



## PROPERTY INSPECTION REPORT

### PROPERTY

### INSPECTION DATE

January 2007

### CLIENTS

### TELEPHONE

### email

### REF

10876

### DESCRIPTION OF PROPERTY.

The property is a two storey semi detached cottage constructed from rendered brick walls and roofed with concrete tiles. Internally, floors are mostly timber, walls are mostly rendered brick and the ceilings are fibrous plaster or plasterboard. Windows are timber framed.

The first floor level is part brick veneer, but mostly done in "Blueboard"

Accommodation on the ground floor level includes entry porch, entry vestibule and hallway, bedroom 3, bedroom 4, bathroom 1, laundry cabinet, kitchen, family room, and there is a deck to the rear

On the upper level is the stair and upper hallway, bedroom 1, front balcony, ensuite bathroom 1, bedroom 2, and upper living room

Externally there is a car space in the rear yard

### GENERAL COMMENTS

This inspection and report was completed in consideration of the requirements of the Australian Standards AS 4349.1 1995 (Property Inspections - Residential Buildings)

This report reflects the state and condition of the property at the time of the inspection. Nothing in this report should be taken as a guarantee that problems will not arise in the future. Different weather conditions to that experienced at the time of the inspection could reveal evidence of defects that may otherwise be undetectable.

Please refer to our standard conditions of engagement printed on the reverse of the first page of this report. These conditions are essential terms in the Contract between the purchasers and our company. In the event that these terms are unacceptable, please return the original copy of our report together with a cancellation fee of \$250.00 within 7 days of the above date.

The weather at the time of the inspection was fine and dry

The property was furnished at the time of the inspection

### PEST INSPECTION

Please refer to separate Timber Pest Inspection Report.

**ROB WHELAN (Lic No BC 243)**

**For Advanced Building Inspections**

**Advanced Building Inspections Pty Ltd**

A.B.N. 69 090 491 277

## GENERALLY

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 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 engineering nature you should consult 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 day of the inspection. The Inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to foliage, mouldings, roof insulation or sarking, floor or wall coverings, siding, ceilings, floors, furnishings, appliances or personal possessions. The Inspector cannot see inside walls, between floors, inside skillion roofs, behind stored goods in cupboards, other areas that are concealed or obstructed. The Inspector did not dig, gouge, force or perform any other intrusive or destructive procedure. Visible timbers cannot be destructively probed or hit without the written permission of the property owners.
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 (for example - 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 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 inaccessible or partly inaccessible areas or sections of the property. **(NB Such matters may be covered under terms of a Special Purpose Report)**
4. **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 General Remarks section of the report. 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 likely cost of remediation and removal. Buildings built prior to 1982 may have wall and / or ceiling linings, roof coverings and other products that contain asbestos. If the building was built before this date, you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the likely cost of sealing or removal.
5. This standard property report is conditional upon or conditional in relation to
  - a. information provided by the person, the employees or agents of the person requesting the report;
  - b. the specific areas of "expertise" of the consultant specified in the report;
  - c. apparent concealment of possible defects; or
  - d. any other factor limiting the preparation of the report.
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 Health Department or a qualified expert such as an Industry Hygienist.
7. **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 for what a contractor is prepared to do the work being carried out. The inspector accepts no liability for any estimates provided throughout this report.
8. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
9. The original building appears to be around 70 years old, but the building appears to have been renovated in the last 5 years or so. It should be understood that similar buildings were erected over a considerable period and that estimates of building age should be regarded as approximate..

## ACCESS AND LIMITATIONS

The Areas Inspected were: Exterior, interior, part under floor spaces, roof spaces, fences, and landscaping

(Only structures and fences within 50m of the main building and within the boundaries of the site were inspected.)

**1. The Area\*(s) NOT Accessible for any Inspection and the Reason(s) why were:**

Part under floor spaces due to limited clearances, and stored junk  
Part roof spaces due to limited clearances, insulation, sarking

Further Inspection of these areas is strongly recommended once access has been obtained.

(No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to visual inspection.)

**2. The Area\*(s) in which Visual Inspection was Obstructed and the Reason(s) why were - as above**

\* No comment is made on these concealed areas

Further Inspection of these areas is strongly recommended once access has been obtained.

**3. The Area(s) and/or Section(s) to which Access should be gained or fully gained are:**

Under floor spaces below the front sections, part roof cavity, timber flooring under carpets and fixed floor finishes

Further Inspection of these areas is strongly recommended once access has been obtained.

