

# STANDARD PROPERTY INSPECTION REPORT

AS 4349.1-1995

For  
**Mr & Mrs I Buy**

Our Reference Number: Bld11375



## **MATTERS FOR YOUR ATTENTION:**

An earnest effort was made on your behalf to discover all visual defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection report.

**Important:** This section is a brief summary of items extracted from the report supplied to allow a quick overview of the inspection results. **It is not the report.** It must not be relied upon and the detailed report should be read. Reasonable care has been taken preparing this summary, but you must read the report in full.

### SUBFLOOR

#### Comments Subfloor area:

The excavation to the subfloor area has not been suitably retained to prevent soil and possible pier movement. Consider future retaining, although the area has been like this since the construction of the dwelling.

#### Piers and Subfloor Brickwork:

Some of the brick piers are at odd heights, possibly due to settlement, some packing required with a non-compressible material ( e.g. fibro compressed board ) will be required as part of normal building maintenance for homes on clay foundations.

Two piers have been removed from the subfloor entry for the storage of goods. We recommend replacement of the piers at your convenience.

#### Services - Subfloor:

The bathroom shower is leaking and the timbers adjacent are decaying. The accessible timbers appear to be adequately performing and do not need repair. Damage or decay may be present concealed wall timbers. We are not able to determine if this is the case or not, due to there been no access to these areas.

The bathroom floor waste is not extended to the external side of the building. This is minor and repairs to this item is at your convenience.

### VOID-ROOF

#### ROOF SPACE

Sarking is present, this is a thermal moisture barrier. Tears have occurred and we recommend that these are repaired and a suitable waterproof adhesive tape and if required sarking off cuts may be applied for larger tears. Sarking provides good protection in wind driven rain.

#### Water Penetration:

Slight water marks are evident to the upperside of the ceiling lining beneath some tears that have occurred to the roof sarking.

### BUILDING EXTERIOR

#### BRICK WORK

#### Crack(s) noted:

There is a longitudinal crack noted to the eastern wall of the dining room. The crack has been patched preventing accurate assessment of the original crack size.

Though we are not structural engineers, these cracks are likely to have been caused by ground movements from a clay soil condition and are likely to have occurred after the first three to five years after construction. This area, like many other surrounding areas in Wollongong is found on reactive clay. As the clay soils dry they shrink with settlement and will expand and uplift as moisture is absorbed.

The movement of this type of material commonly causes vertical and diagonal cracks in the brickwork such as the ones that have occurred. This may result in minor adjustment to doors and windows being required over time. There also tends to be cracking in interior gyprock and cornices particularly.

The watering about the footings to maintain a damp soil in times of drought may limit the degree of any further footing movement. This cracking should be monitored and should you wish to receive an expert opinion regarding this cracking, you should consult a structural engineer.

## SITE

### RETAINING WALLS

Position Location Wall[s]:

Retaining walls are located to the Northern side of the property.

Type(s):

The retaining walls are of brick construction.

Wall Problems or Requirements:

The retaining wall(s) have leans evident and cracking. This is likely to be due to inadequate footing design for lateral forces, and possible inadequate drainage to the rear of the wall resulting in hydrostatic pressure build up behind wall. We recommend that you allow for future replacement.

*Thank you for selecting Safe House Property Consultants to do your Standard Property Inspection Report. If you have any questions regarding the inspection report or the home, please feel free to call me **Shawn Moore 0418 837 102**. Should the phone be busy or out of range, kindly leave a message on my voice mail and I will return your call as soon as possible.*

**DISCLAIMER OF LIABILITY:** a) No liability shall be accepted on account of failure of the the report to notify any problems in any 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 Consultant (including but not limited to any area(s) or section(s) so specified within the report). b) We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This report is made solely for the use and benefit of the client named on the front of this report and no liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk.

# SAFE HOUSE PROPERTY CONSULTANTS STANDARD PROPERTY INSPECTION REPORT IN ACCORDANCE WITH AS4349.1- 1995

## CLIENT & PROPERTY INFORMATION

Client Name:

Mr & Mrs I Buy.

Property  
Address:

22 Magnolia  
Crescent,  
Daisyville.



Report  
Reference  
Number:

11375.

Date of  
Inspection:

22 May 2006.

Vendor Real  
Estate:

We Sell Real Estate.

Vendor or Client  
Present at  
inspection:

Vendor present at the time of inspection.

## THE INSPECTOR FOR SAFE HOUSE PROPERTY CONSULTANTS PTY LTD:

This report was  
carried out by:

Shawn P Moore - Builders Consultancy Licence No. BC191 (Visual Pre-Purchase Inspections). Insurance Accreditation No. 0035 - Phone: 0418 837 102.

## STRUCTURE

Type of  
Structure:

Domestic.

Height:

Split Level.

Construction:

Brick Veneer and Weatherboard Clad Construction.

<b>Roof:</b>	Roofing is Terra-Cotta tiles and Iron Sheeting.
<b>Built:</b>	Built on Brick Piers.
<b>Floor:</b>	Flooring is timber and particleboard with concrete areas.
<b>Age:</b>	Estimate 40 years.
<b>Weather:</b>	Fine.

## **BRIEF SUMMARY**

### **Summary in Brief:**

Apart from the items I have listed in matters that require attention or rectification, the dwelling was considered to be of reasonable condition for its age. Matters for your attention identified are not especially numerous and are largely typical of structures of similar age and style.

## **SCOPE OF INSPECTION**

The purpose of this Standard Property Report (AS4349.1 1995) should be seen as a reasonable attempt to identify any significant defects visible at the time of inspection. It is unrealistic for a consultant to comment on minor defects and imperfections in the Standard Property Report.

A standard property report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law or as a warranty or a insurance policy against problems developing with the building in the future.

Estimating the cost of defects is not included in a standard property report although it may form part of a special-purpose property report.

Most properties will have minor defects such as blemishes, corrosion, cracking, weathering, general deterioration and unevenness and physical damage to materials and finishes. If you want the consultant to report on minor defects and imperfections you will need to ask for a 'special-purpose property report.' (Department of Fair Trading - Building Inspections/p5).

Nearly all properties have minor faults or defects. Whether or not a defect should be regarded as significant, depends to a large extent upon the age of the building being inspected. These faults or defects may not require substantial repairs, urgent attention or rectification.

Faults or defects do not necessarily mean the property should not be purchased. Often many such faults or defects are obvious to you or may be reflected in the selling price.

The following areas have been visually inspected and assessment of the condition made in accordance with AS 4349.1 - 1995 (Part 1 : Property Inspections - Residential Buildings- Section 2 - Standard Property Report). Where reasonable access is allowed or permitted.

1. The interior of the building.
2. The exterior of the building.
3. The roof space.
4. The underfloor space.
5. The roof exterior.
6. The site: car accommodation, detached laundry, ablution facilities and garden sheds, small retaining walls ( non structural ), paths and driveways, steps, fencing, surface water drainage, storm water run off and any items or areas where specified by the person requesting the inspection.

