PRE-PURCHASE PROPERTY INSPECTION BUILDING REPORT

Inspector Paul Cavallo.
Ph: 0419 868 008.
Email paul@ibi.net.au
Website –
www.independentbuildinginspections.com

COMPLYING WITH -AS:4349.1-2007.
MASTER BUILDERS ASSOCIATION MEMBER.
HOUSING INDUSTRY ASSOCIATION MEMBER.
LICENCED BUILDER /INSURED/ EXPERT WITNESS.
BUILDING PROFESSIONALS BOARD MEMBER.
Visual Pre-Purchase Building Inspection Report.

To comply with Australian Standard AS4349.1-2007

1.0 CLIENT DETAILS:

Client:	Client: J. Cook.
Contact Details:	Email: Co. McGrath.
Report Ordered by:	The above.
Inspection address:	91 Shanke Crescent Kings Langley
Inspection Date:	Date: 27.2.26 Arrival time: 1:00pm - Departure time: 2:00pm.
Weather Conditions at time of inspection:	25 Degrees and cloudy.
Building if Furnished:	Yes.
Building Tenancy:	Yes.
Persons present at time of inspection:	Na.

Front elevation of the Inspected property inspected.

INDEX:

1.0 CLIENT

2.0 FEE & INSPECTION AGREEMENT

3.0 SUMMARY

4.0 ACCESS

5.0 TERMINOLOGY

6.0 PHOTOGRAPHIC FINDINGS OF AREAS INSPECTED.

7.0 THE EXTERIOR

8.0 THE BUILDING SITE

9.0 THE SUB FLOOR

10.0 THE ROOF EXTERIOR

11.0 THE INTERIOR

12.0 THE ROOF LOFT & INVASIVE INSPECTION REQUIREMENTS

13.0 TERMS & CONDITIONS

14.0 CONTACTING THE INSPECTOR

15.0 ACKNOWLEDGMENT OF THIS REPORT

2.0 FEE & INSPECTION AGREEMENT

This agreement forms part of this Pre-Purchase Inspection Building Report.
(Offer & Acceptance, Form of Valuable Consideration and Instructions apply here.)
*(Definition: **Offer and Acceptance;** analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)*
*(Definition: **Valuable Consideration;** it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)*
*(Definition: **Instructions;** the purchaser has given verbal or written directions to carry out this pre purchase building inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)*

Tax Invoice No: As per cover page	**Client: As per cover page**
Phone: As per cover page	**Property at: As per cover page**
You agree to a fee for this Property Inspection and Report	
Amount: Payment due on delivery	**ABN No: 66001 513 908.**

YOU AGREE TO THE FOLLOWING CONDITIONS & THE INSPECTION TYPE ORDERED BY YOU.
(VISUAL PRE-PURCHASE BUILDING INSPECTION & REPORT)

This inspection will be carried out in compliance with AS4349.1-2007 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.

1. This inspection is a visual evaluation only for the buildings within 30 metres of the main building and within the inspection properties boundaries.
2. ACKNOWLEDGMENT: I agree to contact the Inspector once I have read the report or the Inspector will contact me.
3. Safe and reasonable access will only be achieved to the property being inspected to the areas of, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior, The Interior of The Roof Space and within the Sub Floor areas (if applicable) only.
4. The report will also advise on visible minor and major defects, safety hazards and any cracking visible to the buildings elements on the day and time of the inspection.
5. The Inspector will not conduct any invasive inspections. (Written instructions must be provided for any invasive inspections required now or in the future as the Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or any personal belongings currently in place.)
6. The Inspector will advise you should there be need to carry out an Invasive Inspection to the property that they inspected. In the event an Invasive Inspection should be required, then you should NOT agree to anything until this Invasive Inspection has been completed and reported on.
7. We DO NOT & WILL NOT inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.
8. It is highly recommended that a full Timber Pest Inspection carried out in compliance with AS4349.3-2010.
9. No inspection will be carried out for Asbestos. (This is out of our area of expertise, unless otherwise stated)
10. No inspection will be carried out for Magnasite. (This is out of our area of expertise, unless otherwise stated)
11. No inspection will be made for Mould. (This is out of our area of expertise, unless otherwise stated)
12. No inspection will be made for Solar Power Panels. (This is out of our area of expertise, unless otherwise stated)
13. Costs for and building rectification works are not provided within this Report. Should you require any costing's you should seek further advice from a Licensed Builder, Architect or a Quantity Surveyor.
14. When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed and or after this inspected property has been vacated.
15. When and if Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection.
16. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.
17. This Inspection will not cover or report the items listed in Appendix D in AS4349.1-2007. A copy of Appendix D can be provided upon request.
18. This report is not a Structural Report. Should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.

