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## **Pre-Purchase Inspection – Residential Building Report**

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections – Residential buildings – Appendix C



Inspected property address:	<b>2 Leask Avenue MILDURA VIC 3500</b>	
Inspection date:	<b>2 August 2021</b>	Time: <b>9:00am</b>
Weather conditions:	At time of inspection: <b>Dry</b>	Recent: <b>Light rain</b>
Client details:	Name: <b>Angela Kalamaris</b>	
	Address:	
	Phone:	
	E-mail: -	
	Client present at inspection: <b>No</b>	
Building Consultant conducting inspection:	<b>Stephen Burgess</b> <b>Registered Building Practitioner DB-U 14134</b> <b>Phone: 0404 009 611</b>	
Real Estate Agent:	<b>Cheryl Reberger</b> <b>Collie and Tierney Mildura</b> <b>Phone: 0408 214 360</b>	Present at inspection: <b>No</b>
Additional persons in attendance at inspection	-	

## Agreement Details

The purpose of the inspection is to identify the major defects /safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007. This report does not include an estimate of the cost for rectification of the defects, and it is not a certificate of compliance of the property nor is it a warranty against problems developing with the property in the future. The overall condition of this building has been compared to similarly constructed and reasonably maintained buildings of approximately the same age. **Major defect** means a defect of such significance that without correction would not avoid safety concerns, loss of the intended practical performance of the building element or further deterioration of the property.

Inspection Report & Agreement No:	<b>2565</b>	Agreement Date: <b>30 July 2021</b>
Special Requirements or conditions requested by client:	<b>No</b>	
Changes to the Inspection Agreement requested:	<b>None</b>	Details: - Date & Time of Change of Agreement was accepted: -

Often it can be 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 in this report then you should contact Stephen, your inspecting Building Consultant, to have the matter explained to you.

Stephen will always be available to discuss any aspect of the report further should you feel it necessary. Please do not hesitate to call on ph: 0404 009 611.

## Property Description

Building type:	<b>Single storey domestic house</b>
Description:	<b>Three bedrooms, one bathroom, dining, lounge, single carport</b>
Estimated age:	<b>Seventy years old</b>
Currently occupied:	<b>No</b>
Furnished at time of inspection:	<b>No</b>
Foundation type:	<b>Hardwood stumps</b>
External walls:	<b>Weather-board</b>
Roof:	<b>Pitched hardwood with iron covering</b>
Windows:	<b>Aluminium and timber</b>
Internal walls and ceiling:	<b>Plaster and other sheeting</b>
Flooring interior:	<b>Tongue and groove hardwood</b>
Extensions and additions:	-

## **Access**

This report details areas where reasonable access was available for visual inspection.

Dimensions for Reasonable Access (mm)

Roof Interior: manhole- 400 x 500, crawl space 600 x 600, accessible from a 3.6m ladder.

Roof Exterior: accessible from a 3.6m ladder placed on the ground in compliance with Occupational Health and Safety regulations.

**Reasonable access does not include creating access holes or the removal of any fastenings or sealants.**

Subfloor areas will only be inspected if considered it is safe to do so by the inspecting Building Consultant.

## **Areas inspected and restrictions to the inspection**

The building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

No inspection was made of concealed frame timbers or concealed eaves or any areas including, but not limited to, areas concealed by wall linings/slidings, soil, landscaping, deck areas, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to visual inspection.

The following areas were inspected where present and within the scope of the visual inspection: **The Site, Building Exterior, Building Interior, Roof Interior, Roof Exterior, Cracking to Building Members, Services**

Other areas inspected were: **Nil**

## **Restrictions:**

- Within the scope of the visual inspection, area **NOT inspected** was: **Subfloor**  
Reason: **No crawl space to gain access**
- Within the scope of the visual inspection, area **NOT FULLY inspected** was: **Nil**  
Reason: **N/A**

## **Recommendations to gain access and reinspect**

It is strongly recommended that where inspection was restricted, obstructions should be moved, or access created to concealed areas to allow re-inspection to determine if any major defects/safety hazards exist in these areas/sections. **No responsibility can be held by the inspecting Building Consultant for any defects concealed.**

## **Factors that influenced the inspection/report outcome**

There may be limitations to the inspection, apart from "Access Issues" noted above, which may have effect on the inspection and/ or the preparation of the report.

