

Report Provided By



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Property Address

VIC, Australia



Report Information

Client Information

Client Name	Client Name
Client Email	Client email address

Inspection Information

Report/Agreement #	11011611561
Inspection Date	11 Jan 2016
Inspection Time	11:30 am

Building Inspection

The Scope of the Inspection:

This report Complies with Australian Building Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix "C"

The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

Note: This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re- inspection after this time is essential. Further this report is not intended to be used as a marketing tool by and realestate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice.

Section 2.3.1 - General: The inspection shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.

Section 2.3.5: Significant items to be reported are as follows:

- a) Major Defects - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
- b) A General Impression regarding the Extent of Minor defects - defects other than major defects.
- c) Any Major Defect that is an Urgent and Serious Safety Hazard.

AS 4349.1 - 2.3.5 Extent of Reporting

Section 4.2.4.2 - The report shall describe the overall extent of minor defects. The inspector is not required to comment on individual minor defects and imperfections.

Acceptance Criteria:

The building shall be 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.

Special Requirements

Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Inspection Agreement

Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007

The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior- Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground.

PLEASE REFER TO THE TERMS AND CONDITIONS SECTION AT THE END OF THIS REPORT AS IT FORMS PART OF THIS INSPECTION REPORT

Areas to be Inspected and Restrictions

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

- (a) The interior of the building.
- (b) The roof space.
- (c) The exterior of the building
- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection.

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

The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so.

Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected.

Areas where full Inspection Restricted

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

In some circumstances this will not be possible, for example a low sub floor or heating ducts restricting access. To properly inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. Therefore, there will be an element of risk that defects/damage/termites/termite damage and the like may exist in any physically or visually obstructed areas and only become apparent when access is made available. We do not guarantee in any way that there are or are not any defects, termite damage or live termites in any areas not able to be inspected.

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Report Summary

Below Is A Summary Of the Report.

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

We strongly recommend you read the report in its entirety.

Section	Location	Name	Comment
REPORT INFORMATION	Property Information	Inspection Type	Pre-Handover New Home Report
REPORT INFORMATION	Utility Status	Electricity	RCD has been installed.
SITE	Driveway	Driveway Condition	The expansion joints have not been cut parallel to anything. It is running off at an angle.
SITE	Paths	Pathways Condition	Concrete on the north side was not finished perpendicular to the house. The stop end is running off at an angle
SITE	Paths	Pathways Condition	Poor concrete finish on the south side of the house. Concrete will need to be removed from fence grooves.
SITE	Paths	Pathways Condition	Expansion joint foam needs to be cut down flush with the concrete.
SITE	Paths	Pathways Condition	Expansion joints appear to have been cut free hand. A straight edge should have been used to keep everything looking neat.
SITE	Paths	Pathways Condition	Star pickets sticking out of the ground at meter box. These will need to be removed.
SITE	Fences & Gates	Overall Condition	Fence at the meterbox has been installed at an angle and is not perpendicular to the house. It is also not been cut to size. This will need to be reinstalled.
ROOF AND GUTTER	Roof Covering	Roof Clad Condition	Ridge capping missing. Contact a roof tiler for repairs. This has potential to become a serious issue if repairs aren't carried out immediately due to water ingress into the roof cavity
ROOF AND GUTTER	Roof Covering	Roof Clad Condition	Unfinished capping/rendering above entry porch. This is a major concern as the house is open to the elements.
HOT WATER SYSTEM	Hot Water Unit	Hot Water Unit Findings	System has been installed but not functional at time of inspection.
EXTERIOR	External Door Components	Door Findings	Entry door trim needs to be painted.
EXTERIOR	External Door Components	Door Findings	Verandah sliding door has impact damage along the channels above the locks.
EXTERIOR	External Door Components	Door Findings	Verandah lock has surface rust that needs to be removed.
EXTERIOR	Exterior Walls	Condition	Bricks have mortar marks and will need to be cleaned to match the rest of the brickwork.
EXTERIOR	Exterior Walls	Condition	Verandah Brick pier overhang is more than 15mm. Builder will need to rectify this. (30mm)
EXTERIOR	Exterior Walls	Condition	Impact damage noted to the render at the front of the house. Builders debris will need to be removed as some of it is in contact with the house.