19. Where a Strata Title property is to be inspected, then we will only inspect the strata unit's interior and the unit's immediate exterior to be inspected as detailed in Appendix B in AS4349.1-2007. A full Strata Report must be obtained for all of the common areas before you make an informed decision to purchase the Unit. A copy of Appendix B can be provided upon request.

20. If an issue, pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. An independent mediator, or an arbitrator will then handle disputes. Each party will pay their own costs.

21. We will not be liable for any third-party loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.

22. The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe and reasonable access.
If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe to do so.

Area	Access Panel	Crawl space	Accessible Height
Roof Space:	400mm x 500mm	Minimum of 600mm x 600mm	From a 3.6m ladder off a level platform and only if it is safe to do so
Roof Exterior:	-	-	From a 3.6m ladder only and off a safe level ground surface
Subfloor:	Subject to inspectors discretion as to safe and reasonable access /clean (not mud)	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access

23. Limitations to this Inspection are noted above and how these limitations may affect the Inspection are:
In general, any stored or scattered goods, stored boxes, parked cars, bikes, boats, trailers, A/C unit's and their ducting and any external covering foliage, plants, vines, stored fire wood and timbers, vines clinging to external wall surfaces, trees covering areas will hinder our inspection to the areas clearly stated within the body of this report.

24. We invite you to contact the inspector shown on the last page of this report so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any further decision to purchase this property.

25. You're the Purchaser need to have any misunderstood issue fully explained to you prior to making any decision in purchasing this as inspected property. Your Conveyances is not adequately qualified to explain any issues to you, you must contact the Inspector shown on the last page of this report.

Acceptance: ...on file..... Dated: .....on file .....

3.0 SUMMARY OF THIS INSPECTION:

3.1 OVERVIEW:

The following summary below of **Satisfactory, Average and Poor** apply to the overall condition and to other areas of this Inspected Property if and when stated within this report document:

SATISFACTORY	The areas inspected appear to be in serviceable and sound acceptable condition without any significant visible defects.
AVERAGE	The inspected areas evident require repairs and or maintenance, which are consistent and normal due to the age of the property.
POOR	The areas inspected require major repairs and or replacement due to its age, poor maintenance, deprived state, deterioration or not being completed to an acceptable standard of workmanship.

SUMMARY OF RESULTS

ROOF EXTERIOR:	*Satisfactory.*
THE INTERIOR:	*Average.*
THE SITE: **a/ Retaining Walls:** **b/ Site Drainage:** **c/ Out-buildings:**	*Average to satisfactory.*
THE SUB FLOOR SPACE:	*Average.*
THE ROOF VOID SPACE:	*Satisfactory.*
THE EXTERIOR:	*Average.*
OVERALL CONDITION OF THE BUILDING:	*Average.*

NOTE: Other photos not shown in this report may have been taken of this property indicating the inspector's observations on the day in relation to any excessive foliage growth, damaged retaining walls, pool areas, areas that are not part of this inspection, termite matters, hindered or restricted access areas and of any other issues not covered.

NOTE: This report does not advice on events or any further damage occurring to the property post the inspector departing the property.

3.2 PURPOSE:
This report should only be read in its entirety for the purpose of allowing the potential purchaser to make an informed decision prior to this inspected properties purchase as well as to potentially resolve any unknown issues.

3.3 SCOPE:
This pre-purchase property building inspection shall comprise of a visual assessment only for the buildings general condition within 30 metres of the main building only and as well as being within the inspection properties boundaries. This report is not a Structural Report, should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.

3.4 SUMMARY:
OBSERVATION OF DEFECTS AT THE TIME OF THIS INSPECTION:
Defects are categorized into 6 areas as described below.