The limitations were: **Nil**

Details of apparent concealment of possible defects: **Nil**

Evidence of apparent concealed defect(s) was seen and details were: **Nil**

Information provided to the inspecting Building Consultant that has a bearing on the inspection and/or report: **Nil**

Additional information provided to inspecting Building Consultant was: **Nil**

Details of other factors influencing the inspection: **Nil**

## **Areas recommended for client to further investigate**

The inspecting Building Consultant may suspect a possible defect that relates to an area outside their realm of expertise. The Building Consultant is not qualified to comment upon these however, it may be recommended that a Special Purpose Inspection Report be undertaken by a suitably qualified/licenced person. Further inspections are to be arranged by the client.

**The client understands that the inspecting Building Consultant will not be liable for any problems, defects or structural failure that may arise from the client choosing not to act upon recommendations stated in this report.**

## **Special Purpose Inspection Reports**

The Building Consultant is not adequately qualified to comment on a service that is outside his expertise. If there is a Special Purpose Inspection Report listed, we strongly recommend it/they be obtained by the client prior to any decision to purchase property.

Are there any recommendations specific to this report for client to obtain a Special Purpose Inspection Report? **Yes**

**List of Special Purpose Inspection Reports are strongly recommended to be obtained by the Client for the following:**

- I. Timber Pest Inspection**
- II. Electrical Inspection**
- III. Plumbing Inspection**
- IV. Mechanical Services**
- V. Drainage Inspection**
- VI. Appliances Inspection**
- VII. Air Conditioning Inspection**

End of section

## **Defects are reported on in the context of age and type of the property**

The definitions below apply to the **TYPES OF DEFECTS** associated with individual items/parts or inspection areas

<b>Defect type</b>	<b>Definition</b>
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 Damp related	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
Installations	The installation of an item is unacceptable, has failed or is absent

## INSPECTION FINDINGS

### Major defects /safety hazards, location and the inspecting building consultants recommendations specific to this report

#### THE SITE



#### Shed

The garden shed structure is unstable and in an overall deteriorated state. There are wood rot damaged timbers throughout and loose and damaged wall cladding sheets. The wall cladding sheets are not painted exposing raw material.

There is a possibility of the wall cladding sheets containing asbestos. This presents a potential safety hazard if interfered with.

Seek special purpose asbestos inspection before conducting any alterations and licenced Builder to rectify.

## THE EXTERIOR



### External Cladding

There are gaps around the power meter box which will allow water to enter inside the wall cavity.

This presents an electrical safety hazard and will allow water to enter unintended locations.

Contact licenced Builder to rectify

## THE INTERIOR



### Floors

The floors throughout the entire house are distorted, out of level.

Contact licenced Re-stumper to rectify.

In the context of this report the subfloor could not be inspected. Refer to access restrictions and recommendations on pages 3 and 4 of this report.



### **Ceilings**

There is some moisture damage present in the loungeroom, passage and middle bedroom plaster ceiling sheets.

This indicates water has been entering unintended locations.

Contact licenced Plumber to investigate water ingress and rectify.

Note: See comments on page 8 of this report under the heading The Roof Exterior.

### **THE ROOF INTERIOR**

In the context of this report there were no visual major defects or safety hazards at the time of inspection.

### **THE ROOF EXTERIOR**



### **Gutters and Downpipes**

The front house downpipes are not connected to a stormwater piping system.

This will allow water to spill into unintended locations and run back under the house which may cause foundation issues.