## PART A - ROOM BY ROOM EXAMINATION

### A. GROUND FLOOR LEVEL

**1. ENTRY PORCH**

Floor	Concrete slab structure, finished with ceramic tiles. Floor structure could not be inspected from under side but appears to be in satisfactory condition.
Walls	Cement rendered brickwork, found to be in satisfactory condition.
Ceiling	Fibro ceiling - found to be in satisfactory condition. Caution - this material may contain asbestos.
Doors	Timber framed glazed door in satisfactory condition. External security doors fitted - found to be in satisfactory condition.
Window	Timber framed highlight over entry door, found to be in satisfactory condition. Timber framed, casement hung windows, found to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.
Electrical Meter Box	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**2. ENTRY VESTIBULE AND HALLWAY**

Floor	Appears to be a Karri pine floor, in reasonable condition. There is some anobium borer damage in the flooring timbers Floor and structure inspected from the under side and found to be in good condition - see general comments in under floor section.
Walls	Set plastered brickwork, found to be in satisfactory condition.
Ceiling	Lath and plaster construction, decorative cornices, found to be in reasonable condition.
Doors entry	Timber framed glazed door in satisfactory condition. External security doors fitted - found to be in satisfactory condition.
internal	Solid timber door, paint finish - found to be in satisfactory condition.
Window	Timber framed highlight over entry door, found to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**3. BEDROOM 3**

Floor	Appears to be a Karri pine floor, in reasonable condition. There is some anobium borer damage in the flooring timbers Floor and structure inspected from the under side and found to be in good condition - see general comments in under floor section.
Walls	Set plastered brickwork, found to be in satisfactory condition.
Ceiling	Lath and plaster construction, decorative cornices, found to be in reasonable condition.
Doors	Solid timber door, paint finish - found to be in satisfactory condition.
Windows	Timber framed, casement hung windows, found to be in reasonable condition.
Trims & Architraves	Found to be in satisfactory condition.
Fireplace	Has been removed and decommissioned.
Pest	Please refer to separate Timber Pest Inspection Report.

**4. BEDROOM 4**

Floor	Appears to be a Karri pine floor, in reasonable condition. There is some anobium borer damage in the flooring timbers Floor and structure inspected from the under side and found to be in good condition - see general comments in under floor section.
Walls	Set plastered brickwork, found to be in satisfactory condition.
Ceiling	Lath and plaster construction, decorative cornices, found to be in reasonable condition.
Doors	Solid timber door, paint finish - found to be in satisfactory condition.
Windows	Timber framed windows, found to be in reasonable condition.
Trims & Architraves	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**5. BATHROOM 1**

Floor	Concrete slab structure, finished with ceramic tiles. Floor structure could not be inspected from under side but appears to be in satisfactory condition.
Walls	Cement rendered brickwork, part finished in ceramic tiles and remainder painted - found to be in satisfactory condition.
Ceiling	Plasterboard ceiling, with decorative cornices, found to be in satisfactory condition.
Door/s	Found to be in satisfactory condition.
Windows	Timber double hung windows appear to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.
Bath	Acrylic bath in good condition.
Shower recess	appears to be in satisfactory condition.
Shower screen	Found to be in satisfactory condition.
Taps	Found to be in satisfactory condition.
Vanity cabinet	Found to be in satisfactory condition.
Vanity top	Found to be in satisfactory condition.
Vanity basin	Found to be in satisfactory condition.
WC Pan	Found to be in satisfactory condition.
Cistern	Cistern flushed and water drained away satisfactorily and cistern refilled.
Floor waste	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**6. LAUNDRY CABINET**

Laundry tub	Not fitted.
Splashbacks	Found to be in satisfactory condition.
Taps	Found to be in satisfactory condition.
Washing machine	
Taps	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**7. KITCHEN**

Floor	Appears to be a Karri pine floor, in reasonable condition. There is some anobium borer damage in the flooring timbers There is some old patched termite damage at the family room side of the island bench Floor and structure inspected from the under side and found to be in good condition - see general comments in under floor section.
Walls	Set plastered brickwork, found to be in satisfactory condition.
Ceiling	Plasterboard ceiling, with decorative cornices, found to be in satisfactory condition.
Windows	Timber framed windows, found to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.
Cabinets	Found to be in satisfactory condition.
Benchtops	Granite - found to be in satisfactory condition.
Splashbacks	Ceramic tiles - found to be in satisfactory condition.
Sink	Single bowl stainless steel sink, found to be in satisfactory condition.
Taps	Found to be in satisfactory condition.
Cooktop	Gas cooktop - appears to be in satisfactory condition.
Rangehood	Found to be in satisfactory condition.
Oven	Under bench style electric oven, appears to be in working condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**8. FAMILY ROOM**