## **TERMS AND CONDITIONS OF STANDARD PROPERTY REPORT**

- 1) **SAFE HOUSE PROPERTY CONSULTANTS LTD.** Is the company named on the report and referred to hereafter as "The Company".
- 2) This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify obvious or significant defects apparent at the time of inspection. Whether or not a defect is considered significant or not, depends to a large extent upon the age and type of building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law.
- 3) This report is confined solely to the **visual inspection** of those parts of the building to which reasonable safe access was available or permitted at the time of inspection. Nothing contained in the report implies that inaccessible or partly inaccessible area(s) or section(s) or the property being inspected by the Consultant on the date of inspection does not have any defect(s). Accordingly this Report is not a guarantee that a building related defect does not exist in any inaccessible or partly inaccessible area(s) or sections of the property.

Nor is it a guarantee that future problems will not occur.

4) This report is made solely for the use and benefit of the client named on the front of this report and no liability or responsibility is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report whether in whole or in part does so at their own risk.

5) In the event of any controversy or claim arising out of, or relating to this Report, it will be settled by arbitration, in accordance with the rules of the Institute of Arbitrators Australia. Any judgements from such arbitration shall be binding upon both parties. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair, or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

6) This Company / Consultant is not responsible to repair any damage disclosed by this inspection, including without any limitation, damage which exists in areas which were not accessible for visual inspection on the date of inspection.

7) 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 prevailing weather conditions; 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; 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 sole regulated by statutes; any area(s) or item(s) that could not be inspected upon request.

8) Reasonable access under the terms of this Report generally means an unobstructed space with a clearance of not less than 600mm in roof spaces and 450mm in over areas and safely accessible by a 2.1 meter step ladder, internally, and 3.6 metre ladder, externally.

9) 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 a quotation for work to be carried out. The actual cost is ultimately dependent on the materials used, the standard of work carried out, and what a contractor is prepared to 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.

10) The Company accepts no responsibility for not reporting on sections or areas of the property, which are covered or concealed by intention or non-intention, or inaccessible to visual or physical inspection as at the date of inspection. Coverings that shall be included but not limited to are: stored goods inside or outside the building, or built in cupboards, wall boards, weatherboard, wall ties, sarking, dust, paint, ceiling insulation, wall paper, carpets and over floor coverings.

11) **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 report.

12) We have not tested the ground that the building sits on and cannot state that it is suitable to support the structure. A Geotechnical Engineer should report on this.

13) We do not inspect or test pipework, mechanical or electrical inclusions, including air conditioning equipment, fans, stoves, saunas, alarms, electronic locks, sprinkler system, water purifiers, filters, pumps, we do not check television reception; no report is made on the presence operation installation or cabling of computer networks, free to air or pay TV systems; gas or oil heaters including chimneys or stacks, or any other materials or equipment relating to the property.

14) Where an oral report is given, The Company / Consultant shall not be held responsible for any matters whatsoever, should the applicant misconstrue and / or fail to understand the report.

15) A pest inspection is not included in this report. However, we strongly recommend that a Timber Pest Inspection be carried out by a qualified Timber Pest Inspector.

16) Safe House Property Consultants inspectors will make every effort to identify defects such as water marks to the roof interior, condition of the roofs covering including the roofs flashing, roof fixings and linings and anything that may contribute to water entry. This inspection is **not a guarantee** that a roof will not leak. Many variables such as climatic conditions, high winds, and unusual heavy rainfall or hail, blocked down pipes or guttering, age of roof, and normal sun degradation can cause unpredictable leakage to any roof. A Standard Property Inspection is a Visual Inspection only and does not include compliance of the roof pitch in relation to the roof covering with the various manufacturers' specifications. Wind load design factors set by local council and used by roof designers are not available on site to our consultants so no assessment can be made for its integrity. Safe House Property Consultants has a duty to warn you that all roofs could leak under certain environmental conditions.

17) No inspection for mould is carried out on the property, and no report on the presence or absence of mould is provided. If mould is noted as present within the property and you are concerned as to the health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth

health departments or a qualified expert such as an industry hygienist.

18) Australian Standard Property Inspection Report (AS4349.1) requires the inspector to assess the condition of the Property. The Inspector is not required to determine its' compliance to design standards.

19) You should obtain your own independent legal advice in respect of this contract.

## QUESTIONS RECOMMENDED

### RECOMMENDATIONS FOR FURTHER INVESTIGATION

Questions for  
The Vendor:

Has any building work being undertaken in the time you have owned the property?

It is important that you enquire with the vendor, about any items in the home that may be under warranty or guarantee cover. Within the last 7 years, have any building works or painting, bagging, render, or tile re-coating, re-roofing, pool re-coating, waterproofing, concreting, pathing or electrical items/works including hot water systems, or any other item/works been carried out? If so, what Company or tradesmen carried out the works, and what warranties or guarantees go with these works?

Has any internal or external cracking occurred to the building since you have owned it?

What prevention programs have been undertaken if any, to prevent termite attack? What warranties or documentation is available in respect to the treatment carried out?

Has the property every been affected by storm water flooding or water intrusion to the buildings on the site?

Questions for  
Others:

Have all structures to the site been approved by Council or relevant accredited person?

## ENTRY/HALLWAY/STAIRWAYS

### HALLWAY

Flooring :

The flooring is covered in carpet and is in fair condition.

Comments

Floor:

The level of the floor is slightly out of level.

Walls :

The walls are lined with plaster. The walls are in reasonable condition.

Comments

Walls:

Walls have minor blemishes, we recommend you make cosmetic repairs as desired. Walls have minor deflections, we recommend you make cosmetic repairs as desired.

Skirting is:

Skirtings are painted.

Ceiling Type:

The ceiling is lined with plaster and is in reasonable to fair condition.

Comments

Ceilings:

Lining finishing is slightly visible. Paint work is patchy. Blistering or peeling paint noted. This should redecorate satisfactorily. Slight cracking noted to the ceiling/cornice lining, we recommend filling and finishing at your convenience.

<b>Room Fixtures :</b>	Smoke alarm installed.
<b>Robes &amp; Linen Cupboard:</b>	Linen cupboard installed.
<b>Comments Robes/Linen Cupboard:</b>	The door(s) are rubbing and require adjustment.

## ENTRY/LOUNGE ROOM

<b>Flooring :</b>	The flooring is covered in carpet and is in fair condition.
<b>Comments Floor:</b>	Floor is springy. The level of the floor is slightly out of level.
<b>Walls :</b>	The walls are lined with plaster. The walls are in reasonable condition.
<b>Skirting is:</b>	Skirtings are painted.
<b>Ceiling Type:</b>	The ceiling is lined with plaster and is in reasonable to fair condition.
<b>Comments Ceilings:</b>	Lining finishing is slightly visible. Blistering or peeling paint noted. This should redecorate satisfactorily.
<b>Windows:</b>	Timber Double Hung window(s) installed.
<b>Comments Windows:</b>	Window(s) require maintenance attention to make them easily operable. Balances need repair.
<b>Entry Doors:</b>	The entry door has a key operated dead lock. The entry door is timber with glass panels. The door operates well.
<b>Room Fixtures :</b>	Phone jack has been installed. TV aerial jack(s) has been installed. Safe House Property Consultants do not check for TV reception.