EXTERIOR	Exterior Windows	Overall Condition	Windows have gaps between the sill and windows seal. These will need to be sealed.
EXTERIOR	Exterior Windows	Overall Condition	Gap between brickwork and window frame needs to be sealed.
EXTERIOR	Exterior Windows	Overall Condition	Front window frame needs to be cleaned of excess render.
EXTERIOR	Exterior Windows	Overall Condition	Silicone has been added to a window sill on the south side of the house. In order to keep things consistent black silicone should have been used and also have been across the whole window. Recommend having silicone removed and reinstalled.
EXTERIOR	Fascia and Barge Boards	Condition	Mortar splashes need to be cleaned.
EXTERIOR	Fascia and Barge Boards	Condition	Scratch marks noted on the fascia on the eastern side of the house
GARAGE - CARPORT	Garaging	Door Findings	Entry door hinge has paint marks that need removing.
GARAGE - CARPORT	Garaging	Door Findings	Paint marks need to be removed from the striker plate.
GARAGE - CARPORT	Garaging	Ceiling Findings	Paint marks on the cornice. These will need to be removed.
GARAGE - CARPORT	Garaging	Internal Wall Findings	Paint marks on the render. These will need to be removed.
GARAGE - CARPORT	Garaging	Floor Findings	Grinder disk marks noted on the floor.
INTERIORS	Entry and Hallways	Door	Gaps along door frames in rear hallway need to be sealed or trim added. They are out of plumb and look unfinished.
INTERIORS	Entry and Hallways	Walls	Paint touch ups required
INTERIORS	Entry and Hallways	Walls	Paint touch ups required along skirting boards.
INTERIORS	Entry and Hallways	Walls	Excess architrave paint needs to be removed from wall at garage door.
INTERIORS	Entry and Hallways	Walls	Untradesman like finish on skirting boards.
INTERIORS	Family / Living Room	Door	Paint marks need to be removed from exterior sliding door frame.
INTERIORS	Family / Living Room	Ceiling	Paint touch ups required.
INTERIORS	Family / Living Room	Windows	Paint marks need removing from window frames.
INTERIORS	Home Theatre / Media Room	Door	Sliding doors are not running evenly and are not installed level. The channels will need to be removed and installed in line with each other.
INTERIORS	Home Theatre / Media Room	Door	Sliding door guide has caused the frame to split during installation. The builder will need to rectify this.
INTERIORS	Home Theatre / Media Room	Walls	Paint marks on the wall will need removing.
INTERIORS	Home Theatre / Media Room	Walls	Paint touch ups required
INTERIORS	Home Theatre / Media Room	Flooring	Paint marks need to be removed from the floor.

INTERIORS	Bedroom 1	Door	Paint marks on the door handle will need to be removed.
INTERIORS	Bedroom 1	Door	Door hinges screws are loose and will need tightening.
INTERIORS	Bedroom 1	Ceiling	Paint touch ups required.
INTERIORS	Bedroom 1	Walls	Finish nails are protruding from skirting boards. These should have been punched home, filled and then sanded before painting.
INTERIORS	Bedroom 1	Flooring	Paint marks will need to be removed from the floor.
INTERIORS	Bedroom 2	Door	Door hinges screws are loose and will need tightening.
INTERIORS	Bedroom 2	Door	Striker plate needs to be reinstalled. Untradesman like finish.
INTERIORS	Bedroom 2	Door	Paint touch ups required to door.
INTERIORS	Bedroom 2	Door	Paint has been scratched off entry wardrobe sliding door frame. Paint touch ups required.
INTERIORS	Bedroom 2	Door	Paint marks need to be removed from sliding door frame.
INTERIORS	Bedroom 2	Ceiling	Bulkhead above bathroom door was not installed level/parallel to surrounding areas.
INTERIORS	Bedroom 2	Walls	Paint touch ups required.
INTERIORS	Bedroom 2	Walls	Walk in wardrobe shelving is already showing signs of sagging these will need to be sufficiently supported. Shelving was installed poorly large gaps around notches.
INTERIORS	Bedroom 2	Flooring	Paint splashes need to be removed from flooring.
INTERIORS	Bedroom 3	Door	Cover needs to be removed from the striker plate.
INTERIORS	Bedroom 3	Door	Hinge screws should all be same colour.
INTERIORS	Bedroom 3	Door	Wardrobe sliding door handle has been installed at an angle. This needs refitting.
INTERIORS	Bedroom 3	Ceiling	Paint touch ups required.
INTERIORS	Bedroom 3	Walls	Wardrobe shelf needs painting.
INTERIORS	Bedroom 3	Windows	Paint marks will need to be removed from window frame.
INTERIORS	Bedroom 3	Flooring	Paint marks will need to be removed from the flooring.
INTERIORS	Bedroom 4	Door	Door hinges screws are loose and will need tightening
INTERIORS	Bedroom 4	Door	Striker plate needs to be reinstalled. Untradesman like finish.
INTERIORS	Bedroom 4	Ceiling	Paint touch ups required.
INTERIORS	Bedroom 4	Walls	Untradesman like finish on skirting boards.
INTERIORS	Bedroom 4	Windows	Paint spots need to be removed from window frame.
INTERIORS	Bedroom 4	Windows	Scratch marks on window sill will need repainting.
BATHROOM(S)	Powder Room	Flooring	Unfinished grouting noted. This should be repaired as this will lead to water ingress under the tiles causing uplifting and possible water penetration.
BATHROOM(S)	Bathroom 1	Door	Door frame needs an extra coat of paint.
BATHROOM(S)	Bathroom 1	Walls	Paint needs to be removed from wall tiles.