Floor	Appears to be a Karri pine floor, in reasonable condition. There is some anobium borer damage in the flooring timbers There is some old patched termite damage at the family room side of the island bench Floor and structure inspected from the under side and found to be in good condition - see general comments in under floor section.
Walls	Set plastered brickwork, found to be in satisfactory condition.
Ceiling	Plasterboard ceiling, with decorative cornices, found to be in satisfactory condition.
Doors	Glazed French doors to balcony, found to be in satisfactory condition.
Windows	Timber framed windows, found to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.

**9. DECK (REAR)**

Floor	Timber decking in good condition.
Balustrade	Timber and stainless balustrade found to be in satisfactory condition. Requirements of Building Code in respect to construction and height appear to be satisfied, but the spacing between the stainless steel rigging ires is more than 125mm which may be an issue of child safety

**B. UPPER LEVEL****1. STAIR AND UPPER HALLWAY**

Stairs	Timber steps and risers in satisfactory condition.
Balustrade	Timber balustrade found to be in satisfactory condition. Requirements of Building Code in respect to construction and height appear to be satisfied.
Floor	Hardwood flooring in satisfactory condition. Species could not be determined. Floor and structure could not be inspected from the under side.
Walls	Plasterboard sheeting over timber structure, found to be in satisfactory condition.
Ceiling	Plasterboard ceiling, with decorative cornices, found to be in satisfactory condition.
Door/s	Found to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**2. BEDROOM 1**

Floor	Hardwood flooring in satisfactory condition. Species could not be determined. Floor and structure could not be inspected from the under side.
Walls	Plasterboard sheeting over timber structure, found to be in satisfactory condition.
Ceiling	Plasterboard ceiling, with decorative cornices, found to be in satisfactory condition.
Door/s	Found to be in satisfactory condition.
Windows	Timber double hung windows appear to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**3. FRONT BALCONY**

Floor	Appears to be a compressed cellulose fibre cement sub floor (CFC) finished with ceramic tiles. Floor and structure could not be inspected from the underside.
Walls	Cement rendered brickwork, found to be in satisfactory condition.
Ceiling	Timber eaves linings, paint finish, found to be in satisfactory condition.
Timber work	Found to be in satisfactory condition.
Door/s	Found to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.
Balustrade	Timber balustrade faced with Blueboard - found to be in satisfactory condition. Requirements of Building Code in respect to construction and height appear to be satisfied.
Pest	Please refer to separate Timber Pest Inspection Report.

**4. ENSUITE BATHROOM 1**

Floor	Appears to be a compressed cellulose fibre cement sub floor (CFC) finished with ceramic tiles. Floor and structure could not be inspected from the underside.
Walls	Appears to be WR grade plasterboard finished in ceramic wall tiles to cornice level, Appears to be in satisfactory condition.
Ceiling	Plasterboard ceiling, with decorative cornices, found to be in satisfactory condition.
Door/s	Found to be in satisfactory condition.
Windows	Timber double hung windows appear to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.
Vanity basin	Found to be in satisfactory condition.
Shower recess	appears to be in satisfactory condition.
Shower screen	<b>Not fitted</b>
Taps	Found to be in satisfactory condition.
WC Pan	Found to be in satisfactory condition.
Cistern	Cistern flushed and water drained away satisfactorily and cistern refilled.
Floor waste	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**5. BEDROOM 2**

Floor	Hardwood flooring in satisfactory condition. Species could not be determined. Floor and structure could not be inspected from the under side.
Walls	Plasterboard sheeting over timber structure, found to be in satisfactory condition.
Ceiling	Plasterboard ceiling, with decorative cornices, found to be in satisfactory condition.
Door/s	Found to be in satisfactory condition.
Windows	Timber double hung windows appear to be in satisfactory condition.
Trims & Architraves	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**6. UPPER LIVING ROOM**

