

63) Verandah

At the time of Inspection, no safety or obvious structural issues were sighted.

64) Verandah Frame

On visual inspection, the general condition of this area is Acceptable for the age.

65) Verandah Ceiling

CEILING LINING JOINT CRACKS - Minor (hairline to 5mm) ceiling joint cracks visible. Recommendations: I recommend you contact a licenced plasterer for further advice and recommendations.



66) Verandah Posts

On visual inspection, the general condition of this area is Acceptable for the age.

67) Verandah Rails and Balustrading

The visual Inspection did not identify any unsafe or non-compliant issues with respect to the Verandah Rails and Balustrading.

68) Verandah Flooring

On visual inspection, the general condition of this area is Acceptable for the age.

7 ELECTRICAL

LIMITATIONS

Your Inspector will make comment on the electrical condition of your property in a manner in keeping with the requirements of a visual only, non-invasive inspection procedure as required. This will mean panels and covers will not be removed to conduct any inspection process.

Your PBRS Inspector is a qualified electrician.

METER BOX

69) Location Outside near Garage

SWITCHBOARD

70) Location Switchboard is located inside the dwelling

71) Access Access to the switchboard is restricted by stored items

Power Circuits 6 Circuits

Lighting Circuits 4 Circuits

72) Safety Devices All General Power Outlet and Lighting Circuits. Other equipment circuits not protected, however they are also not required to be protected.

WIRING

73) Roof Void Cables that were able to be observed appeared to be installed in an untidy and unsafe manner. We would recommend a licenced electrical contractor be engaged to address cable these issues.

74) Sub-Floor Cables that were able to be observed appeared to be installed in a tidy and safe manner.

General On visual inspection, the general condition of this area is Acceptable for the age.

FITTINGS

75) Power

All Power Outlets appear to not be cracked or damaged. Our Inspection cannot identify electrical functionality or safety.

76) Lighting

All Lighting Switch Plates appear to not be cracked or damaged. Our Inspection cannot identify electrical functionality or safety.

EARTHING

77) Earth Stake

Located at the Southern end of the house at a location near the Garage

Earth Bonding

The Earth Bonding connection visually looks OK. This Inspection does not perform electrical measurements and as such cannot be used to confirm correct Earth Bonding.

Good Earth Bonding is the basic requirement to have a safe electrical condition of a property. The earth bonding cable and bonding clip should always be maintained in good condition.

8 INTERIOR

DOORS

- 81) Front Entry Doors The Doors are in functional state with no notable defects observed
- 82) Other Doors Other doors such as Sliding , Side entry etc.. are functional

LIMITATIONS

NOTE: Any Reported Cracking to the interior walls in this report should be referred to a Structural Engineer for further evaluation.

The condition of walls behind wall coverings, paneling and furnishings cannot be inspected or reported on. Only the general condition of visible portions of floors is included in this inspection. Water leaks at windows and other areas and penetration are difficult to detect when it is not raining. consult with the vendor as to any existing leaks that may be present. Check with owners for further information.

Where fitted, wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

HALL

- 83) Overall Area The Hall is in acceptable condition with no notable structural defects
- 84) Door On visual inspection, the general condition of this area is Acceptable for the age.
- 85) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.
- 86) Walls On visual inspection, the general condition of this area is Acceptable for the age.
- 87) Windows **BINDING HALL WINDOW/S** - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently.

If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.

88) Flooring

On visual inspection, the general condition of this area is Acceptable for the age.

STUDY**89) Overall Area**

The Study is in acceptable condition with no notable structural defects

90) Door

On visual inspection, the general condition of this area is Acceptable for the age.

91) Ceiling

On visual inspection, the general condition of this area is Acceptable for the age.

92) Walls

On visual inspection, the general condition of this area is Acceptable for the age.

93) Windows

On visual inspection, the general condition of this area is Acceptable for the age.

94) Flooring

On visual inspection, the general condition of this area is Acceptable for the age.

LOUNGE ROOM**95) Overall Area**

The Lounge Room is in acceptable condition with no notable structural defects

96) Door

On visual inspection, the general condition of this area is Acceptable for the age.