# BEDROOMS

## MAIN BEDROOM

<b>Flooring :</b>	The flooring is covered in carpet and is in fair condition.
<b>Comments Floor:</b>	The level of the floor is slightly out of level.
<b>Walls :</b>	The walls are lined with plaster. The walls are in reasonable condition.
<b>Comments Walls:</b>	Walls have minor blemishes, we recommend you make cosmetic repairs as desired. Mould noted to the wall(s). Mould is caused by a combination of lack of natural light , lack of ventilation and moisture. We recommend treatment prior to re-decoration to achieve an acceptable standard of finish.
<b>Skirting is:</b>	Skirtings are painted.
<b>Ceiling Type:</b>	The ceiling is lined with plaster and is in reasonable condition.
<b>Comments Ceilings:</b>	Lining finishing is slightly visible. Blistering or peeling paint noted. This should redecorate satisfactorily.
<b>Windows:</b>	Timber Double Hung window(s) installed.
<b>Comments Windows:</b>	Fly screen fitted. (See details Windows - Dwelling Exterior). Window(s) require maintenance attention to make them easily operable.

<b>Entry Doors:</b>	The entry door is hollow core. The door operates well.
<b>Robes &amp; Linen Cupboard:</b>	Built in mirror door wardrobe installed.
<b>Comments Robes/Linen Cupboard:</b>	The door(s) operate well.
<b>Room Fixtures :</b>	Ceiling fan(s) installed. As we do not inspect the operation of the fan, you should arrange with the vendor to check its operation prior to settlement.

## BEDROOM TWO

<b>Flooring :</b>	The flooring is covered in carpet and is in fair condition.
<b>Walls :</b>	The walls are lined with plaster. The walls are in reasonable condition.
<b>Comments Walls:</b>	Walls have minor blemishes, we recommend you make cosmetic repairs as desired.
<b>Skirting is:</b>	Skirtings are painted.
<b>Ceiling Type:</b>	The ceiling is lined with plaster and is in reasonable condition.
<b>Windows:</b>	Timber Double Hung window(s) installed.
<b>Comments Windows:</b>	Fly screen fitted. (See details Windows - Dwelling Exterior). Window(s) require maintenance attention to make them easily operable.
<b>Entry Doors:</b>	The entry door is hollow core. The door operates well.

## BEDROOM THREE

<b>Flooring :</b>	The flooring is covered in carpet and is in fair condition.
<b>Comments Floor:</b>	Staining to the floor noted.
<b>Walls :</b>	The walls are lined with plaster. The walls are in reasonable condition.
<b>Comments Walls:</b>	Walls have minor blemishes, we recommend you make cosmetic repairs as desired.
<b>Skirting is:</b>	Skirtings are painted.
<b>Ceiling Type:</b>	The ceiling is lined with plaster and is in reasonable condition.
<b>Comments Ceilings:</b>	Blistering or peeling paint noted. This should redecorate satisfactorily.
<b>Windows:</b>	Timber Double Hung window(s) installed.
<b>Comments Windows:</b>	Fly screen fitted. (See details Windows - Dwelling Exterior). Window(s) require maintenance attention to make them easily operable.
<b>Entry Doors:</b>	The entry door is hollow core.
<b>Comments Timber Doors:</b>	Door latch is not making good contact with the striker plate, and will require adjustment.
<b>Robes &amp; Linen Cupboard:</b>	Built in mirror door wardrobe installed.
<b>Comments Robes/Linen Cupboard:</b>	The door(s) operate well.

## BEDROOM FOUR

<b>Flooring :</b>	The flooring is covered in carpet and is in reasonable condition.
<b>Comments</b>	
<b>Floor:</b>	The level of the floor is slightly out of level.
<b>Walls :</b>	The walls are lined with plaster. The walls are in reasonable condition.
<b>Skirting is:</b>	Skirtings are painted.
<b>Ceiling Type:</b>	The ceiling is lined with plaster and is in reasonable condition.
<b>Windows:</b>	Aluminium sliding window(s) installed.
<b>Comments</b>	
<b>Windows:</b>	The window(s) operate well. Security locks fitted. Fly screen fitted. (See details Windows - Dwelling Exterior).
<b>Entry Doors:</b>	The entry door is hollow core.
<b>Comments</b>	
<b>Timber Doors:</b>	The door is rubbing, I suggest that these areas be planed at your convenience.
<b>Robes &amp; Linen Cupboard:</b>	Built in hollow core door wardrobe installed.
<b>Comments</b>	
<b>Robes/Linen Cupboard:</b>	The door(s) operate well.

## ROOMS

### DINING

<b>Flooring :</b>	Flooring is covered in timber laminate and is in reasonable condition.
<b>Walls :</b>	The walls are lined with plaster. The walls are in reasonable condition.
<b>Comments</b>	
<b>Walls:</b>	Walls have minor blemishes, we recommend you make cosmetic repairs as desired. Walls have minor deflections, we recommend you make cosmetic repairs as desired. Cracking visible in the corners and repairs are visible. Patchy paint to wall(s) noted.
<b>Skirting is:</b>	Skirtings are painted.
<b>Ceiling Type:</b>	The ceiling is lined with plaster and is in reasonable condition.
<b>Comments</b>	
<b>Ceilings:</b>	Lining finishing is slightly visible. Slight cracking noted to the ceiling/cornice lining, we recommend filling and finishing at your convenience.

### FAMILY ROOM

<b>Flooring :</b>	Flooring is covered in timber laminate and is in reasonable condition.
<b>Comments</b>	
<b>Floor:</b>	The level of the floor is slightly out of level.
<b>Walls :</b>	The walls are lined with plaster. The walls are in reasonable condition.
<b>Skirting is:</b>	Skirtings are painted.
<b>Ceiling Type:</b>	The ceiling is lined with plaster and is in reasonable condition.
<b>Comments</b>	
<b>Sliding Doors:</b>	Aluminium sliding door provided. The sliding door sash operation is good.

**Fly Screen**

**Door(s):**

The entry has a security fly screen door.

# KITCHEN

## KITCHEN

**Flooring :**

Flooring is covered in timber laminate and is in reasonable to good condition.

**Comments**

**Floor:**

The level of the floor is slightly out of level.

**Walls :**

The walls are lined with plaster. The walls are in reasonable condition.

**Comments Wet**

**Walls:**

Minor cracking evident to walls due to normal settlement condition. These cracks if repaired in the correct manner they can redecorate satisfactorily.

**Tiles :**

General tapping of the wall tiles revealed no loose or drummy tiles.

**Re-grouting Re-sealing:**

Sealant is required at your convenience to the following area(s): Slate requires re-sealing.

**Skirting is:**

Skirtings are painted.