BATHROOM(S)	Bathroom 1	Walls	It appears that light switch has been installed too close to door frame. This is why the cover has not been installed.
BATHROOM(S)	Bathroom 1	Flooring	Gap at base of shower door needs sealing.
BATHROOM(S)	Bathroom 1	Sink	Excess silicon around sink plug hole needs to be removed.
BATHROOM(S)	Bathroom 2	Door	Paint on striker plate needs to be removed.
BATHROOM(S)	Bathroom 2	Ceiling	Paint touch ups required.
BATHROOM(S)	Bathroom 2	Walls	Paint marks need to be removed from wall tiles.
BATHROOM(S)	Bathroom 2	Walls	Silicone seal along door and wall tile junction is not consistent colour or neatly installed.
BATHROOM(S)	Bathroom 2	Walls	Unfinished grouting on wall junction.
BATHROOM(S)	Bathroom 2	Flooring	Unfinished grouting noted. This should be repaired as this will lead to water ingress under the tiles causing uplifting and possible water penetration.
BATHROOM(S)	Bathroom 2	Sink	Excess silicone around sink needs to be removed.
BATHROOM(S)	Bathroom 2	Shower And Bath	The bath has been installed incorrectly. It is not parallel to the walls. There is over a 20 millimetre difference from one end to the other. The builder will need to rectify this.
BATHROOM(S)	Bathroom 2	Shower And Bath	Shower trap needs cleaning out.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Walls	Hand prints on wall will need cleaning.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Doors	Pantry sliding door screw heads are not all covered and painted.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Floor	Paint splashes needs to be removed from flooring.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Cupboards And Bench Tops	Pantry shelves are not sufficiently supported. They are already showing signs of sagging.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Cupboards And Bench Tops	Pantry shelves have nails protruding. These need removing.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Cupboards And Bench Tops	Nail holes on pantry shelves need to be filled
KITCHEN & LAUNDRY	Kitchen and Meals Area	Cupboards And Bench Tops	Kick boards have not been installed.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Cupboards And Bench Tops	Gap between cupboard and bulk head need to be sealed and painted.
KITCHEN & LAUNDRY	Laundry Findings	Door	Sliding door has paint marks on frame.
KITCHEN & LAUNDRY	Laundry Findings	Door	Tape still on the striker plate.
KITCHEN & LAUNDRY	Laundry Findings	Door	Paint touch ups required.
KITCHEN & LAUNDRY	Laundry Findings	Door	Paint needs to be removed from door stop.
KITCHEN & LAUNDRY	Laundry Findings	Flooring	Paint splashes needs to be removed from tiles.
KITCHEN & LAUNDRY	Laundry Findings	Flooring	Excess silicon around skirting board and door frame Junction. This will need to be tidied up.
KITCHEN & LAUNDRY	Laundry Findings	Taps and Tub	Excess silicon around sink will need to be removed.

KITCHEN & LAUNDRY	Laundry Findings	Taps and Tub	Excess glue along cupboard doors will need to be removed.
KITCHEN & LAUNDRY	Laundry Findings	Taps and Tub	Kick boards have not been installed.
KITCHEN & LAUNDRY	Laundry Findings	Taps and Tub	Paint marks inside cupboard need to be removed.
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	<p>The incidence of major defects in this residential building as compared with similar buildings is considered HIGH</p> <p>Please refer to the Conclusion section of this report for further clarification and definition.</p>

REPORT INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was Fine and Dry at the time of the building inspection.

Property Information

Inspection Type

Pre-Handover New Home Report

Direction House Faces

The dwelling faces West for the purposes of this inspection report.

Building Type

The dwelling is a Residential House.

Construction Type

The wall cladding is Brick. With Gypsum internal wall lining. (Brick Veneer)

Rendered Masonry. Note: May conceal any defects to materials such as cracking and the like

Roof Cladding

Tile roofing

Roof Design

The roof is a Pitched roof design.

Footings Type

Slab On Ground Footing Construction.

Storeys

Single level dwelling

Property Occupied

The home was Not Occupied.

Property Furnished

The home was Not Furnished.

People Present

The Client was present.

Areas Where Full Inspection Restricted

Areas Inspected

Building Exterior

Building Interior

Garage

Roof Exterior

Roof Void

Site

Utility Status

Water

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

Electricity

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

RCD has been installed.

Apparent Concealment of possible defects

Were apparent Concealments seen

No apparent concealing of defects visible.

inspection Agreement

Were there any specific requirements to The Pre Inspection Agreement

No specific requirements to the Pre inspection Agreement were requested by the client or their representatives.

SITE

Driveway

Materials

The driveway is concrete.

Driveway Condition

The expansion joints have not been cut parallel to anything. It is running off at an angle.