These descriptions are clearly defined in AS4349.1-2007 Table 3.3 "Type of Defects."
A-Damage (visual disruption or breakage resulting in loss of value or the impairment of usefulness,)
B-Distortion, warping and twisting (a change in the shape of an image resulting from imperfections from its intended location,)
C-Water penetration, damp related (the presence of moisture and/or egress or entry of forms of water and dampness into unintended locations,)
D-Material deterioration (rusting, rotting, corrosion, decay) (alteration of the products or elements original intended finish,)
E-Operational (not being fit for proper functioning and /or ready for use,)
F-Installations & Appearance (inappropriate fitting and finish of a products intended use)

3.4.1 Summary of DEFECTS: / And Safety Items.
Description: Being a defect of significant magnitude that requires immediate rectification. At this inspection we will assess and appraise the properties building elements for the presence of visible defects.
My observation of visual "Defects" found at the time of this property inspection
1. Cracked concrete, brickwork, external tiles, pavers, internal tiles, plasterboard and cornices.
2. Weathered exterior timber – sections of decking boards require remedial works.
3. Undulating concrete and pavers (consistent with age.)
4. Peeling external eaves lining paint, each elevation require a fresh coat of paint.
5. Damage to front patio concrete apron (isolated section.)
6. Dented and leaning site fences (consistent with age.)
7. Low level internal cabinetry wear. Tile grout and silicone is darkened.
8. Plasterboard and cornice imperfection.
9 Moderate level internal flooring wear (consistent with age.)
10. External gutters and valleys have surface rust visible.

Description and ID of the Property Inspected:

Type: 4 bedroom - 1 bathroom - 1 car garage Residential Dwelling.

Height: No of storeys = 2.

Construction Type: Brick veneer.

Floor type: Concrete slab and timber floors.

Exterior Wall type: Brick veneer.

Exterior Roof covering: Concrete tiles and sheet metal.

Interior Linings: Plasterboard –tiles-timber-carpet.

4.0 ACCESS AT THE TIME OF THE INSPECTION

Areas Inspected & Areas Not Inspected and Why:

1. **The Areas Inspected were**:
   a. The Interior,
   b. The Exterior,
   (Parts of) the Roof Void Space,
   c. (Sections of) the Roof Exterior, -
   d. (Parts of) the Sub Floor area,
   e. The Boundaries
   f. The Site
   g. And any associated Outbuildings within 30 metres of the main building.
2. **The Areas that were NOT Accessible for Inspection are and the reasons WHY were**:
   a. To sections of the roof loft with a low angle, - insulation/ ducting / obstruction. sarking. Lower level roof void no access.
   b. Hindered access to built -ins stored clothes /furniture in general. (Photos in report body).
   c. To sections of the sub floor with stored goods. (if Applicable).
   d. To the internal rooms being furnished. (Photos in report body)
   e. Roof exterior too high / and or slippery while raining / Safety limitations.
3. **The Areas in which Visual Inspection was Obstructed and reasons WHY were**:
   a. Hindered access stored goods in interior.
   b. To the roof void covered areas in insulation / sarking. Lower level roof void no access.
   c. To the internal rooms being furnished/floor linings. Built -ins stored clothes /furniture in general
   d. Inside walls, under floor linings between floors and all other fixed areas (visual non invasive only).
   e. To sections of the dwellings exterior where plants and garden beds, bins, Air-conditioning units etc.

f. The boundary fences, site and exterior due to hindered access.
g. Sections of external brickwork.
h. Sections of the site, exterior etc unaccusable / blocked off due to vegetation / stored goods.
i. The properties retaining walls due to access.

5.0 TERMINOLOGY & THEIR DEFINITIONS

GLOSSARY OF TERMS:

ACCESSIBLE AREA - An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
ACCESS HOLE - Access hole an opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.
AGG LINE - A perforated pipe (usually covered with a geo-textile fabric) lay behind retaining walls and other areas to catch seeping storm water.
APPEARANCE DEFECT - Fault or deviation from the intended appearance of a building element.
ARCHITRAVE - moldings surrounding a door or window opening to cover the join between the frame and the wall finish.
BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.
BEARER - A sub-floor structural timber member who supports the floor joists.
BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.
BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.
CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.
CLIENT - The person or other entity for which the inspection is being carried out.
CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.
CORNICE - A molding placed at the junction between a wall and ceiling.
DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.
DEFECT - Fault or deviation from the intended condition of a material, assembly or component.
DEFLECTION - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.
EAVES - The lower part of a roof that overhangs the walls.
FASCIA - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.
FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.
FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.
FOUNDATION DOOR ENTRY - The door or cover access point into a dwellings sub floor area.
GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.
GAUGE - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.
GOING - In a stair the horizontal distance from the face of one riser to that of the next.
HANGING BEAM - A beam above the ceiling used to support ceiling joists.
HEAD - The upper horizontal member at the top of an opening or frame.
HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.
HEARTH - The floor of a fireplace and immediately adjacent area.
HINDERED ACCESS - The inability to access this area stated in this report.
HIP ROOF - A roof, which is pyramidal in shape with sloping surfaces and level, edges all round.
INSPECTION - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

INSPECTOR - Person of organization responsible for carrying out the inspection.
JOIST - A timber or steel beam supported by a bearer, which the flooring is fixed directly to.
LIMITATION - Any factor that prevents full or proper inspection of the building.
LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.
MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.
MAJOR DEFECT - 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.
MINOR DEFECT - A defect other than a major defect.
MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.
NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.
PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.
PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.
PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.
PERP - A vertical joint in masonry construction.
PITCH ROOF - The ratio of the height to span, usually measured in degrees.
POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.
QUAD MOULDING - A molding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.
RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.
RAFTER (COMMON) - A rafter spanning the full distance from the eaves to the ridge.
RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.
RAFTER (JACK) - A rafter between a ridge and a valley or a hip rafter and the eave.
RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.
RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.
RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.
RISER - The vertical face of a step in a stair flight.
SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element.
SEPARATION - Gapping formed between the two surfaces stated.
SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.
SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.
SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.
SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.
SOFFIT/EAVES - The underside of a slab or an eave.
SOLDIER COURSE - A course of brickwork laid on its end.
SPROCKET - A framing timber used in eaves construction.
STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.
STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.

TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.

TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

VALLEY - The meeting line of two-inclined roof surfaces at a re-entrant angle.

VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.

WEEP HOLES - Vertical joints or perpends in brickwork left open above the flashing line to allow water from behind the wall to escape.

PLUMBING AND DRAINAGE TERMS

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called GULLY.

JUNCTION (PIPE) - A pipe fitting incorporating one or more branched.

MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.

SULLAGE - Domestic waste water other than from soil fixtures.

SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means if a SUMP PUMP. Also called DRAIN PIT.

TRAP - a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage if gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.

BOUNDARY TRAP - A trap in the property service drain, usually near the boundary if a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called INTERCEPTOR TRAP.

GREASE TRAP - A device in the shape if a box with baffle plates to slow the flow of liquid waste and prevent the passage if greasy substance into the drainage system. Also called GREASE INTERCEPTOR TRAP.

P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.

S-TRAP - A trap in which the outer leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection if silt, sand or grit.

VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball r the flexing if a diaphragm.

FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as FLOATING BALL VALVE.

FLUSH VALVE - A control devise for water flow at mains pressure to a WC pan; used instead of a cistern.

MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.

PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined valve in the downstream side. Also called PRESSURE LIMITING VALVE.

PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as ISOLATING VALVE.

TEMPERATURE RELIEF - A temperature-activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.

VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gas.

6.0 PHOTOGRAPHIC EVIDENCE of FINDINGS TO AREAS INSPECTED:

Findings of this Inspections Cracking to the External and Internal Building Elements:

Is there cracking to the dwellings Building Elements? – Yes, concrete (shrinkage, consistent with age) brickwork (cat one - two cracks) external tiles, pavers, internal tiles, plasterboard and cornices.

(NOTE: Cracking within the categories below will require a Structural Engineers Inspection for a complete determination on the effects to this dwelling prior to you making a decision to purchase.)

(An Engineer is required to Certify for all cracking over category "2") refer below.
CONTACT THE INSPECTOR FOR A REFERAL /CONTACT IF REQUIRED.

Cracking Categories: Cracking is also categorised into the following 5 categories with a description of typical damage and required repairs:
0-Hairline cracking, less than 0.1mm,
1-Fine cracks that do not need repair, less than 1.0mm,
2-Noticable cracks, yet easily filled 1mm - 5.0mm,
3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Note weather tightness can be impaired, 5.0mm -15.0mm,
4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

7.0 THE EXTERIOR OF THE BUILDING.

The exterior of the house presents in satisfactory condition displaying no major structural issues at the time of inspection.