**Ceiling Type:**

The ceiling is lined with plaster and is in reasonable to fair condition.

**Comments**

**Ceilings:**

Blistering or peeling paint noted. This should redecorate satisfactorily.

**Entry Doors:**

The entry door is hollow core.

**Comments**

**Timber Doors:**

The door is rubbing, I suggest that these areas be planed at your convenience.

**Bench top:**

The bench top is in reasonable condition.

**Comments:**

Sealant is required to the bench top perimeter to prevent water damage. This may be done at your convenience.

**Cupboards:**

The condition of the cupboards is reasonable.

**Cupboard**

**Comments:**

Cupboard door operation is good. Child locks are installed.

**Drawers:**

The drawer operation to the kitchen is good.

**Kitchen Sink:**

The sink is a double bowl stainless steel unit and is in reasonable condition. Scratches noted to the sink finish.

**Items Plumbing:**

Water pressure to the hot and/or cold tap(s) are good. Tap operation was satisfactory at the time of inspection. The trap under the sink showed no signs of water penetration at the time of inspection when tested for leaks. No water hammer noted at the time of inspection.

**Room Fixtures :**

Range hood installed. Dishwasher installed.

# BATHROOM/S

## MAIN BATHROOM

<b>Flooring:</b>	Flooring is tiles. Floor tiles are firm.
<b>Floor Grade:</b>	Grading to the floor is good.
<b>Comments Wet Floor:</b>	Floor waste has been provided.
<b>Walls :</b>	The walls are in reasonable condition.
<b>Tiles :</b>	Some drummy wall tiles were noted. Please monitor.
<b>Re-grouting Re-sealing:</b>	Re-grouting is required at your convenience to the following area(s): Some shower floor tiles. Some wall tile areas. Sealant is required at your convenience to the following area(s): Bath perimeter.
<b>Ceiling Type:</b>	The ceiling is lined with plaster and is in reasonable condition.
<b>Comments Ceilings:</b>	Blistering or peeling paint noted. This should redecorate satisfactorily.
<b>Entry Doors:</b>	The entry door is hollow core.
<b>Comments Timber Doors:</b>	The door is slightly out of square with the door jamb, and requires planing and refit at your convenience.
<b>Items Plumbing:</b>	Water pressure to the hot and/or cold tap(s) are good. Tap operation was satisfactory at the time of inspection. The trap under the basin showed no signs of water penetration at the time of inspection when tested for leaks. No water hammer noted at the time of inspection.
<b>Bath:</b>	The bath tub is in reasonable condition. Scratch(es) noted to the tub surface.
<b>Basin:</b>	The wash basin is in reasonable condition.
<b>Vanity Unit:</b>	The vanity unit is in reasonable to fair condition.
<b>Shower Screen/ Enclosure:</b>	Shower screen door operates well.
<b>Shower Recess Area:</b>	Moisture readings were limited and access also limited to the wall(s) backing onto the shower due to stored goods or furnishings.
<b>Room Fixtures :</b>	Skylight is installed. The diffuser is missing. Heater fan light exhaust system installed.
<b>Mirrors:</b>	The wall mirror has signs of desilvering.
<b>Ventilation:</b>	Ventilation appeared adequate.

# LAUNDRY

## LAUNDRY

<b>Flooring:</b>	Flooring is tiles.
<b>Comments Tiles / Slate Flooring:</b>	Tile Comments: Some drummy and lifting floor tiles were noted. Future remedial works will required at your convenience.

<b>Floor Grade:</b>	Grading to the floor is reasonable.
<b>Comments Wet Floor:</b>	Floor waste has been provided.
<b>Walls :</b>	The walls are in reasonable condition.
<b>Tiles :</b>	General tapping of the wall tiles revealed no loose or drummy tiles.
<b>Re-grouting Re-sealing:</b>	Sealant is required at your convenience to the following area(s): Laundry tub wall intersection.
<b>Skirting is:</b>	Skirtings are tiled, General tapping of the skirting tiles revealed no loose or drummy tiles.
<b>Ceiling Type:</b>	The ceiling is lined with plaster and is in reasonable to good condition.
<b>Windows:</b>	Aluminium sliding window(s) installed.
<b>Comments Windows:</b>	The window(s) operate well. Security locks fitted. Fly screen fitted. (See details Windows - Dwelling Exterior).
<b>Entry Doors:</b>	The entry door is hollow core to the kitchen. The door operates well.  The entry door is hollow core to the hallway. The door is rubbing, I suggest that these areas be planed at your convenience.
<b>Internal Door(s):</b>	The door is a cavity sliding hollow core door. The door(s) operates well.
<b>Laundry Sink Unit:</b>	The sink is a single bowl stainless steel unit and is in reasonable condition.
<b>Cupboards:</b>	The condition of the cupboards is reasonable.
<b>Items Plumbing:</b>	Water pressure to the hot and/or cold tap(s) are good. Tap operation was satisfactory at the time of inspection. The trap under the basin/tub showed no signs of water penetration at the time of inspection when tested for leaks. No water hammer noted at the time of inspection. Washing machine conversion connectors installed.
<b>Cistern/Bidet pan:</b>	The toilet flushes and fills correctly. Installation was functional and the WC pan was firm at the time of inspection.
<b>Basin:</b>	The wash basin is in good condition.
<b>Vanity Unit:</b>	The vanity unit is in good condition. The drawers and cupboard doors work well.
<b>Shower Screen/ Enclosure:</b>	The shower screen is in good condition. Shower screen door operates well.
<b>Shower Recess Area:</b>	The shower recess could not be adequately tested for water leaks due to no hob being installed. The standard test usually carried out to test a shower recess is to plug the drain and fill the base of the shower with at least 25mm of water above the wall and floor junction for a period of at least 20 minutes. This test determines if the shower flashing to the recess has been installed or if any major faults are present to the shower recess. Showers can develop leaks due to slight movements, vibrations in the walls of impact to the structure from slamming doors etc. 90% of shower built onto stud walls will eventually leak, this is very a very common defect. No physical test can guarantee the shower won't leak in the immediate future. At the time of inspection no obvious leaks could be found.  The walls backing on to the shower were external wall and prevented the taking of moisture readings.
<b>Room Fixtures :</b>	Exhaust fan installed.

**Ventilation:** Ventilation appeared adequate.

# GARAGE

## ATTACHED GARAGE

**Access Restrictions:** Stored items restricted inspection to the interior e.g. perimeter wall areas. We strongly recommend reinspection of these areas prior to property purchase. Consult with your Consultant regarding cost of reinspection.

**Floor:** The floor is concrete. The concrete slab was in reasonable condition at the time of inspection.

**Walls :** The walls are brick. The walls are in reasonable condition.

**Comments Walls:** Minor cracking evident to wall(s) due to normal settlement conditions.  
Water penetration may occur to this area as the wall(s) are below ground level. Please see our "General Comments" section (Areas of the building below ground level).