Paths

Pathways Condition

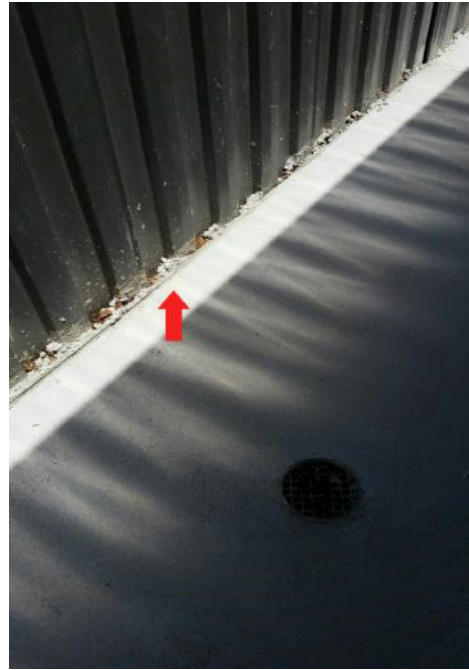
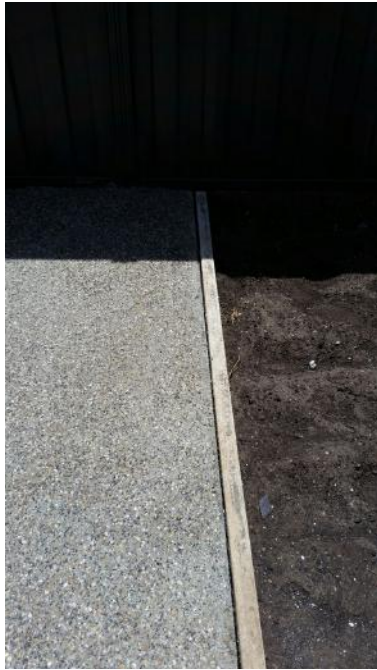
Concrete on the north side was not finished perpendicular to the house. The stop end is running off at an angle

Poor concrete finish on the south side of the house. Concrete will need to be removed from fence grooves.

Expansion joint foam needs to be cut down flush with the concrete.

Expansion joints appear to have been cut free hand. A straight edge should have been used to keep everything looking neat.

Star pickets sticking out of the ground at meter box. These will need to be removed.



Fences & Gates

Overall Condition

Fence at the meterbox has been installed at an angle and is not perpendicular to the house. It is also not been cut to size.

This will need to be reinstalled.

ROOF AND GUTTER

Roof Covering

Roof Covering Type

The roof is of concrete tiles.

Overall Condition

On inspection, defects were noted that may require further assessment and recommendations by licensed roofer.

Roof Clad Condition

Cracked tiles visible - Recommendations: Contact a roof tiler for repairs. This has potential to become a serious issue if repairs aren't carried out due to water ingress into the roof cavity

Ridge capping missing. Contact a roof tiler for repairs. This has potential to become a serious issue if repairs aren't carried out immediately due to water ingress into the roof cavity

Cracked tile ends visible - Recommendations: A qualified roof tiling contractor should be engaged for advice and recommendations. Considered a minor defect but has the potential to become a Major defect if repairs aren't carried out immediately due to water ingress into the roof cavity

Unfinished capping/rendering above entry porch. This is a major concern as the house is open to the elements.





Flashing Conditions

The flashing appears to be serviceable.

General Disclaimer

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

Guttering

Gutter Findings

All visible guttering appears serviceable condition with no apparent defects at the time of inspection. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.

Down Pipes

Down Pipe Findings

On visual inspection no apparent defects were noted to the down pipes and are considered serviceable, however no comment can be made with regard to blockages, connections to stormwater or functionality in the absence of rain. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.

HOT WATER SYSTEM

Hot Water Unit

Hot Water Unit Findings

System has been installed but not functional at time of inspection.



System Location

The hot water unit is located outside.

External Plumbing Pipes

Plumbing Pipes

On Visual inspection the external plumbing pipes appear serviceable , but should be checked by a qualified plumber.

EXTERIOR

Weep Holes and Ventilation

Findings

The weep holes are unobstructed .

External Door Components

Door Findings

Entry door trim needs to be painted.

Verandah sliding door has impact damage along the channels above the locks.

Verandah lock has surface rust that needs to be removed.

Exterior Walls

General Disclaimer

Limitations of the exterior inspection.

This is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please note - If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

Exterior Wall Material

Brick

Rendered Masonry

Condition

Of areas visible, defects were visible that will require further assessment by a suitably qualified tradesperson in order to prevent further deterioration of the dwelling. Please read below for details.

There appears to have been some settlement in the building which has caused some cracking to the walls. This can also cause some doors to bind or be out of square. This settlement is usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

Minor brick damage observed to the brickwork outside the bathroom on the south side . Have repaired by a licensed brick layer.

