



Pro Property Reports

PRE-PURCHASE STANDARD BUILDING REPORT

Report number: 1906172

Inspection date: 19 Jun 2017

Property address: Budgewoi



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Special conditions or instructions

There are no special conditions or instructions.

The Parties

Pre-engagement inspection
agreement number (if applicable):

Name of Client: **(Name Withheld)**

Name of Principal (if applicable):

Address of Client:

Client's email: **(Withheld)**

Client's telephone number: **(Withheld)**

Consultant's name: **David Cumming**

Consultant's mobile number: **0410586085**

Consultant's licence number
(if applicable): **233283C**

Company name: **Pro Property Reports Pty Ltd**

Company address and postcode: **15 Bream Road Ettalong Beach NSW 2257**

Company email: **dave@propropertyreports.com.au**

Company telephone number: **02 4341 2141**

Section A Results of inspection – summary

This Summary is not the Report. The following Report **MUST** be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items:

Item 1: Evidence of Serious Safety Hazards **was found**.

Item 2: Evidence of Major Defects **was found**.

Item 3: Evidence of Minor Defects **was found** - see Section D Condition Report, Item D22.

Item 4: Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered: **TYPICAL** - see Section C.

Additional Comments: **None.**

A further inspection is recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property at additional cost to the purchaser. For further information or advice see Section C "Accessibility".

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of importance.

For further information including advice on the implementation of a preventative maintenance program see Section F "Important Note".

Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General description of the property

Residential building type:	Detached house.
Number of storeys:	Single storey.
Building Age (approx.):	50 plus
Smoke detectors:	2 fitted, but not tested.
	IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Towards the front of a medium block.
Gradient:	The land is relatively flat.
Site drainage:	The site appears to be adequately drained.
Access:	Reasonable pedestrian and vehicular access.

Main utility services: **Electricity. Gas. Sewerage. Mains water.**

Occupancy status **Unoccupied but partly furnished.**

Orientation (to establish the way the property was viewed): **The facade of the building faces south.**

Note. For the purpose of this report the façade of the building contains the main entrance door.

Prevailing weather conditions at the time of inspection: **Dry.**

Primary method of construction

Main building – floor construction: **Brick piers. Timber framed. Brick foundation walls. Floor boards Tongue and grooved.**

Main building – wall construction: **Timber framed. External cladding. Asbestos sheeting (Fibro). Internal gypsum plasterboard.**

Main building – roof construction: **Timber framed. Pitched roof. Finished with sheet metal roofing.**

Overall standard of construction: **Reasonable.**

Overall quality of workmanship and materials: **Reasonable.**

Level of maintenance: **Reasonably maintained.**

Other comments: **None.**

Incomplete construction

No evidence of incomplete construction was found.

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

Section C Accessibility

Areas inspected

The inspection covered the following Readily Accessible Areas:

Interior. Roof void. Subfloor. Exterior. Roof Exterior. Fences. Grounds.

Areas not inspected (General Exemptions)

The inspection may not include areas, which may have been inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not "considered practical" to gain access to them. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

These may include:

Physical access due the height restrictions if the roof cannot be accessed from the ground with a 3.6 m ladder, (as per the Australian Standards)

Parts of the roof Void due to diminishing Trusses, general roof internal design and air-conditioning ducting and insulation.

Flat roof Skillion designs that have no ceiling Voids to access if applicable.

Built in sections, cupboards, wall and ceiling Linings.

Bath tubs, Vanities and Kitchen Cupboard voids.

Floor coverings, furniture and stored goods.

Strata or company title properties

Not Applicable.

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:

TYPICAL

A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Section D Major Defects

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section F 'Important note').

Serious Safety Hazards

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

D1 Serious safety hazards

The following evidence of Major Defects was found:



Fibro cement sheeting known as "super six" on the out house toilet and side fence contains asbestos, Proper care should be taken if removal is needed.

Inside condition – major defects

D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)

The following evidence of Major Defects was found:



Vanity is in poor condition and needs to be replaced

D7 Bathroom fittings

The following evidence of Major Defects was found:



Subfloor, Evidence of old water leakage was noted during our sub floor inspection. The leakage appears to be coming from the shower recess and may not be obvious until the shower is used frequently. There has been no significant structural damage; however, the problem should be monitored.

Cracked and or drummy tiles to the shower walls were noted, maintenance and repair to rectify is recommended.

Outside condition – major defects

D13 External doors (including patio doors)

The following evidence of Major Defects was found:



Delaminating Doors, The bottom of the door is delaminating and will eventually require replacement.