**Dampness or Odour:** High moisture readings was detected to the walls below ground level using a moisture meter. This would indicate the lack of waterproofing or inadequate waterproofing to the backside of the walls that are below the ground.



**Ceiling Type:** The ceiling is lined with concrete and metal sheeting and is in reasonable to fair condition.

**Comments Ceilings:** Sagging was noted to the ceiling lining. This should redecorate satisfactorily this is a common defect.

**Windows:** Timber awning window(s) installed. The window has been covered over with metal sheeting.

**Car Entry Door(s):** The car entry door is Colorbond tilta door. The door is in reasonable condition. The door is electrically operated.

# ROOF EXTERIOR

## ROOF EXTERIOR RESTRICTIONS

### Roof Top

#### Restrictions:

No access to the roof exterior due to height restrictions. The roof was viewed with the aid of hand lenses. Defects damage and repairs may not be visible from the building perimeter.

## MAIN ROOF EXTERIOR

### The Roof

#### Covering Type:

(Note: This report is NOT A GUARANTEE against roof leakage as climatic conditions, high winds, wind driven rain and normal sun degradation can cause unpredictable leakage to any roof covering. Any roof covering can develop leaks which are unable to be reasonably foreseen by our inspection. Further this report is not a compliance check with all relevant standards for roof covering materials and installation. This is part of a specialist property inspection report and can be obtained at your request).

The roof covering is terra cotta tiles.

#### Roof Condition:

The roof covering is generally in reasonable condition. All roof coverings should be regularly monitored for storm damage and normal deterioration.

#### Flashing:

Roof flashings are lead and are in reasonable condition.

#### Guttering:

Guttering is Colorbond. The guttering is in reasonable condition.

### Items Noted

#### Gutters:

Gutters are incomplete to the southern elevation.



#### Warning Gutters & Downpipes

It is essential that you read the section toward the end of the report headed **Important Information - General Comments** regarding notes on Gutters & Downpipes.

## SKILLION ROOF A

#### Located To:

The rear of the property. The Southern side.

#### The roof covering:

(Note: This report is NOT A GUARANTEE against roof leakage as climatic conditions, high winds, wind driven rain and normal sun degradation can cause unpredictable leakage to any roof covering.).

The roof covering is Colorbond sheeting.

<b>Roof Pitch:</b>	The pitch of the roof is considered to be low. Skillion roofs commonly have medium to low roof pitch and quite often do not comply with manufacturers recommendations or compliance. Safe House Property Consultants do not as part of a Standard Property Inspection measure the roof pitch but may be measured as part of a Special Purpose Property Report. Skillion roofs can be prone to leak in very heavy down pours or wind driven rain. The sheeting profile to the roof is Custom-Orb which is not recommended for a roof with less than a 5 degree roof pitch. Please monitor.
<b>Comments Roof Coverings:</b>	<p>The roof is a skillion roof and there is no possible access to the void area. Slight undulation in the roof line. This is more than likely due to uneven installation. I do not envisage this to be a major concern.</p> <p>Ding(s) to the roof surface were noted due to traffic damage, water may pond and affect roof performance. Please monitor and repair or replace affected areas, should leaks occur.</p>
<b>Flashing:</b>	Roof flashings are Colorbond and are in reasonable condition.
<b>Guttering:</b>	Guttering is Colorbond. The guttering is in reasonable condition.
<b>Items Noted Gutters:</b>	The gutter requires minor adjustment to the fall.
<b>Warning Gutters &amp; Downpipes</b>	It is essential that you read the section toward the end of the report headed <b>Important Information - General Comments</b> regarding notes on Gutters & Downpipes.
<b>Roof Penetration:</b>	The following items or components penetrate the roof plane: Plumbing vent pipe, Skylights, Satellite dish roof fixings and/or cable. These items should regularly be checked for leaks, especially following high winds.

# SUBFLOOR

## SUBFLOOR

**Comments Subfloor area:**

Bearer and joists are in sound condition and the floor members appear to be adequate to take the loads.

Flooring is timber boards and particleboard to the additions.

Damp proof course is present.

There is debris present to the subfloor area. We recommend that accumulated rubbish and timber off cuts be removed from the subfloor area where ever possible as they provide nesting for insect pest and food source for termites, insects, spiders and rodent pests. All timber debris should be removed from the subfloor to avoid the likelihood of termite infestation.

The excavation to the subfloor area has not been suitably retained to prevent soil and possible pier movement. Consider future retaining, although the area has been like this since the construction of the dwelling.



**Piers and  
Subfloor  
Brickwork:**

Some of the brick piers are at odd heights, possibly due to settlement, some packing required with a non-compressible material ( e.g. fibro compressed board ) will be required as part of normal building maintenance for homes on clay foundations.

Two piers have been removed from the subfloor entry for the storage of goods. We recommend replacement of the piers at your convenience.

**Ant Capping:**

Ant capping is inadequate. This is a common building fault and few homes have correctly installed ant capping. Ant capping does not stop termite progress, the building up of mud tubes over the ant capping makes termite presence easier to detect. We recommend that regular pest inspections be carried out.

**Ventilation:**

Ventilation and ground clearance is satisfactory.

**Subfloor  
Drainage:**

Dry conditions at the time of inspection make assessment of the drainage difficult. Please monitor drainage in wet conditions and rectify if necessary.

**Services -  
Subfloor:**

The bathroom shower is leaking and the timbers adjacent are decaying. The accessible timbers appear to be adequately performing and do not need repair. Damage or decay may be present concealed wall timbers. We are not able to determine if this is the case or not, due to there been no access to these areas.



No leaking pipes were discovered at the time of inspection. If the property has been vacant for some time, then the lack of use of the pipes, may not reveal leaks.

The bathroom floor waste is not extended to the external side of the building. This is minor and repairs to this item is at your convenience.

**Additional  
Comment 1**

Past water leaks and minor decay were noted under the kitchen from a past water leak.



**Restrictions**

**Restrictions/  
Description:**

No possible access to infill concrete areas.

Stored goods are present in this area and restricted inspection.

**VOID-ROOF**

**ROOF SPACE**

**Roof Space:**

The roof framing has been constructed using Hardwood, and the roof is a conventional roof (not trussed). The roof framing appears adequate for the age and type of construction.

No insulation installed.

Sarking is present, this is a thermal moisture barrier. Tears have occurred and we recommend that these are repaired and a suitable waterproof adhesive tape and if required sarking off cuts may be applied for larger tears. Sarking provides good protection in wind driven rain.

**Water**

**Penetration:**

Slight water marks are evident to the upperside of the ceiling lining beneath some tears that have occurred to the roof sarking.

**Electrical:**

Electrical wiring is clipped in a tidy manner where required, however, no comment is given on the electrical compliance of the installation. Should you be concerned, you should have all wiring checked by a licensed electrician.

**Restrictions**

**Access  
Restrictions**

A section of the roof is of a skillion style construction and in this section there is no accessible cavity present for inspection. We are unable to comment on the condition or integrity of the concealed areas of construction or the presence or absence of sarking.