97) Ceiling

On visual inspection, the general condition of this area is Acceptable for the age.

98) Walls On visual inspection, the general condition of this area is Acceptable for the age.

99) Windows **BINDING WINDOW/S** - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.

100) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

DINING

101) Overall Area Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

102) Door On visual inspection, the general condition of this area is Acceptable for the age.

103) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.

104) Walls On visual inspection, the general condition of this area is Acceptable for the age.

105) Windows On visual inspection, the general condition of this area is Acceptable for the age.

106) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

RUMPUS

113) Overall Area Of the visible areas, the general condition of the Rumpus/ Theatre Room is Acceptable with no notable defects visible

- | | |
|----------------------|---|
| 114) Door | On visual inspection, the general condition of this area is Acceptable for the age. |
| 115) Ceiling | On visual inspection, the general condition of this area is Acceptable for the age. |
| 116) Walls | On visual inspection, the general condition of this area is Acceptable for the age. |
| 117) Windows | On visual inspection, the general condition of this area is Acceptable for the age. |
| 118) Flooring | On visual inspection, the general condition of this area is Acceptable for the age. |

STAIRS

- | | |
|--------------------|--|
| 119) Stairs | The Interior stairs are in a Serviceable condition with no notable defects sighted |
|--------------------|--|

BEDROOM 1

- | | |
|--------------------------|---|
| 120) Overall Area | Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling. |
| 121) Door | On visual inspection, the general condition of this area is Acceptable for the age. |
| 122) Ceiling | On visual inspection, the general condition of this area is Acceptable for the age. |
| 123) Walls | On visual inspection, the general condition of this area is Acceptable for the age. |
| 124) Windows | On visual inspection, the general condition of this area is Acceptable for the age. |

125) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

BEDROOM 2

126) Overall Area Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling.

127) Door On visual inspection, the general condition of this area is Acceptable for the age.

128) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.

129) Walls On visual inspection, the general condition of this area is Acceptable for the age.

130) Windows On visual inspection, the general condition of this area is Acceptable for the age.

131) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

BEDROOM 3

132) Overall Area Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling.

133) Door On visual inspection, the general condition of this area is Acceptable for the age.

134) Ceilings On visual inspection, the general condition of this area is Acceptable for the age.

135) Walls On visual inspection, the general condition of this area is Acceptable for the age.

136) Windows On visual inspection, the general condition of this area is Acceptable for the age.

137) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

BEDROOM 4

138) Overall Area Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling.

139) Door On visual inspection, the general condition of this area is Acceptable for the age.

140) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.

141) Walls On visual inspection, the general condition of this area is Acceptable for the age.

142) Windows **BINDING WINDOW/S** - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.

143) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

9 BATHROOM(S)**LIMITATIONS**

NOTE: Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. Determining whether shower areas, bath/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage.

As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

BATHROOM 1**Location****DOWNSTAIRS****159) Overall Area**

Of the visible areas, the general condition of this Bathroom is acceptable or in reasonable condition for age of dwelling.

160) Door

On visual inspection, the general condition of this area is Acceptable for the age.

161) Ceiling

On visual inspection, the general condition of this area is Acceptable for the age.

162) Walls

On visual inspection, the general condition of this area is Acceptable for the age.

163) Window

On visual inspection, the general condition of this area is Acceptable for the age.

164) Flooring

On visual inspection, the general condition of this area is Acceptable for the age.

165) Sink

On visual inspection, the general condition of this area is Acceptable for the age.

166) Shower-Walls-Screen On visual inspection, the general condition of this area is Acceptable for the age.

167) Toilet On visual inspection, the general condition of this area is Acceptable for the age.

168) Ventilation An exhaust fan is **PRESENT AND OPERABLE** in the bathroom - regular cleaning advised.

BATHROOM 2

Location

UPSTAIRS

169) Overall Area Of the visible areas, the general condition of this Bathroom is acceptable or in reasonable condition for age of dwelling.



170) Door On visual inspection, the general condition of this area is Acceptable for the age.

171) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.