Floor	Hardwood flooring in satisfactory condition. Species could not be determined. Floor and structure could not be inspected from the under side.
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Walls	Plasterboard sheeting over timber structure, found to be in satisfactory condition.
Ceiling	Plasterboard ceiling, with decorative cornices, found to be in satisfactory condition.
Door/s	Found to be in satisfactory condition.
Windows	Timber framed windows appear to be in satisfactory condition. <b>Some of the glazing does not appear to comply with current codes and standards.</b> Windows closer than 900mm off the floor needs to be glazed with safety glass, Sidelights closer than 900mm off the floor need to be safety glass Glazed doors, shower screens and the like need to be safety glass We recommend that a glazier be consulted to check that the glazing meets current standards, and that any glass that does not, be replaced as soon as possible
Trims & Architraves	Found to be in satisfactory condition.
Pest	Please refer to separate Timber Pest Inspection Report.

**C. EXTERNALLY**  
**1. CAR SPACE**

Gate/s	Found to be in satisfactory condition.
Paving	Appears to be in satisfactory condition.

## **PART B EXTERNAL INSPECTION**

### **SUB-FLOOR**

Access	Satisfactory.
Foundation walls	Brick and sandstone foundation walls appear to be in good condition.
Piers	Found to be in satisfactory condition. No ant caps fitted generally.
Bearers	100x75mm hardwood, found to be in satisfactory condition.
Joists	100x50mm hardwood, found to be in satisfactory condition.
Flooring	Found to be in reasonable condition. <b>Much evidence of Furniture beetle (<i>Anobium punctatum</i>) was found in the flooring timbers of the lower level.</b> Furniture beetle is a pest of seasoned softwoods such as pine particularly in flooring, architraves and skirtings and in furniture, and usually develops in timbers that have been in service for more than 20 years. The damage is done by the larvae of the beetle which, after pupating, emerge through the characteristic flight holes in the under side of the timber to lay eggs in other timbers. Treatment of developing infestations may be attempted with Permethrin (a synthetic pyrethroid), but surface treatments have limited value in completely eliminating this pest. Replacement of the damaged timbers is normally required in severe infestations. <b>There is some repaired timber in the north western corner of the family room, near the island bench in the kitchen that may be a result of long past termite activity</b>
Ventilation	Appears to be adequate.
Ant caps	Not fitted to most piers
Termite barriers	Not fitted.
Termite barriers	Not fitted. There are no ant caps or termite barriers installed under the floor. This is to be expected in a building of this vintage. Termite barriers are intended to force termites to build mud bridges over the metal barriers so that Pest Controllers can detect activity that might otherwise be concealed, and treat the termites before any significant damage occurs.
Dampcourses	Appear to be in satisfactory condition.
Drainage	The foundation spaces were found to be dry.
Pest	Please refer to separate Timber Pest Inspection Report.

### **ROOF SPACES**

Access	Limited due to the low pitch and the central valley gutter over the party walls.
Wall plates	100x50mm Oregon - found to be in satisfactory condition.

Comment	The main roof is constructed from prefabricated radiata pine trusses and appears to have been erected in accordance with good trade practices.
Valley framing	Found to be in satisfactory condition.
Roof covering	Concrete tiles in reasonable condition. The tiles are a little discoloured
rear sections	Glass roof over the rear sections of the family room - appears to be in reasonable condition.
Services in roof	Some electrical cables are run across the top of the rafters without support. This is a minor contravention of the wiring rules. Cables should be supported to prevent damage by workmen in the roof. This should be rectified by a licensed electrician.
Pest	Please refer to separate Timber Pest Inspection Report.

### EXTERIOR OF BUILDING

Roof covering	See above
Gables	Appear to be in satisfactory condition.
Fascias	Appear to be in satisfactory condition.
Barges	Appear to be in reasonable condition.
Gutters	Appear to be in satisfactory condition.
Downpipes	Appear to be in satisfactory condition.
Flashing	Appears to be in satisfactory condition.
Walls	Cement rendered brickwork - painted - found to be in satisfactory condition.
rear sections	Timber framed walls covered with fibrecement (Blueboard) - found to be in satisfactory condition.
Paintwork	Appears to be in satisfactory condition.
Arch bars	Appear to be in satisfactory condition.
Windows	Appear to be in satisfactory condition.
Electrical meter Box	Satisfactory.
Gas meter	Satisfactory.
Water meter	Satisfactory.
Gates	Satisfactory.
Fences	See below
Paths	Appear to be in satisfactory condition.
Driveways	Rear lane access
Generally	The timber work over the front porch requires some maintenance with some of the timber much affected by wood decay
Pest	Please refer to separate Timber Pest Inspection Report.