Clearance within sections of the roof was limited due to low roof pitch and type of construction to allow body access. This allows only a limited visual inspection from a distance to be carried out. These inaccessible areas may conceal damage or defects.

Sarking to the roof void obstructed view of tile batten timbers.

**Inspection  
Restrictions**

Sarking covered tile battens is restricting access and vision. Sarking may conceal damage or defects.

## BUILDING EXTERIOR

### RESTRICTIONS BUILDING EXTERIOR

**Access  
Restrictions  
Building  
Exterior:**

Access and vision of the building perimeter, including walls was limited due to height restrictions. Defects may not be visible or apparent from the building perimeter.

### BRICK WORK

**Brickwork:  
Crack(s) noted:**

The external walls are of brick construction and are in reasonable condition.

There is a longitudinal crack noted to the eastern wall of the dining room. The crack has been patched preventing accurate assessment of the original crack size.

Though we are not structural engineers, these cracks are likely to have been caused by ground

movements from a clay soil condition and are likely to have occurred after the first three to five years after construction. This area, like many other surrounding areas in Wollongong is found on reactive clay. As the clay soils dry they shrink with settlement and will expand and uplift as moisture is absorbed.

The movement of this type of material commonly causes vertical and diagonal cracks in the brickwork such as the ones that have occurred. This may result in minor adjustment to doors and windows being required over time. There also tends to be cracking in interior gyprock and cornices particularly.

The watering about the footings to maintain a damp soil in times of drought may limit the degree of any further footing movement. This cracking should be monitored and should you wish to receive an expert opinion regarding this cracking, you should consult a structural engineer.



## CLADDING

### Cladding:

The building is clad with Cedar timber to the additions and is in reasonable condition.

The cladding is fibro sheeting to the gables and is in reasonable condition.

### Comments

### Cladding:

Maintenance painting to the cedar cladding is required.

Cladding to the property does contain asbestos. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to peoples health and will require respirators and safety apparatus. If you are going to carry out any work with asbestos products you must seek professional advice e.g. Work Cover Authority.

*It is impossible to determine whether water leakage may be occurring at or within exterior walls covered with wood, vinyl or aluminium clad materials. Sometimes rainwater leakage occurs at window and or door openings, but without leaving telltale stains or efflorescence which gives visual clues to its presence. In such cases, the existence or probability of leakage cannot be detected without the destruction of the clad material. This is beyond the scope of a Visual Inspection. Any exterior area with protruding trim that could catch rainwater should be suspect for leakage and should be sealed with sealant where possible.*

## WINDOWS EXTERIOR

### Windows

### Summary

### External:

The aluminium windows exteriors are in reasonable to good condition.

The timber window exteriors are in reasonable condition.

### Summary

### Comments :

Timber window exteriors show normal signs of deterioration for the age, i.e. minor wood decay and splitting. Window(s) require attention to painting.

### Fly screens:

The fly screen exteriors where provided are generally in reasonable to good condition.

## EXTERNAL STAIRS:

### Stairs Located

### To:

The rear of the property. The Southern side.

### Stairs:

Stairs are concrete and are generally in reasonable condition.

## EAVES:

### Eaves:

The eave linings are A/C sheeting and are in reasonable condition.

## DOWNPIPES:

### Drains:

**Please Note:- Drains are not water tested for leakage or blockages. Regular maintenance of the drainage system is required to avoid water problems at the roof and foundations. Shrubs and trees should be kept clear of the drainage system.**

### Downpipes:

**Please Note:- Downpipes and gutters are not water tested for leakage or blockages. Regular maintenance of the downpipe and gutter systems is required to avoid water problems. These systems if blocked, may cause them to fill up and flow back into the attached structure. The downpipes and gutters to the building are not assessed for the design capacity for the roof area catchment and rain fall events to the location. This is a Specialist Property Inspection report and can be provided on request.**

Downpipes are Colorbond. The downpipes are generally in reasonable condition.

**Comments**  
**Downpipes:**

Some leaking joints need repair at your convenience.

**LINTELS:**

**Lintels**

Steel lintels have been provided where required.

**FASCIAS & BARGES:**

**Fascias:**

The fascias to the perimeter are timber. Fascias are in reasonable condition.

**Barges:**

The barges to the perimeter are timber. Barges are in reasonable condition. There is splitting and timber decay noted to the barge board ends. Minor maintenance is required and recommended to some areas.

# BALCONIES PATIOS VERANDAHS & DECKING

**PATIO**

**Located To:**

The front of the property. The northern side.

**Patio:**

The patio is constructed of concrete. The patio is generally in reasonable condition.

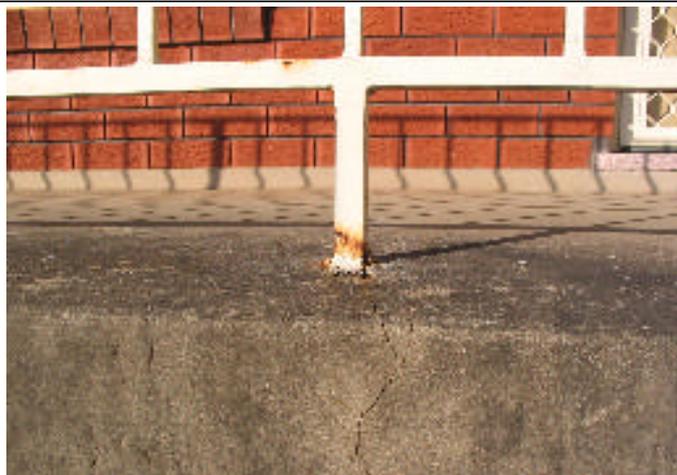
**Items Noted**

**Patio:**

No leaks to garage were evident from water penetration through the concrete.

**Hand-rails/  
Baluster(s):**

The balustrade is rusting and is causing spalling (concrete cancer) to the concrete. The balustrade should be replaced and the affected spalling area(s) treated to avoid further deterioration.



Rusting balustrade

# OUT BUILDINGS

## SWIMMING POOL

*The pool was visually inspected only. No assessment as to the structural integrity of the pool's construction methods and operation of the pool filter. No assessment of the drainage for the backwashing of the filter or any drainage system connected to the pool can be made. To adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible. For an expert opinion regarding these items you should consult with a pool contractor.*

We recommend all electrical installations for the swimming pool be checked by a licensed electrician. This is particularly important as electricity and water do not mix.

Swimming Pool:

The pool is an in ground vinyl lined pool. The pool appeared to be in reasonable condition.

Comments

Swimming Pool:

Pool resuscitation chart has not been provided. A resuscitation chart will be required.

POOL PAVING:

The pool paver finish is reasonable. The pavers have not been grouted and are not well bedded. Consider upgrading in the future.

# SITE

## FENCE BACK

Position

Location Back:

The back fence is located to the Southern side.

Back Fence:

The Colorbond fence is in reasonable condition.

## FENCE LEFT SIDE

Position

Location Left Side:

The left side fence is located to the Eastern side.