Contact licenced Plumber to rectify.



### **Roof Flashings**

The roof flashings require maintenance. There are some squashed roof flashing sheets and some loose and missing fixings over the entire roof area.

This may allow water to enter unintended locations.

Contact licenced Plumber to rectify.

### **THE SUBFLOOR**

In the context of this report the subfloor could not be inspected. Refer to access restrictions and recommendations on pages 3 and 4 of this report.



**ADDITIONAL OBSERVATIONS FROM INSPECTION/MINOR DEFECTS:**

- There was no power connected at time of inspection.
- The carport has no guttering system installed. There is some wood rot damage in the outside roof framing timber components.



- There is some material deterioration in the form of corrosion in the bottom few courses of bricks in the loungeroom chimney. Monitoring required as further deterioration will weaken the chimney structure. Contact qualified Bricklayer to rectify.



- There is a possibility of the eave linings containing asbestos. This presents a potential safety hazard if interfered with. Seek special purpose asbestos inspection before conducting any alterations.



- There is a possibility of the bathroom patten wall lining sheets and the laundry wall and ceiling lining sheets containing asbestos. This presents a potential safety hazard if interfered with. Seek special purpose asbestos inspection before conducting any alterations.



- There is some moisture damage in the kitchen wall splash back sheeting and in the timber bench tops.



- There is some rust damage in the house gutters. The guttering system is blocked and requires cleaning to allow water to escape as intended.



- There is some wood rot damage in the house timber fascia boards.



### **General Note**

Where **access was not available or restricted** also refer to the section “Areas Inspected and Restrictions to the Inspection”.

### **SERVICES**

#### **Electrical Installation:**

All electrical wiring, meter-box and appliances need to be checked by a licenced Electrician. The checking of any electrical item is outside the scope of this report. It is recommended that a licenced Electrician be consulted for further advice.

#### **Plumbing:**

All plumbing needs to be inspected and reported on by a licenced Plumber. It is recommended that a licenced Plumber be consulted for further advice.

#### **Hot Water Service:**

All hot water services need to be inspected and reported on by a licenced Plumber and/or licenced Electrician. It is recommended that licenced Plumber and/or licenced Electrician be consulted for further advice.

#### **Gas:**

All gas services need to be inspected and reported on by a licenced Gas Plumber. It is recommended that a licenced 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 is 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 a licenced Electrician be consulted to give advice on those installed or install these detectors.

## **Cracking of building items – IMPORTANT INFORMATION**

Regardless of the appearance of the cracks the inspecting Building Consultant carrying out a visual inspection within the scope of the building agreement and report is unable to determine the expected consequences of the cracks.

Obtaining information regarding:

- a. the nature of the foundation material on which the building is resting;
- b. the design of the footings;
- c. the site landscape;
- d. the history of the cracks; and
- e. carrying out an invasive inspection

**all fall outside the scope of this inspection.** However, the information obtained from the five items above is valuable in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into structural problems for the homeowner resulting in major expensive rectification work been carried out.

**If cracks have been identified in the inspection findings of this report, then it is the clients responsibility to arrange an inspection by a qualified STRUCTURAL ENGINEER to determine the significance of the cracking prior to a decision to purchase or settlement.**

## **Conclusion and Summary**

The purpose of the inspection is to identify the major defects/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 similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of MAJOR DEFECTS** in this residential building as compared with similar buildings is considered: **TYPICAL**

**The incidence of MINOR DEFECTS** in this residential building as compared with similar buildings is considered: **TYPICAL**

### **Definitions related to defects:**

**High:** The frequency and/or magnitude of defects are beyond the inspecting Building Consultant 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 inspecting Building Consultant 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 inspecting Building Consultant expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**The OVERALL CONDITION** of this residential dwelling in the context of its age, type and general expectations of similar properties is: **AVERAGE**

### **Definitions related to overall condition of property:**

**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.

### **Further important advice**

**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 Geotechnical 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 licenced Plumber.