Bricks have mortar marks and will need to be cleaned to match the rest of the brickwork.

Verandah Brick pier overhang is more than 15mm. Builder will need to rectify this. (30mm)

Impact damage noted to the render at the front of the house. Builders debris will need to be removed as some of it is in contact with the house.

Exterior Windows

Window Information

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

Overall Condition

Lintel rust in sections. This may cause cracking in wall linings above the window -

Recommendations: A qualified brick layer should be engaged for repairs and recommendations.

Windows have gaps between the sill and windows seal. These will need to be sealed.

Gap between brickwork and window frame needs to be sealed.

Front window frame needs to be cleaned of excess render.

Silicone has been added to a window sill on the south side of the house. In order to keep things consistent black silicone should have been used and also have been across the whole window.

Recommend having silicone removed and reinstalled.



Rising Damp

Rising Damp Findings

Of the visible and accessible areas, there was no visible evidence of excessive rising damp on the external walls at time of inspection.

Fascia and Barge Boards

Condition

Mortar splashes need to be cleaned.

Scratch marks noted on the fascia on the eastern side of the house

Porch

Overall Condition

Defects exist to an area or component/s requiring assessment by a specialised field. Please read below for details.

GARAGE - CARPORT

Garaging

Type

Attached garage

Areas Restricted

All areas could be inspected.

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.

Roof And Gutter

Same as house. See house roof report.

Door Findings

Entry door hinge has paint marks that need removing.

Paint marks need to be removed from the striker plate.

Ceiling Findings

Paint marks on the cornice. These will need to be removed.

Internal Wall Findings

Paint marks on the render. These will need to be removed.

Floor Findings

Grinder disk marks noted on the floor.

STAIRS- PERGOLA- BALCONIES-DECKS

Verandah Findings

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.

INTERIORS

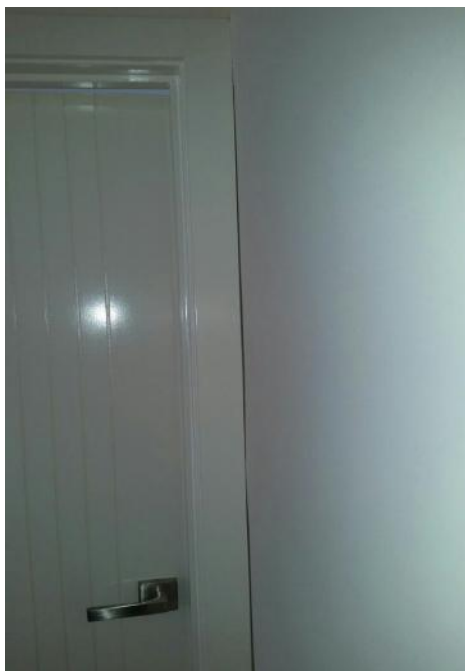
Entry and Hallways

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.

Door

Gaps along door frames in rear hallway need to be sealed or trim added. They are out of plumb and look unfinished.



Walls

Paint touch ups required

Paint touch ups required along skirting boards.

Excess architrave paint needs to be removed from wall at garage door.

Untradesman like finish on skirting boards.





Smoke Alarm

Was a Smoke Alarm Fitted

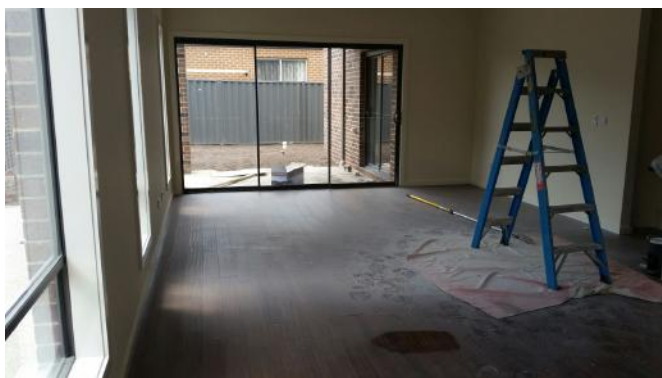
Yes a smoke alarm was sighted but not tested.

All dwellings must have at least one working smoke alarm (sometimes mistakenly referred to as “smoke detectors”) installed on each level of their home. This includes owner occupied, rental properties, relocatable homes or any other residential building where people sleep. We strongly recommend you have a least 1 working smoke alarm installed.

Family / Living Room

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Door

Paint marks need to be removed from exterior sliding door frame.

Ceiling

Paint touch ups required.