Left Side Fence:

The Colorbond fence is in reasonable condition.

## FENCE RIGHT SIDE

Position

Location Right Side:

The right side fence is located to the Western side.

Right Side Fence:

The Colorbond fence is in reasonable condition.

## RETAINING WALLS

Position  
Location  
Wall[s]:

Retaining walls are located to the Northern side of the property.



Type(s):  
Wall Problems  
or  
Requirements:

The retaining walls are of brick construction.

The retaining wall(s) have leans evident and cracking. This is likely to be due to inadequate footing design for lateral forces, and possible inadequate drainage to the rear of the wall resulting in hydrostatic pressure build up behind wall. We recommend that you allow for future replacement.

## RETAINING WALLS B

Position  
Location Wall B:  
Wall B Type(S):  
Wall B  
Condition:

Retaining walls are located to the Southern side of the property.

The retaining walls have been constructed using treated pine logs.

The retaining wall is in serviceable condition and is currently performing its purpose. ( Note: See General Comments regarding retaining walls).

## GATES

Gates:

The gates operate well.

## PATHS

Paths:

Paths are concrete. The path(s) are generally in reasonable condition. Minor settlement cracks noted due to settlement of the subbase.

## DRIVEWAY

Driveway  
Crossing-Nature  
Strip:

The driveway crossing is concrete.

Comments  
Driveway  
Crossing:

The driveway crossing is generally in reasonable condition. Minor settlement cracks noted due to settlement of the subbase. Nature strip grade is considered to be steep we recommend that you test access prior to property purchase.

<u>Driveway:</u>	Driveway is concrete.
<u>Comments</u> <u>Driveway</u>	The driveway is generally in reasonable condition. Minor settlement cracks noted due to settlement of the subbase.

## DRAINAGE

<u>Drainage:</u>	Due to the natural slope of the block it will be prone to ground water and surface run-off in periods of rain.
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## CLOTHES LINE

<u>Clothes Line:</u>	Clothes hoist is in good condition and the wind up and down function works well.
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# SERVICES ACCESS AND COMMENTS

## SERVICES

<u>Hot Water Service:</u>	<p>The hot water system is gas and has a capacity of 155 litres.</p> <p>We were unable to locate the date of manufacture detail.</p> <p>The hot water system overflow should be discharged over a drain, or piped away from the building as the constant water source can cause cracking to buildings.</p>
<u>Other Services:</u>	Natural gas is connected to the property.

*Please note:- All items noted in this section of the report are only to note their presence and is not intended to report on their condition or their operation. Please check with licensed/qualified trades persons regarding the items condition and working integrity. Please see General Comments.*

## ACCESS RESTRICTIONS

<u>Room Restrictions :</u>	<p>The rooms were furnished at the time of inspection. We recommend that reinspection of the property be carried out when the building is vacated as some defects may be concealed.</p> <p>Curtains and blinds and a large furniture item(s) restricted access and vision to the window area(s).</p> <p>Clothing and stored goods to the robe(s) restricted access and vision to the robe interior.</p> <p>Stored goods to cupboard(s)/pantry/linen cupboard(s) limited access and vision.</p> <p>Access and vision was garage to the area due to stored goods. We recommend that access be gained as concealed evidence of damage or defects may be present.</p>
<u>Inaccessible Areas:</u>	Where within this report access to areas was indicated as inaccessible or obstructed, it is always strongly recommended that you arrange to have access made available so a full assessment can be taken as damage or defects may exist. Consult with your consultant regarding the cost of reinspection.

**DISCLAIMER OF LIABILITY:**a) No liability shall be accepted on account of failure of the the report to notify any problems in any 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 Consultant (including but not limited to any area(s) or section(s) so specified within the report). b) We have not inspected woodwork or other parts of the structure

which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This report is made solely for the use and benefit of the client named on the front of this report and no liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk.

**IMPORTANT INFORMATION - GENERAL COMMENTS:**

**Electrical Installations** - Your local electrical authority can provide an Installation Inspection for your entire electrical system. You can apply for this inspection at your nearest Customer Service Centre. Mains earth and systems that are clearly defective or more than 40 years old should be inspected.

**Safety** - We recommend the installation of the following, if not already installed:-

- a. Thermostatic mixing valves or tempering valves to AS3500.4 installation by an appropriate licensed contractor.
- b. For the safety of the occupants and the building, it is strongly recommended that the dwelling be fitted with smoke alarm/detectors to AS3788-1993. These should be installed by a licensed contractor.
- c. Safety switch or earth leakage circuit breaker. This should be installed by a licensed contractor.
- d. Glazing in doors and windows in traffic areas should be replaced with safety glass or have shatterproof film installed. This should apply to homes built prior to 1978.

**Lead Based Paints** - Buildings built before 1970 will contain lead paints. Some paints manufactured prior to 1970 contained up to 50% lead.

Before re-painting, renovating, or extending please seek advice from the Lead Advisory Service on 1800 626 086.

**Asbestos Warning** - Buildings built prior to 1986 may have wall and/ceiling sheeting and other products including roof sheeting that contain asbestos. Even buildings built after this date, until the early 90's may contain some asbestos products including some linoleum. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990, 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 people's health. If you are going to carry out any work or renovation with asbestos products you must seek professional expert advice.

**Areas of the building below ground level** - These areas may include habitable and non-habitable rooms beneath your dwelling or below the surrounding ground level. These areas may not have been approved by Council, and dampness and ground water entry should be expected, especially during periods of heavy rainfall. Drains behind these areas may be omitted, not operating or obstructed. Council records should be investigated to see what approval has been granted for the use of these areas.

**Absence or Presence of Dampness** - The presence of dampness can depend on prevailing conditions at the time of inspection. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some dampness in other weather conditions. The full detection and assessment of damp problems may require the monitoring of a building over a period of time.

**Climatic changes effect to brickwork** - It is important to be aware that variation in prevailing weather patterns can influence foundation materials and result in movement cracks to building structures. Weather conditions with prevailing drought or wet conditions can cause sudden movement cracking to buildings. Buildings which have not experienced cracking in the past can quite quickly develop cracking due to foundation movement. Buildings which have past cracks could also develop further deterioration cracking. Buildings can also experience internal cracking to masonry walls or internal linings. In some cases existing cracks to buildings can open and close with variation to ground moisture to the foundation material.

**Rendered - Bagged - or Painted Brickwork** - Render, bagging and painting of brickwork all require special preparation prior to these finishes being applied. If good preparation and best practice has not taken place, the finish may not adhere to the brickwork and therefore may flake, blister, peel, or cracking or crazing may appear to render. As we do not know what practices have been followed, we strongly recommend that you enquire with the vendor what preparations were carried out and what products were used in the process, and if any warranties or guarantees were issued with the work.

**Retaining Walls** - Retaining walls are only visually inspected. You should always consider investigating whether retaining walls have been designed by a structural engineer, or have been Council approved as retaining walls.