**Swimming Pools:** Swimming pools/spas are not part of the standard building report under AS4349.1-2007 and are therefore not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

**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 stormwater runoff and have the water directed away from the house off to stormwater pipes by a licenced Plumber/Drainer.

**Strata Title/Company Title:** 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. Where an item is noted as being part of the Common Area, the item is outside the scope of this report. It is strongly recommended that an inspection and report on these areas be obtained prior to any decision to purchase the property. Obtaining these reports will better equip the purchaser to make an informed decision.

**Extensions/Additions:** It is the owners responsibility to make sure approval for all extensions and additions have been obtained from the local council if applicable.

End of section

### **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 and those agreed to in the 'Building Agreement', which define the scope and limitations of the inspection, form an integral part of the report.

This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not depends to a large extent, upon the age and 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.

**This is a visual inspection only** limited to those areas and sections of the property fully accessible and visible to the inspecting Building Consultant on the date of inspection. The inspection DID 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 inspecting Building Consultant CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspecting Building Consultant DID 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.

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 (*e.g. 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; 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 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).

### **Complaints Investigation**

In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

### **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 health risk.. You should seek advice from a qualified asbestos removal expert.

### **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.

### **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.

### **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 inspecting Building Consultant 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 inspecting Building Consultant 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 inspecting Building Consultant (including but not limited to or any area(s) or section(s) so specified by the report).

## **Definitions**

**Defect:** A variation or fault in material or a component or assembled element that deviates from its intended appearance or function.

**Major Defect:** A defect of such significance that without correction would not avoid safety concerns, loss of the intended practical performance of the building element or further deterioration of the property.

**Minor Defect:** A defect that is not what is described as a major defect.

**(Inspecting) Building Consultant / Inspector:** The person or company responsible for carrying out the inspection.

**Limitation:** Any factor that contributes to a difficulty in achieving what the purpose of the inspection intended.

**Property:** The Building and Site including fences that is up to 30 metres from the main building and within the boundaries of the site. This includes the main dwelling and one outhouse (e.g. shed or garage).

**Structural Inspection:** A visual assessment of the property within the scope of an inspection to establish if any major defects are present in accordance with the Building fundamentals, and to form an opinion regarding the general condition of the structure of the property.

**Invasive Inspection:** Pulling apart and/or dismantling items in any way.

**Special Purpose Report:** Report obtained from a professional expert specific to their area of expertise.

**You/ (The) Client:** The person(s) or other legal entity for which the inspection is to be carried out. If the person(s)'s wishes an agent to act for and on their behalf, then this needs to be put in writing. The client is the person(s) or parties jointly and severally, together with any agent of that party whose name is on the front of the report who have signed the agreement and agreed to pay the inspection fee prior to the report being given.

**Before U Buy Property Inspections:** Name of our company.

**(Our) Company:** Before U Buy Property Inspections Pty Ltd

**Terms related to specific defects:**

**Poor:** In a deteriorated state. Not fit for purpose for which it was intended. Possibly beyond repair.

**Below average:** Reaching a poor state of condition while still possibly fit for use.

**Average:** Condition comparable with similar aged item. Fit for use.

**Safety hazard:** Any observable item that may be susceptible to a present or imminent serious safety risk.

**Access to Australian Standard 4349.1-2007**

For information on where to obtain the Australian Standard 4349.1-2007 Inspection of Buildings Part 1 Pre-purchase Inspections contact [www.buildingcommission.com.au](http://www.buildingcommission.com.au) or [www.saiglobal.com](http://www.saiglobal.com).

End of report

**The inspection and report was carried out by Stephen Burgess on behalf of Before U Buy Property Inspections Pty Ltd**

Registered Builders Licence: **DB- U 14134**

Insurance Accreditation Number: **AUS-10-9642**

Dated this third day of August of the 2021<sup>st</sup> year.

Signature (Stephen Burgess):



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