172) Walls On visual inspection, the general condition of this area is Acceptable for the age.

173) Window On visual inspection, the general condition of this area is Acceptable for the age.

174) Flooring	On visual inspection, the general condition of this area is Acceptable for the age.
175) Sink	On visual inspection, the general condition of this area is Acceptable for the age.
176) Shower-walls-screen	On visual inspection, the general condition of this area is Acceptable for the age.
177) Toilet	On visual inspection, the general condition of this area is Acceptable for the age.
178) Ventilation	On visual inspection, the general condition of this area is Acceptable for the age.

10 KITCHEN**FINDINGS**

NOTE: Inspection of appliances is outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, range hoods, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Cupboards with stored items restrict the visual inspection and as such no comment can be made on these areas. It follows that we cannot guarantee that there are or are not any defects in areas unable to be visually inspected.

189) Sink and Taps	On visual inspection, the general condition of this area is Acceptable for the age.
190) Cupboards And Bench Tops	These components appear to be in a Serviceable and Acceptable condition
191) Walls-Floors-Ceiling	On visual inspection, the general condition of this area is Acceptable for the age.
192) Windows And Doors	On visual inspection, the general condition of this area is Acceptable for the age.

11 LAUNDRY**FINDINGS****Note -**

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

Restricted Areas

There is **OWNERS POSSESSIONS, ITEMS IN CUPBOARDS/UNDER WASH TUB & PERSONAL BELONGINGS PRESENT** which is **PREVENTING A THOROUGH INSPECTION** of some areas of the LAUNDRY from being undertaken.

198) Overall Area

Of the visible areas, the general condition of the Laundry is Acceptable

199) Door

On visual inspection, the general condition of this area is Acceptable for the age.

200) Ceiling

On visual inspection, the general condition of this area is Acceptable for the age.

201) Walls

On visual inspection, the general condition of this area is Acceptable for the age.

203) Flooring

On visual inspection, the general condition of this area is Acceptable for the age.

204) Taps and Tub

On visual inspection, the general condition of this area is Acceptable for the age.

12 ROOF VOID

ROOF VOID FINDINGS

Access Limitations

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited view of the attic area viewed from the hatch only in these circumstances. Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder using safe work practices and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

It is also now a Safe Work Practice requirement that no attic or roof void area will be entered unless all electrical power is isolated to all electrical circuits of the building or structure..

Restricted Areas	Access was limited due to Airconditioning Ducting and Roof A/C Plant
Roof Frame Type	Pine Truss
205) Roof	Roof Frame appears to be within useful life
206) Roof Cladding	On visual inspection, the general condition of this area is Acceptable for the age.

INSULATION AND SARKING

207) Insulation	NO DEFECTS IN VISIBLE SECTIONS able to be inspected of observed.
208) Sarking	SARKING DETERIORATED/ DAMAGED / AGED IN AREAS - <u>Recommendations:</u> A Qualified Roofing Contractor should be engaged for advice and recommendations.

14 TESTING - SPECIALISED EQUIPMENT

LIMITATIONS

Thermal imaging of walls, ceilings, and other structural components within a building is known as Non-Destructive or Non-Invasive Testing. We are able to detect concealed damage caused by moisture or fungal rot, termites and other pests. We can find water leaks and their source, electrical faults and more.

A moisture meter is used to detect increased moisture levels in walls, this can indicate water leakage issues or can be an indication of termite shelter tubes hidden behind walls, these tubes provide high moisture conditions that encourage subterranean termite infestations.

Remember, a **Moisture Meter** will not find termites, it will find areas of high moisture content. Termites may bring moisture into the wood, so that is why it is an essential tool to employ when carrying out a termite inspection.

PBRS use a Moisture meter in all our and services. This allows us to make an informed recommendation for possible further Invasive Investigation.

Borescopes are mostly used in non-destructive or non-invasive testing techniques for recognizing defects or imperfections that would otherwise be unknown due to Reasonable Access issues.