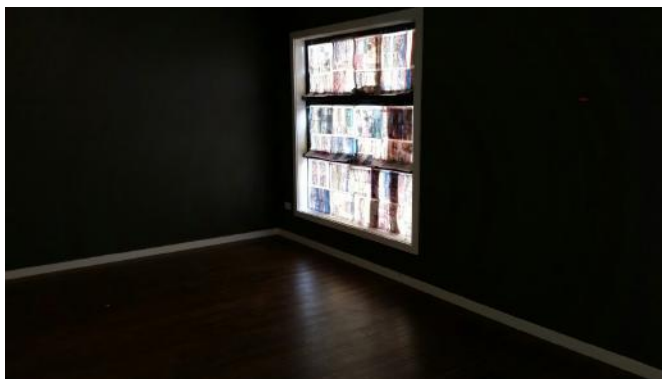
Windows

Paint marks need removing from window frames.

Home Theatre / Media Room

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Door

Sliding doors are not running evenly and are not installed level. The channels will need to be removed and installed in line with each other.

Sliding door guide has caused the frame to split during installation. The builder will need to rectify this.

Walls

Paint marks on the wall will need removing.

Paint touch ups required

Flooring

Paint marks need to be removed from the floor.

Bedroom 1

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Door

Paint marks on the door handle will need to be removed.

Door hinges screws are loose and will need tightening.

Ceiling

Paint touch ups required.

Walls

Finish nails are protruding from skirting boards. These should have been punched home, filled and then sanded before painting.

Flooring

Paint marks will need to be removed from the floor.

Bedroom 2

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Door

Door hinges screws are loose and will need tightening.

Striker plate needs to be reinstalled. Untradesman like finish.

Paint touch ups required to door.

Paint has been scratched off entry wardrobe sliding door frame. Paint touch ups required.

Paint marks need to be removed from sliding door frame.

Ceiling

Bulkhead above bathroom door was not installed level/parallel to surrounding areas.



Walls

Impact damage noted. Contact a licensed plasterer for repairs.

Paint touch ups required.

Walk in wardrobe shelving is already showing signs of sagging these will need to be sufficiently supported. Shelving was installed poorly large gaps around notches.



Flooring

Paint splashes need to be removed from flooring.

Bedroom 3

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Door

Cover needs to be removed from the striker plate.

Hinge screws should all be same colour.

Wardrobe sliding door handle has been installed at an angle. This needs refitting.

Ceiling

Paint touch ups required.

Walls

Wardrobe shelf needs painting.

Windows

Paint marks will need to be removed from window frame.

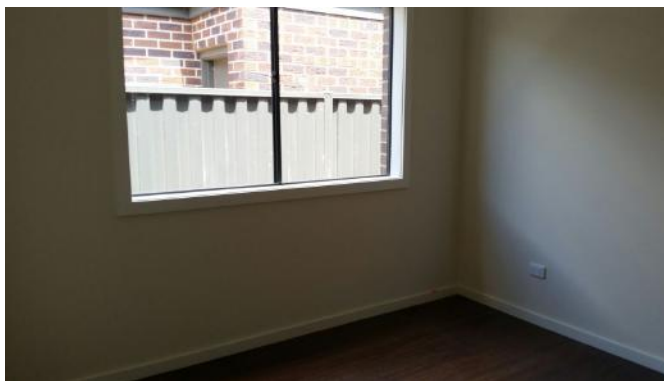
Flooring

Paint marks will need to be removed from the flooring.

Bedroom 4

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.

**Door**

Door hinges screws are loose and will need tightening
Striker plate needs to be reinstalled. Untradesman like finish.

Ceiling

Paint touch ups required.

Walls

Untradesman like finish on skirting boards.

Windows

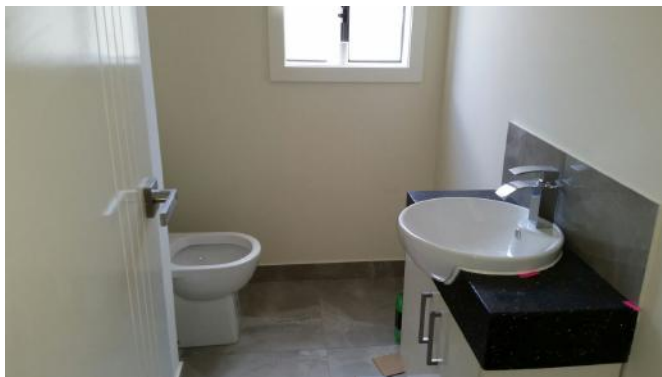
Paint spots need to be removed from window frame.
Scratch marks on window sill wil need repainting.

BATHROOM(S)

Powder Room

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Flooring

Unfinished grouting noted. This should be repaired as this will lead to water ingress under the tiles causing uplifting and possible water penetration.

Sink

Poor or deteriorated sealant at splash back junction. Have sealed by a plumber or a tiling contractor to prevent water access behind the bench.

Ventilation

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.

Bathroom 1

Location

Master bedroom



Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.