## PART C SERVICES

Water supply	While we are not plumbers. the plumbing appears to be adequate
Hot Water Service	Appear to be in satisfactory condition - external gas heater. Water heaters can fail at any time from internal defects that cannot be tested for in a building inspection. In our experience the average lifetime for a mains pressure heater is between 10 and 15 years.. We strongly recommend that water heaters be fitted with a temperature limiting device, or if this is not possible with this form of heater, serious consideration should be given to the replacement of the heater.
Gas Meter	While we are not plumbers. the gas plumbing appears to be adequate
Electrical	While we are not electricians. the wiring appears to be adequate Circuit breaker type fuses - found to be in satisfactory condition. ELCB is fitted - these devices are designed to rapidly cut the power and prevent electric shocks and other problems.
Smoke detectors	Appear to be in satisfactory condition. Under new legislation in force on May 01, 2006, all existing dwellings are required to have functioning smoke detectors, installed in accordance with the relevant standards.
Water Meter	Satisfactory.
Sewer	All fittings were flushed and the water appears to drain away satisfactorily.
Gully	Found to be in satisfactory condition.
External taps	Satisfactory.
Stormwater	While we are not plumbers. the stormwater drainage appears to be adequate
gutters	Appear to be in satisfactory condition.
downpipes	Appear to be in satisfactory condition.
drainage	Appears to be adequate.



surface water                      Appears to be adequate.

## PART D LANDSCAPING AND GROUNDS

Landscaping	Satisfactory.
Fences	
front	Satisfactory. <b>(We note that there is some damp damaged paint on the front of the wall due to poor waterproofing)</b>
left	Satisfactory.
rear	Satisfactory.
right	Timber fence in poor condition - getting close to needing replacement
Retaining walls	Appear to be in satisfactory condition.
Paths & paving	Appear to be in satisfactory condition.
Street numbers	Visible.
External lighting	Satisfactory.
Letterbox	Satisfactory.

## PART E - SUMMARY

**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**

There are a number of issues that require consideration.

1. The front fence is moderately affected by dampness with efflorescence and damaged paint and render
2. The tree in the front yard appears to be dead and will need to be removed as soon as possible
3. Dead trees can attract termite colonies
4. The timber flooring on the ground floor level is moderately affected by Anobium borer
5. The timber detailing under the porch gable is affected by wood decay and some of the timbers appear to be close to requiring replacement.
6. Some of the original ceilings on the lower level are only in fair condition
7. There is a small section of damaged flooring timber near the island bench in the kitchen. This appears to be old termite damage.
8. There is some stored timber under the rear sections of the building - this should be removed as the timber could attract termites
9. We noted that the ensuite shower recess is not fitted with screen or curtain
10. Clearances in the roof spaces are very tight - some parts of the roof structure are inaccessible
11. The roof tiles are somewhat discoloured
12. The western boundary fence is in poor condition and will need to be replaced soon  
There are no ant caps or termite barriers installed under the floor. This is to be expected in a building of this vintage. Termite barriers are intended to force termites to build mud bridges over the metal barriers so that Pest Controllers can detect activity that might otherwise be concealed, and treat the termites before any significant damage occurs.  
Further advice should be sought from a pest controller in regard to the most effective strategy for the continuing protection of the building from termite and borer attack.
13. The building has been renovated over the past four to five years and in this regard it is suggested that a Certificate of Compliance issued by Council should be obtained to ensure that the alterations have been erected in accordance with a building approval. The vendors could also be requested to provide a copy of the stamped approved plans.

The above list is intended to highlight only the more important issues raised in our inspection of the property.

Should you require any further information in relation to our report, please do not hesitate to contact us.

**ROB WHELAN (Lic No BC 243)**  
**For Advanced Building Inspections**

# APPENDIX A

## GENERAL INFORMATION ON RISING DAMP

The cause of rising dampness is normally the failure of the dampcourses. The dampcourse is an impervious layer inserted into masonry walls between the ground and the finished floor level. Dampcourses can be slate, lead, bituminous felt, aluminium, plastic or a number of other materials

Ground moisture will tend to move from an area of high saturation to an area of low saturation in an attempt to reach an equilibrium. The water take up in a wall will continue until the rate of water take up is equalled by the loss of moisture by evaporation to the atmosphere. Hence the "high water marks" characteristic of rising damp. The water that enters the wall is not pure water but has various salts dissolved, and as the water evaporates, these salts are left as the characteristic encrustations (some times described as "acne") on the wall.