Replace external doors, We would recommend replacing the laundry door with an exterior graded door



Replace external garage doors, We would recommend replacing the laundry door with an exterior graded door

D18 Rainwater goods

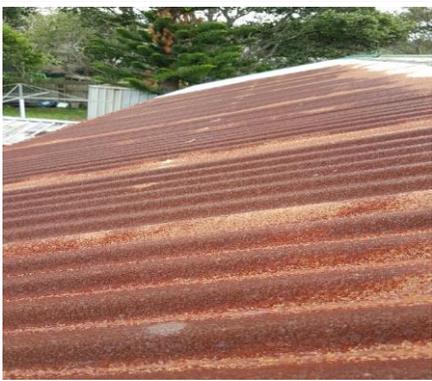
The following evidence of Major Defects was found:



There are rust holes, rust scale to the garage gutters - consider replacing the garage gutters

D21 Outbuildings

The following evidence of Major Defects was found:



Roof fixings on the garage are coming loose and these loosening sections require repair.

The roof surface on the garage is deteriorating and consideration should be given to replacing the roof sheeting – see a roofing contractor

Minor defects

The report describes the overall extent of any minor defects and imperfections:

D22 Minor defects



Water damage, Sections of window sills are water damaged and may indicate previous or current window leaks on the eastern side. Recommend contact a builder to repair if further leaking occurs.



Cracked Glass, The shower screen glass is cracked, maintenance and repair to rectify is required.



The flush pipe rubber on the granny flat is leaking. consult a plumber for repairs

The toilet pan in the granny flat is loose on the floor and requires repair – Consult a plumber for further advice



There are no splash back tiles to the laundry tub



Rust and Corrosion was noted on the underside of the garage roof sheets. These areas need to be de-rusted and repainted with a cold galvanising paint product to prevent further damage or replaced.



Wood decay (also known as dry rot) damage was sighted on the window trim timbers. Wood decay is conducive to termite activity; therefore we would recommend replacing the damaged timbers at the earliest convenience.



Rust and Corrosion was noted on the underside of the front verandah. These areas need to be de-rusted and repainted with a cold galvanising paint product to prevent further damage



Rust and Corrosion was noted on the underside of the front verandah. These areas need to be de-rusted and repainted with a cold galvanising paint product to prevent further damage



The bath drain pipe is leaking under the subfloor. Recommend a plumber repair.



There is some minor cracking along the cornice line and walls in some rooms

Major plaster & paint defects to the internal linings are noted, patching & painting would greatly improve the overall appearance.

Comment: **There are some Minor Defects.** Monitoring and normal maintenance must be carried out (see also Section F 'Important note').

Additional Comments: **None.**

Section E Conclusion

In the opinion of this Consultant:

Comment 1: The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been

reasonably well maintained was considered: **Low**

Comment 2: The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Typical**

Comment 3: In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average**.

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Additional comments: **None**.

Section F Important note

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Section G Additional comments

The following additional comments are noted:

The stormwater drains and roof gutters may be blocked on some homes, No calculations are possible to determine if the down pipes are suitable to discharge all the roof water under all rain conditions to the street or council stormwater drainage system.

The property was found to be in an average condition for the average age of a home like this, with some major and minor defects noted.

There are Major and Minor repairs required, Please read our detailed report carefully for more information on these areas.

Smoke detectors were fitted, but not tested at the time of inspection. It is not known if they are in working condition.

Building is unoccupied or partly not in use, therefore despite using the moisture meter, an accurate moisture meter reading cannot be properly achieved.

The Building has a pitched roof construction and Insulation installed in the roof

Asbestos: This house may contain asbestos in materials such as roof sheeting, soffit sheeting, wet area wall sheeting.

Section H Annexures to this report

Any additional photos taken on day of Report.

Section I Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory:

David Cumming

Name: David Cumming

Date of issue: 19-June-2017

Section J Definitions to help you better understand this report

"Client" The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections - Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

"Building & Site" The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

"Readily Accessible Areas" Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

"Structure" The loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

"Structural Damage" A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) **"Structural Cracking and Movement"** - major (full depth) cracking forming in Primary

Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

- (b) *"Deformation"* - an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) *"Dampness"* - the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) *"Structural Timber Pest Damage"* - structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

"Conditions Conducive to Structural Damage" Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Secondary Elements" Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

"Finishing Elements" The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Major Defect" A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

"Minor Defect" A defect other than a Major Defect. *"Serious Safety Hazard"* Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" Where appropriate the carrying out of tests using the following procedures and

instruments: (a) *"Dampness Tests"* means additional attention to the visual examination was given to those

accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed..

(b) *"Physical Tests"* means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant ('the Consultant') was a 'Standard Property Report'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items),

and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in 'Special Conditions or Instructions', the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.