The garage roller door tested, functioned at the time of inspection.

External eaves linings require a fresh coat of paint and mortar is cracking around the garage.

Exterior windows and doors present in satisfactory condition for the age.

The front left side window glass is cracked here and brickwork has category one cracking visible.

Exterior timber displays moderate level weathering and sections of decking boards require remedial works - consistent with age.

The rear pergola checked is structurally sound.

Exterior railings checked are structurally sound - the front patio slab has damage here.

8.0 THE BUILDINGS SITE:

Site drainage / land overflow appears to function adequately with no signs of water laying at the time of inspection.

Rear yard example above.

Site fences are in serviceable condition, isolated sections have minor dents and are leaning (consistent with age.)

Isolated sections of exterior concrete displays typical shrinkage cracks and undulations - consistent with age.

9.0 THE SUB FLOOR OF THE BUILDING:

Improved ventilation is recommended within the subfloor area.

Maintain regular pest control by means of baits, sprays and monitoring to prevent pest attack within the subfloor area.

10.0 THE ROOF EXTERIOR OF THE BUILDING:

The roof exterior presents in satisfactory condition for the age.

Sections of roof tiles are chipped and gutters - valleys have surface rust visible which will require remedial works.

11.0 THE INTERIOR OF THE BUILDING:

The interior of the house presents in satisfactory condition for the age.

Interior living rooms present in serviceable condition for the age.

Example dining area above.

The office area is in serviceable condition.

Isolated sections of plasterboard and cornices are cracking (not all examples shown.)

The kitchen area presents in serviceable condition.

Water pressure tested, is sufficient.

The glass cooktop surface displays low level wear, and splashback silicone is darkened (consistent with age.)

Lower level lights tested, functioned at the time of inspection.

The wall mounted AC tested, functioned at the time of inspection.

Internal surfaces display moderate level paint blemishes throughout, consistent with age.

Internal floorboards display moderate level wear, and squeak under foot (consistent with age.)

The laundry is in serviceable condition.

Water pressure tested, is sufficient - surfaces are paint blemished, consistent with age.

The toilet tested, functioned at the time of inspection.

The bathroom area tested for leaks, was issue free at the time of inspection.

Hot and cold water services tested, functioned at the time of inspection.

Water pressure tested, is sufficient.

Isolated sections of tiles are cracked, consistent with age.

The toilet tested, functioned at the time of inspection.

Interior bedroom areas present in serviceable condition for the age.

All bedroom area lights tested, functioned as intended at the time of inspection.

Example bedroom area above.

Isolated sections of internal plasterboard and cornices are cracking (rear left bedroom example above.)

The AC tested, functioned at the time of inspection.

The garage area is in serviceable condition.

12.0 THE ROOF SPACE OF THE BUILDING:

All areas within the roof space were dry at the time of inspection.

Maintain regular pest control by means of baits, sprays and monitoring to prevent pest attack within the roof space.

NOTE: INVASIVE INSPECTION REQUIREMENTS:

Is an Invasive Inspection required to this property? Na.

Written instructions must be obtained from the Vendor, Owner and or the Successor of this property prior to these Invasive Works being carried out.
An Invasive Inspection is an insidious type of inspection where either a Bore-Scope tool is used or wall and or ceiling linings are removed to allow clear visual access to the areas required and or agreed to.

The written instructions once received, will be answered by having a detailed quotation provided out lining the purpose and scope of works that will be conducted on this property. If the intended Invasive works are over ($20,000-00, subject to state by state requirements) then Home Warranty Insurance must be provided by the building contractor engaged. All Invasive works must be carried out by appropriately licensed tradespeople.