Door

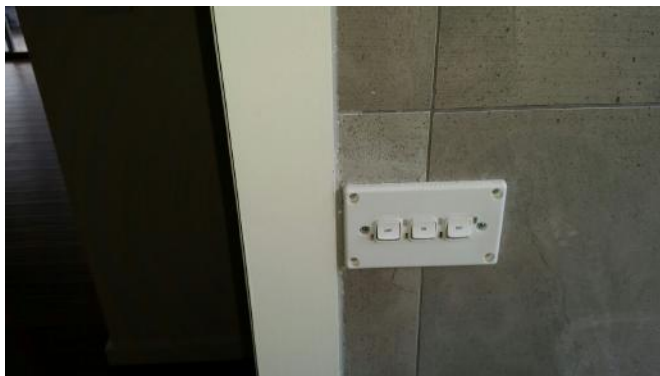
Impact damage observed. Repairs / Replacement recommended

Door frame needs an extra coat of paint.

Walls

Paint needs to be removed from wall tiles.

It appears that light switch has been installed too close to door frame. This is why the cover has not been installed.



Flooring

Gap at base of shower door needs sealing.

Sink

Poor or deteriorated sealant at splash back junction. Have sealed by a plumber or a tiling contractor to prevent water access behind the bench.

Excess silicon around sink plug hole needs to be removed.

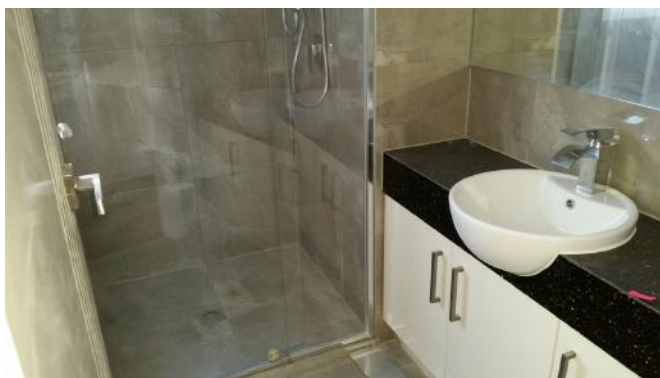
Ventilation

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.

Bathroom 2

Location

Hall



Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.

Door

Impact damage observed. Repairs / Replacement recommended

Paint on striker plate needs to be removed.

Ceiling

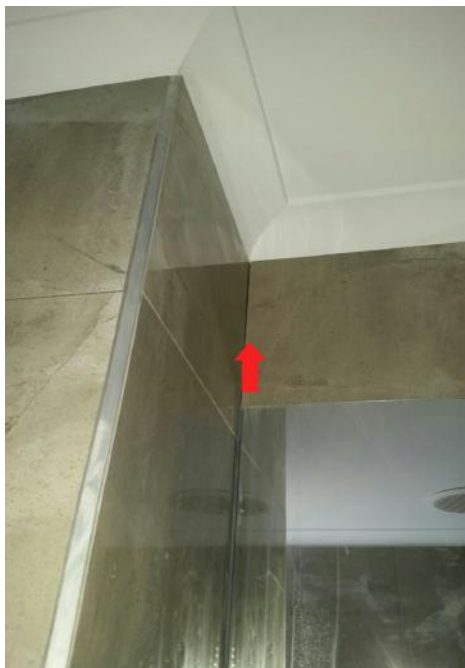
Paint touch ups required.

Walls

Paint marks need to be removed from wall tiles.

Silicone seal along door and wall tile junction is not consistent colour or neatly installed.

Unfinished grouting on wall junction.



Flooring

Unfinished grouting noted. This should be repaired as this will lead to water ingress under the tiles causing uplifting and possible water penetration.

Sink

Excess silicone around sink needs to be removed.

Shower And Bath

Shower head is leaking. A qualified plumber should be engaged for advice and recommendations.

The bath has been installed incorrectly. It is not parallel to the walls. There is over a 20 millimetre difference from one end to the other. The builder will need to rectify this.

Shower trap needs cleaning out.



Ventilation

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.

KITCHEN & LAUNDRY

Kitchen and Meals Area

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Walls

Hand prints on wall will need cleaning.

Doors

Pantry sliding door screw heads are not all covered and painted.

Floor

Paint splashes needs to be removed from flooring.

Sink and Taps

Penetration openings - As per the guide to standards & tolerances 2007 - Clause 7.08 - Pipe penetrations through external walls and inside cupboards - Plumbing holes are defective if they are not properly grouted; or in the case of cabinet work, fitted through neat minimum size penetrations, or fitted with tight fitting cover plates or collars with penetrations kept to the smallest size practicable. Recommendations: Engage a plumber to assess.

Bench top and splash back junction sealing deteriorated - Recommendations: Re-sealing by a plumber or general maintenance contractor is recommended to prevent water access behind the bench.



Cupboards And Bench Tops

Pantry shelves are not sufficiently supported. They are already showing signs of sagging.

Pantry shelves have nails protruding. These need removing.

Nail holes on pantry shelves need to be filled

Kick boards have not been installed.

Gap between cupboard and bulk head need to be sealed and painted.