The solutions to these problems are discussed below.

The first priority in rectifying a dampness affected building is to remove the sources of the water.

1. Leaking gutters should be replaced or repaired.
2. Downpipes which discharge onto the ground around the building should be connected to a new stormwater line discharging into the Council stormwater drains.
3. Leaking stormwater lines should be repaired.
4. Hot water pressure relief valve drains should be diverted to drain over gullies.
5. On sloping sites any subsoil moisture should be collected in agricultural drains connected to the stormwater lines.
6. Any surface water should be collected and drained before it meets the building.
7. The cold and hot water lines around the building should be checked for leaks.
8. Flashings should be checked and repaired if necessary.
9. Under floor ventilation openings should be cleared if blocked by vegetation or landscaping materials.
10. As much as possible the ground level around the building should be reduced to at least below dampcourse level.

There are a number of different strategies offered by specialist waterproofing and damp proofing companies. Some involve the insertion of a mechanical barrier such as galvanised steel flashing, aluminium (alcor flashing) or the like. Other companies insert plastic membranes while others trust chemical barriers. The advantage of a physical barrier is that the success or failure of the installation can be readily checked.

A budget of about \$250 per lineal metre for 230mm walls and \$150. for single brick walls would be adequate. To this must be added the costs of repairs to render and replacement of skirtings and architraves.

# APPENDIX B

## LIMITED ACCESS

Some areas of the building are inaccessible and could not be inspected. There are many reasons why an inspector will report that an area of a building is inaccessible.

### **A. GENERAL PRINCIPLES**

1. The minimum hatch size for reasonable access to under floor spaces or roofs is 600mm x 400mm.
2. The minimum height under a bearer, joist, pipe, beam or any other thing is 400mm.
3. If openings and hatches are encountered that are less than these minimums, it is considered to be unsafe to inspect.
4. Extreme dampness, dirt, or other obstructions may render access impossible or unsafe. The inspector will not move significant amounts of stored goods, furniture or fixed floor coverings.
5. If the building will be damaged in any way by an attempt to access an area of the building, then that area cannot be inspected.
6. In the context of a pre-purchase inspection, our inspectors are not in a position to cut access hatches where none exist.
7. If electrical wiring in a building is found to be in a dangerous condition, our inspectors will not attempt to access those areas.
8. If a building has been recently treated with chemicals our inspectors will not enter under floor spaces.

### **B. CONSEQUENCES OF LACK OF ACCESS UNDER FLOORS**

1. Non detection of termite and borer activity. If the timber floor structure cannot be inspected, then there could be undetected termite and / or borer damage to the concealed timber.
2. Dampcourses cannot be physically checked
3. Ant caps and termite barriers cannot be checked (and may not be present in older buildings)
4. Foundation walls cannot be checked for cracking and dampness
5. Services cannot be checked
6. Leaking bathrooms and shower recesses may not be detected.
7. If there is limited access, it should be assumed that the building has not been regularly inspected for termites, borers and other pests, and may be overdue for treatment.

### **C. WHAT TO DO IF LIMITED ACCESS IS REPORTED**

1. One should not make assumptions about the state of the floorboards, nor about the structure. Concealed termite damage, borer attack or damp may be possible.
2. One should not assume that the services are in good order
3. One should not assume that ventilation and drainage under a building are adequate
4. The purchaser should be prepared to create new access openings to all inspection and / or treatment of all sections of the under floor spaces
5. The purchaser should be prepared for the need to repair defects that may become visible once access is achieved
6. Lack of access to areas susceptible to termite and borer attack should be regarded as a significant defect in a property.

# EXPLANATIONS AND DEFINITIONS

In the context of this report the following terms shall have these meanings

1. **Satisfactory**

"Fit for its purpose, working, no immediate maintenance or repair work required."

2. **Reasonable**

"Fit for its purpose, working, no immediate maintenance or repair work required, but affected by reasonable wear and tear or age generally. The item may need repairs, maintenance, painting etc in the medium term."

3. **Poor**

"Not fit for its purpose, not working, replacement, maintenance or repair work required. The item may need immediate repairs, maintenance, painting etc."