THERMAL IMAGING

Areas Scanned

All Wet Areas

217) Results of Scan

No issues found at the time of Inspection

MOISTURE METER

Areas Measured

All Wet Areas

218) Results

No issues found at the time of Inspection

15 CONCLUSION

CONCLUSION AND SUMMARY

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

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

The incidence of Major Defects and Minor Defects and overall condition of this Residential Building as compared with similar Buildings is listed below.

220) The incidence of Major Defects.	The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered LOW
221) The Incidence of Minor Defects	The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered LOW
222) The Overall Dwelling	The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is ABOVE AVERAGE.

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

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is **NOT** the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Definitions

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 buildings 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.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a major defect.

Accessible area: Any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Important Advice

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geo-technical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

Septic Tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool equipment and plumbing as well as the requirements to meet the standard for Pool Safety. Failure to conduct a Pool Safety Inspection and put into place the necessary recommendations, could result in fines for non compliance under the legislation.

Professional Building Report Services are qualified Pool Safety Inspectors and can offer a Pool Safety Inspection as a separate service, check with us for a copy of our Check List to assist you in achieving successful Certification compliance after the first inspection. Non-Compliance can cost additional charges for re-inspection.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report: Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the Inspection, form an integral part of the report.

1) This report is **NOT** an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) **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. The inspection **WILL NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector **WILL NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); 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; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

4) CONSUMER COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty-one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty-one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty-one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty-one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

5) ASBESTOS DISCLAIMER:

No inspection for asbestos was carried out at the property 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 then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert."

6) MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:

Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause

health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property 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 Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7) MAGNESITE FLOORING DISCLAIMER:

No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8) ESTIMATING DISCLAIMER:

Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of fourteen (14) days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

OTHER ASSESSMENTS RECOMMENDED

Electrical Installation:

All electrical wiring, meter-box and appliances can only be checked by a qualified electrician. Your PBRS Inspector is a licensed electrician and keeping within the Visual Inspection parameters of this inspection process, will provide qualified and expert comment regarding the condition of all visible electrical installation components of the property being inspected.

Plumbing:

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

Hot Water Service:

All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas:

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas

plumber be consulted for further advice.

Phone:

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors:

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

RISING DAMP INFORMATION

Rising damp occurs as a result of capillary suction of moisture from the ground into porous masonry building Materials such as stone, brick, earth and mortar. The moisture evaporates from either face of the wall (inside or outside), allowing more to be drawn from below. The height to which the moisture will rise is determined by the evaporation rate and the nature of the wall. To prevent rising damp it is normal practice to build in an impermeable barrier at the base of the wall just above ground level. This is known as the damp-proof course (DPC) or sometimes as the damp course. Modern DPCs are generally 0.5 mm thick black polyethylene sheeting. Early DPCs included overlapping roofing slates, lead sheets, glazed ceramic tiles (made for the purpose) and various bitumen-based materials, including tar-sand mixes which were laid hot.

Masonry containing a high proportion of fine pores will allow the water to rise higher than a coarse pored material; basically the water is carried up the wall in the finer pores and not those of large diameter. The average size of pores in masonry gives a theoretical rise of around 1.5 meters but where evaporation is severely retarded, for example by the use of impervious membranes, moisture can sometimes rise in excess of 2 meters. Rising damp is often caused by bridging of the DPC. This happens when external renders or internal plasters provide a moisture pathway around the DPC. If rising damp, salt residue on lower walls, lower wall paint flake has been detected and reported on in this report, it is essential that you contact a specialist to ascertain how extensive the problem may be. Accurate diagnosis of the cause and extent of the damp problem is very important, even if there is evidence in one area and no visible evidence in other areas. Specialist advice should be sought prior to purchasing the dwelling.

Terminology

The Definitions below apply to the **TYPES OF DEFECTS** associated with individual items/parts or Inspection areas.

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

CONTACT THE INSPECTOR

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

The Inspection and Report was carried out by: **Gavin Stonier**

Builders License:

QBCC 1275457

Contact The Inspector on:

0412764233

For and on Behalf of:

Professional Building Report Services

Signature:

(Only required if Hardcopy is provided to the Client)

End of Building Report