**Reasonable access** - Areas where safe unobstructed access is provided, and where minimum clearance have been specified in our terms and conditions. The inspection of all subfloor structures and roof interiors is always advised prior to exchange of contracts. Where access is not available, trapdoors in floors and person holes in ceilings, should be formed after receipt of written consent of the vendor. Inspection of these areas should take place.

**Glass Caution** - Buildings built before 1978 may contain glass which would not comply with the current glass

safety standards AS1288. Balustrade infill panels, shower screens and glass that is less than 1 metre above the abutting finished floor level, should have a safety glazing material installed in accordance with AS/NZS2008. While our report may highlight areas of concern, specialized knowledge and test equipment is required to specify that the glass conforms to today standard. A suitably qualified glazier should be sought for a specialist inspection.

**Stairs & Balustrade** - Specifications have been laid down by the Australian Building Code - Section 3.9 on stairs, landings, and balustrade to ensure the safety of all occupants and visitors in a building. The width of stair treads and height of stair riser's that do not comply with today's standards can be a hazard. Many balustrade and stairs built before the issuing of the 1996 standard may not comply with today's standard, and you may consider upgrading to the current standard to improve safety.

**Maintenance** - Regular maintenance will help your property retain its value, especially when the property is resold. Neglect of your property can turn out to be expensive, and is usually avoidable. Please discuss future maintenance inspections with your building consultant.

**Concealed defects or faults** - Defects or faults may be deliberately concealed or may only become evident when wall paper, wall hangings or furniture stored goods and shrubs have been moved, or when alterations and renovations are carried out.

**Leaking Showers** - Leaking showers is one of the most common defects found in homes. There can be a number of causes including plumbing which is concealed in the wall or floor cavity, but the most common cause is the gap between the floor and the wall of the shower recess. 90% of showers built onto wall studs will eventually leak. Movements caused by settlement and expansion, and vibrations of the walls caused by simply the closing of doors may at anytime cause a shower to leak. The result of the test carried out at the inspection, is no guarantee that the recess may not leak at any time in the future. If evidence of a leak to wet areas is detected it is important that leaks be repaired by a licensed waterproofer/plumber as leaks have a potential to cause damage to concealed wall frame timbers and concealed floor joist timbers. If showers have not been in use prior to our inspection, it is difficult to detect if they leak, as moisture readings may show normal. You should check with the vendor if all showers are regularly used.

**Water Hammer:** Water hammer is a term used to describe the banging noise made by water supply pipes when the tap or automatic water valve turns off rapidly. This noise, while harmless enough, can nevertheless be quite disconcerting when first noticed. Often the pipes themselves are loose within the walls where access would be difficult. An easier fix is the installation of an air chamber, which acts as a shock absorber (hammer arrester) for the water in the pipes and prevents this noise from occurring. In extreme cases, water hammer can cause pipes to separate from vibration over time.

**Appliances and equipment** - We recommend that you arrange with the vendor to test any mechanical or electrical devices such as stove elements, spa baths, dishwashers, air conditioners, and pool equipment etc. prior to settlement. The vendor may also be able to provide you with instruction manuals or hints on operation. You may also be able to obtain warranties to some items if applicable.

**Specialist Inspections** - In addition to this Standard Property Report Inspection, consideration should be given to gaining specialist inspections on plumbing, hydraulics, roofing, mechanical services or geotechnical where appropriate.

**Timber Framing** - The inspection of the roof void was carried out where accessible to assess the general performance and adequacy. The inspection does not imply compliance with AS1684-1999. Buildings constructed prior to this date may not comply with current design criteria for wind bracing and tie down. The existing frame may therefore not perform under high gust winds or certain earthquake conditions that can possibly occur. Truss manufacturers provide the specifications and design for each individual roof frame, designed to meet wind speeds nominated by council or the builder at the time of construction. As we are not provided with those specifications and the completed roof now limits our access to all relevant sections of the framework, we are unable to determine if the framework has been built in accordance with the specifications for the nominated wind speed. A check of the buildings certification for framing can be obtained through the council.

#### **Treated timber- Class**

**Gutters & Downpipes** - The Australian Standard for Gutters and Downpipes AS3500.5.2000 states that the design method for Gutters and Downpipes do not include:

- a) Localized variations in rainfall intensities due to winds or adjacent buildings.
- b) Blockage of roof drainage system e.g. by snow, hail and debris.
- c) Reduced hydraulic capacity caused by:
  - (i) Reduced gutter gradient due to ground movement.
  - (ii) Turbulence due to wind.

All gutters are designed to overflow in extreme weather conditions. The AS3500.5.2000 assumes the responsible owner or manager arranges regular inspection and cleaning of gutters. Of particular danger are windborne plastics, drink cans, builders refuse, balls, bird nests, items deposited by birds, dead birds, leaves, moss, mortar, silt or similar. You would need to employ an expert certifier to determine if the design of the roof and the drainage systems conform to the standards. This is not part of a Standard Pre Purchase report AS4349.1-1995.

**Vegetation** - While trees and shrubs are a necessary part of our environment, they can cause damage to sewerage pipes and block drains. Trees, shrubs and vines can cause cracking to brickwork and damage to the dwelling foundations when in close proximity to the dwelling. The CSIRO generally recommends that any large trees or shrubs should be kept away from the foundation system to a ratio of 1.0m height of trees to 1.5m distance away from the foundations. i.e. if a tree is 6 meters high, the distance away from the foundation or walls should be 9 meters.

**Limitations on gardens:** The development of the gardens should not interfere with the drainage requirements or the subfloor ventilation and weephole drainage systems. Garden beds adjacent to the house should be avoided. Care should be taken to avoid over watering of gardens close to the house footings.

**Swimming pools and Spas:** This report does not include a full detailed inspection on swimming pools or spas. Detailed inspection on the the integrity or serviceability on any pool or spa and associated equipment has not been carried out and is not within the scope of a Standard Property Report. You should contact a pool/spa expert regarding their integrity and serviceability of the motors and plumbing systems.

**Final inspection prior to settlement** - It is possible that items and fixtures listed in your contract of sale, may be removed or stolen from the property, or may be damaged by unforeseen events. Purchasers should make a final inspection of the property including inclusions immediately prior (within 24 hours) to settlement. It is strongly recommended that your solicitor or conveyancer carry out appropriate inquiries with council e.g. Building Certificates 121ZP & 149 zoning certificates as these checks should detect such items as illegal building works, outstanding notices and incomplete building approval.

**THIS IS THE END OF THE BUILDING REPORT:**

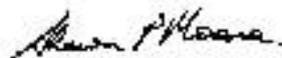
Please feel free to contact Safe House Property Consultants inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader.

Should you have any difficulty in understanding anything contained within the 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.

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## CONTACT THE INSPECTOR

Signed by your  
inspector:  
Shawn Moore



**Building Consultant**  
on behalf of **Safe House Property Consultants Pty Ltd**  
State Building Consultancy Licence No.BC191 (Visual Pre-Purchase  
Inspections). Insurance Accreditation No. 0035 - Phone: 0418 837 102.