4. **Very poor**

"Not working, may be in a non - functional or non - complying condition and needs immediate repairs."

5. **Adequate**

"Fit for its purpose, working, no immediate maintenance or repair work required."

6. **Not adequate**

"Not fit for its purpose, not working, or not present at all. Replacement, maintenance or repair work required.  
The item may need immediate repairs, maintenance, painting etc, or may not be provided where the item is a requirement."



## STANDARD TERMS AND CONDITIONS OF ENGAGEMENT

Please note that this report is provided subject to and on the basis described in these Terms of Engagement which are incorporated in the contract between the client and Advanced Building Inspections.

### **Application of Terms**

1. These terms apply to all work undertaken by Advanced Building Inspections Pty Ltd
2. These Terms are the basis of the contract entered into between Advanced Building Inspections Pty Ltd and the clients and they apply despite any other provision or implication of law to the contrary, except where such provision or implication is necessarily incorporated by statute.
3. In these terms, "Client" includes not only the persons or parties named as client(s) in the report, but also persons for or on behalf of whom such named client(s) is/are obtaining the report.

### **What Advanced Building Inspections will do.**

4. Advanced Building Inspections Pty Ltd will inspect the property in question and provide a written report of what was observed during the inspection. The inspection and the report will comply with Australian Standards AS 4349.1 - 1995 (in the case of a property inspection of a residential building), and AS 4349.3 - 1998 (in the case of a timber pest inspection of a building) (and any updates of those Standards), and in so doing, Advanced Building Inspections Pty Ltd will subject to these Terms, exercise reasonable care and skill.
5. In the case of a property inspection of a residential building, Advanced Building Inspections Pty Ltd's standard report will only identify defects that are significant, having regard to the age and type of building being inspected.

### **What Advanced Building Inspections will not do**

6. Advanced Building Inspections Pty Ltd will not inspect any part of a building to which there does not exist, at the time of the inspection, reasonable access as defined by the standards.
7. Advanced Building Inspections Pty Ltd will not inspect any part of a building when to do so would, in the sole opinion of Advanced Building Inspections Pty Ltd's inspector, be unsafe, whether by reason of any structural, mechanical or electrical fault or circumstance, or because the presence or suspected presence. of any dangerous or poisonous animal or thing.
8. Advanced Building Inspections Pty Ltd will not move furniture, stored goods, floor coverings, cladding or lining, roof coverings, plants or landscaping, whether fixed or not.
9. Neither Advanced Building Inspections Pty Ltd nor its inspectors profess any structural engineering skill or expertise. No information provided by Advanced Building Inspections Pty Ltd in the report should be construed as referring to the structural adequacy of any building or structure.

### **Client's responsibility**

10. The client must read and understand the report. In particular the client must understand that the report does not imply that problems will not develop with the building in the future.
11. The client acknowledges that if any suggestion or recommendation included in the report is not accepted and acted on, entire responsibility for all consequences rests with the client.
12. The Client acknowledges that the report is for the Client's sole and exclusive use and neither it, nor a copy of it, nor any extract from it may be provided to any other person, except with Advanced Building Inspections Pty Ltd's written consent. The Client indemnifies Advanced Building Inspections Pty Ltd from any loss or damage suffered by Advanced Building Inspections Pty Ltd as a consequence of the Client's breach of this Term

### **Advanced Building Inspections Pty Ltd's Liability**

13. Advanced Building Inspections Pty Ltd accepts no liability (whether arising from negligence or otherwise) for any loss or damage suffered by the Client as a result on reliance on the report unless
  - a. all amounts payable to Advanced Building Inspections Pty Ltd in respect of the report have been paid within the time stated on the Invoice, and
  - b. within six months of the date of the report the Client notifies Advanced Building Inspections Pty Ltd in writing of the circumstances said to give rise to such loss or damage, and
  - c. the loss or damage alleged exceeds \$5,000, in which case the first \$5,000 of any claim shall be deductible.
14. Advanced Building Inspections Pty Ltd's maximum liability shall, in any event be no more than such amount as may be payable by any insurer of Advanced Building Inspections Pty Ltd whose policy indemnifies Advanced Building Inspections Pty Ltd in respect of the liability in question.
15. The client acknowledges that Advanced Building Inspections Pty Ltd's inspector accepts no personal liability (whether arising from negligence or otherwise) in respect of the report and releases and discharges that inspector from all liability in respect of any act, error, omission or negligence in connection with the inspection or report.