Other Inspections, Certificates & Warranties or Reports Required:

It is recommended that the following inspections and reports be obtained prior to any decision to purchase the property, so that the purchaser can be well equipped to make an informed decision. These inspections and report as specified in AS4349. 1-2007 and are excluded from this report:

Asbestos Inspection.	**Garage Door Mechanical**	**Gasfitting Inspection**
Mould Inspection.	**Hazard Inspection.**	**Swimming Pool / Spa and related fencing Inspection**
Timber Pest Inspection.	**Durability of Exposed Surfaces.**	**Fire / Chimney Inspection**
Alarm / Intercom / Data System	**Hydraulic inspection.**	**Air-Conditioning Inspection**
Structural Engineer.	**Appliances Inspection.**	**Geotechnical Inspection**
Estimating Report.	**Mechanical Services.**	**Plumbing Inspection**
Council Plan Inspection.	**Electrical inspection.**	**Drainage Inspection**

13.0 TERMS & CONDITIONS:

Information Regarding the Scope & Limitations of our Inspection and Report

1. **THIS IS A VISUAL INSPECTION ONLY:** Limited to those areas and sections of the property that is fully accessible and visual on the date of this property Inspection. (At the time of the inspection.)

2. This Report does not make comment on area that may or are concealed. This report is an assessment or detection of any defects, (including rising damp and any leaks) which may be due to certain weather conditions. Whether or not services have been used (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.*) The presence or absence of timber pests. Any Gas fittings. Common property areas. Local or near noise levels. Any health and safety issues. Any security concerns. Fire protection. Any detection of illegal building or plumbing of electrical works. We do not comment and any arrears out of our area of expertise.

3. If an Issue or pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. An independent nominated mediator or arbitrator will then handle disputes. Each party will pay their own costs,we are available for such Mediation and Arbitration if and when required at a small cost to the parties.

4. Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.

5. This inspected properties site classification can be confirmed with your local Council or by obtaining a Geotechnical Engineers Inspection and Report. In addition the CSIRO has a brochure available from your local Council in reference to foundation maintenance.

6. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.

7. **Conclusion & Warning:**
   HIGH (Needs immediate rectification) **TYPICAL** (Rectification works is required) **LOW** (Minor rectification is required.)
   The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment only of the property to identify any defects and to form an opinion regarding the condition of the property at the time of the inspection.
   The incidence of any form of Defects within this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered**: Warning: "Typical"**

8. **DISCLAIMER 1**: No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.

DISCLAIMER 2: DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report. Vendor Reports (VR) are provided by the vendor for reference and information purposes only until such time as a copy of this report is purchased by a third party or prospective subject property buyer in their own name.This report must not be relied upon until purchased. Should you wish to purchase a copy of this report please contact Independent Building Inspections.

1. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, fax or mail. You must allow us to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

   If YOU are not satisfied with our response YOU must within twenty eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement. We have a team of mediators to assist both Consumers and Inspectors as and when required. *"Best to talk about the alleged situation in the first instance and to document any agreements formulated and or disagreed to."*

   a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator, orders either party to pay any settlement amount or costs to the other party; but not specify a time for payment, and then such payment shall be made within twenty eight (28) days of the order. Any legal representation costs are borne equally by both parties should the need arise.

14.0 *REFERENCE TO* "CONTACTING THE INSPECTOR"

Please contact the Inspector below who carried out this inspection.
At times it is difficult to explain situations and access difficulties to what is and isn't inspected.

Any building matters of importance that need a further understanding by the client you should contact the inspector and have any misunderstood or other matters explained to you.
For a complete clarification then contact the inspector prior to purchase of this property.
Additional fees will apply if required to provide further written information from the Inspector.
The Inspector will only answer questions relating to this inspected property report and no other questions will be entered into in relation to the dwellings future structural ability or whether to purchase it.
This inspection and report is based on the expertise, accreditation and qualification of the Inspector written below.

PAUL CAVALLO___ Ph.: 0419 868 008.

15.0 ACKNOWLEDGEMENT OF THIS REPORT

I confirm I have read this Inspection Report and agree to call, Text, SMS or email the Inspector to advise him/her I have done so.
I also acknowledge that if I do not contact the Inspector, then the Inspector will contact me to ensure I have read and understand this report. The Inspector may answer any questions pertaining to the property associated to this report.

PAUL ANTHONY CAVALLO.
Fair Trading Builders license Number 96049c.
Signed for & on behalf of: INDEPENDENT BUILDING INSPECTIONS NSW.

IBI
Independent
Building Inspections

Paul cavallo 0419868008 Email paul@ibi.net.au
ABN 66001 513 908.

Book a Inspection/get a quote online by filling out the quote form at www.independentbuildinginspections.com

Thankyou for your Business.