Laundry Findings

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



Door

Sliding door has paint marks on frame.

Tape still on the striker plate.

Paint touch ups required.

Paint needs to be removed from door stop.

Flooring

Paint splashes needs to be removed from tiles.

Excess silicon around skirting board and door frame Junction. This will need to be tidied up.

Taps and Tub

Re-seal the bench top and splash back junction to prevent water access behind the bench.

Resealing same recommended

Excess silicon around sink will need to be removed.

Excess glue along cupboard doors will need to be removed.

Kick boards have not been installed.

Paint marks inside cupboard need to be removed.

ROOF VOID

Roof Void Findings

Restricted Areas

There is heating and/or cooling ducting present in the roof space/void. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

There is insulation present in the roof space/void. This is preventing a full inspection of ceiling joists from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

Roof Frame Type

The roof frame is a truss timber frame.



Overall Condition

Visible sections of the roof void is in a serviceable condition for age of this dwelling.

Insulation

Type

The roof space is insulated with fibreglass batts.

Condition

Where visible and accessible, the insulation appears to be in a serviceable condition.

Sarking

No Sarking Installed

CONCLUSION

Condition Of Inspected Structure

The incidence of Major Defects

The incidence of major defects in this residential building as compared with similar buildings is considered HIGH

Please refer to the Conclusion section of this report for further clarification and definition.

The Incidence of Minor Defects

The incidence of minor defects in this residential building as compared with similar buildings is considered HIGH

Please refer to the Conclusion section of this report for further clarification and definition.

The Overall Condition Of This Dwelling

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is BELOW AVERAGE

Please refer to the Conclusion section of this report for further clarification and definition.

TERMS AND CONDITIONS

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

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

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

DEFINITIONS AND TERMINOLOGY

DEFINITIONS

SERVICEABLE: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

TRADESMAN: A defect or a number of defects were visible that will require assessment by a qualified trades person.

AGE: The component has deterioration due to ageing or lack of upkeep and or maintenance.

MONITOR: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

STRATA - In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. This report does NOT include review of body corporate or similar records.

HIGH: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW: The frequency and/or magnitude of defects are lower than the inspector's expectations

when compared to similar buildings of approximately the same age that have been reasonably well maintained.

ABOVE AVERAGE: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

BELOW AVERAGE: The building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building

SIGNIFICANT ITEMS: An item that must be reported in accordance with the scope of the inspection.

MAJOR DEFECT: A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

MINOR DEFECT: Any defect other than what is described as a Significant Item or major defect.

SAFETY HAZARD: A defect that presents unsafe conditions and must be reported as a Major defect.

ACCESSIBLE AREA: Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.
Important advice.

LIMITATION: A factor that prevents full or proper inspection of the building.

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the scope and limitations of the inspection, form an integral part of the report.

1) **NOT A CERTIFICATE OF COMPLIANCE:** This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a

structural engineer.

2) VISUAL INSPECTION: This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

3) CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

4) NO GUARANTEE: Accordingly this report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

5) SWIMMING POOLS: Swimming pools/spas are not part of the standard building report under as4349.1-2007 And are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

6) SURFACE WATER DRAINAGE: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water run off and have the water directed away from the house or to storm water pipes by a licensed drainage plumber.

7) SHOWER RECESSES: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks As showers are only checked for a short period of time, prolonged use may reveal leaks that were

not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak

8) GLASS CAUTION: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

9) STAIRS AND BALUSTRADES: Specifications have been laid down by the Australian Building Code – Section 3.9 covering stairs, landings, balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

10) RETAINING WALLS: Where retaining walls are located more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

11) ROOMS BELOW GROUND LEVEL: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given

12) ASBESTOS DISCLAIMER : No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

13) MOULD (mildew and non-wood decay fungi) disclaimer: Mildew and non wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.

14) MAGNESITE DISCLAIMER: No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.

15) ESTIMATING DISCLAIMER: No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from licensed tradesman prior to a decision to purchase.

IMPORTANT DISCLAIMERS

16) DISCLAIMER OF LIABILITY: No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

17) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

18) **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

OTHER RECOMMENDED INSPECTIONS

Electrical installation: All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice.

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

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

Gas: All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

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

Smoke detectors: Australian standard AS3786 - Advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

The septic tanks: Should be inspected by a licensed plumber.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A geo-technical inspection can determine the foundation

material and provide advice on the best course of action with regards to the trees.

TERMINOLOGY

The definitions below apply to the types of defects associated with individual items/parts or Inspection areas.

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

Distortion, warping, twisting: The item has moved out of shape or moved from its position.

Water penetration, dampness: Moisture has gained access to unplanned and/or unacceptable areas.

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

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

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

Contact the inspector

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

The Inspection and Report was carried out by: Patrick Dunne

Contact the Inspector on: 0415 156 944

For and on Behalf of: PADinspections