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## **PRE-PURCHASE INSPECTION RESIDENTIAL BUILDING REPORT**

Complies with Australian Standard AS 4349.1-2007 Inspection of Building Part 1:  
Pre-Purchase inspections- Residential buildings- Appendix "C"

**Account to:** Kerrie and Ray Wenzel

**Purchaser:** Not applicable

**Invoice No:** 9368

**Regarding Building at:** 56 North Crescent, Wyoming  
Refer attached photographs: 1 to 12, 19, 22 to 26, 38 and 39.

**Note:** This report should not be relied upon if the contract for sale becomes binding more than 90 days after the date of initial inspection. A re-inspection after this time is essential.

### **Agreement Details**

The purpose of the inspection is to identify major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the defects. The overall condition of this building has been compared to similarly constructed and reasonable maintained buildings of approximately the same age.

### **Details of the Inspection Agreement.**

**Date of Agreement:** 28/10/2024

**Specific Requirements/Conditions Required by You were:** No

**Changes to the Inspection Agreement requested:** No

**The Scope of the Inspection:** 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 of 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.

**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.

- Date the Changed Agreement was accepted: No
- Time the Changed Agreement was accepted: Not applicable

### Inspection Details

**Date of the Inspection:** 29/10/2024

**Time of Inspection:** Approximately 2.30pm

**Persons in Attendance:** Pest & Building consultant and Vendor

**Weather Conditions at the time of Inspection:** ( X ) Dry ( ) Wet ( ) Intermittent Rain ( ) Other:

**Recent Weather Conditions:** ( ) Dry ( ) Wet ( ) Extended Dry Periods ( ) Extended Wet Periods ( X ) Wet and Dry Periods ( ) Other:

**Building Furnished:** ( X ) Furnished ( ) Unfurnished

**Building Tenancy:** ( X ) Occupied ( ) Unoccupied

### Areas Inspected and Restrictions to the Inspection

**The Inspection included:** The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site. Some trees to surrounding areas.

**The Actual Areas Inspected were:** ( X ) Building Interior, ( X ) Building Exterior, ( ) Roof Space, ( X ) Parts of the roof space ( ) Roof Exterior, ( X ) Parts of the Roof exterior ( ) Subfloor ( X ) Parts of the Subfloor ( X ) Site, ( X ) Yard, ( X ) Surrounds, ( X ) Other areas Inspected were: Parts of interiors and exteriors of garden shed.

### Restrictions:

- Areas NOT Inspected Including Reason(s) were:** Parts of subfloors due to concrete slab on ground. Parts of subfloors due to limited crawl space. Parts of roof space due to limited crawl space and shredded fibre loose fill insulation throughout. Parts of roof space due to raked and lined construction.
- Areas NOT Fully Inspected Including Reason(s) were:** Those listed above. Parts of the roof exterior due to Occupational Health and Safety Rules and Regulations. Parts of roof space timbers due to insulation. Areas of interior of cupboards to main dwelling and interior of garden sheds.

### Recommendations to Gain Access and Re-inspect

**The Area(s) and/or Section(s) to which Access should be gained or fully gained are:** Roof space. Parts of interior of dwelling. Interior of garden sheds.

Further inspection and reporting of these areas is essential once access has been obtained and prior to a decision to Purchase to determine if any major defects/safety hazards exists in these areas/sections.

### **Factors that Influenced the Inspection/Report Outcome**

Limitations to the Inspection apart from "Access Issues" noted above and how these limitations, has affected the Inspection are: None

Details of Apparent concealment of possible defects: None

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided: None

Details of Other Factors influencing the inspection: There was evidence of some subfloor framing timbers being in contact with ground levels to areas, with limited visibility and access to same areas.

### **Description and Identification of the Property Inspected**

**Type:** Domestic

**Style:** Single storey

**Construction Type:** Painted fibro cladding

**Interior Lining:** Gyprock, fibro and villa-board ceiling and wall linings over a timber frame.

**Piers:** Brick, galvanised metal and parts not applicable due to concrete slab on ground.

**Flooring:** Tongue and groove timber, compressed flooring, suspended concrete slabs and concrete slabs.

**Floor Covering:** Floor covering consisted of carpets, polished timber, vinyl and tiles.

**Verandahs:** Concrete and brick

**Patio:** Concrete

**Decks:** Not applicable

**Balconies:** Not applicable

**Roofing:** Skillion and pitched timber

**Roof covering:** Concrete tiles, metal higher profile screw fixed, and fibreglass panels to areas of skillion roofs.

**Out Structures:** Timber framed, metal roofed and timber clad shed. Metal framed, roofed and clad shed.

**Other Inspections and Reports Required**

<input checked="" type="checkbox"/> Timber Pest Inspections	<input type="checkbox"/> Electrical Inspection	<input checked="" type="checkbox"/> Plumbing Inspection
<input checked="" type="checkbox"/> Asbestos Inspection (to insulation)	<input type="checkbox"/> Mechanical Services	<input checked="" type="checkbox"/> Drainage Inspection
<input type="checkbox"/> Mould Inspection	<input type="checkbox"/> Appliances Inspection	<input type="checkbox"/> Air Conditioning Inspection
<input type="checkbox"/> Alarm/Intercom/Data System	<input type="checkbox"/> Structural (Engineer)	<input type="checkbox"/> Geotechnical Inspection
<input checked="" type="checkbox"/> Durability of Exposed Surfaces	<input type="checkbox"/> Hydraulics Inspection	<input type="checkbox"/> Swimming Pool Inspection
<input type="checkbox"/> Council Plan Inspection		

Home owners are urged to have all electrical cable installations carried out between April 2010 and October 2013 inspected by an electrician. Any Infinity cables that are discovered should be remediated as soon as possible under the supplier’s recall.

Other:

**Terminology**

The definitions below apply to the TYPES OF DEFECTS associated with the individual items/parts of the 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.

## INSPECTION FINDINGS

The following areas were inspected where present and within the scope of the inspection- 1. Site, 2. Exterior, 3. Interior, 4. Services, 5. The Roof Interior, 6. The Roof Exterior, 7. The Subfloor, 8. Cracking to Building Members.

**Important: Strata Title:** Where an item above is noted as being part of the Common Area, the item is outside the Scope of this report. It is strongly recommended that an inspection and Report on these areas be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

### 1. THE SITE

#### Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

**Driveways:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of surface degradation, settlement cracks and structural cracks to the driveway slab. Cracks were considered to be a combination of appearance and serviceability cracks ½ to 2 millimetres in width and structural cracks ½ to 4mm in width. Areas would need to be monitored and repaired, refurbished and replaced if necessary. Refer attached photographs: 34 and 35.

**Paths:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of settlement cracks and minor surface degradation to the paths. Cracks were considered to be a combination of appearance and serviceability cracks ½ to 2 millimetres in width. Areas would need to be monitored and repaired, refurbished and replaced if necessary. Refer attached photographs: 12 to 14.

**Steps:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of settlement cracks, settlement cracks and minor surface degradation to the steps. Cracks were considered to be a combination of appearance and serviceability cracks ½ to 2 millimetres in width and structural cracks ½ to 4mm in width. Areas would need to be monitored and repaired, refurbished and replaced if necessary. Refer attached photographs: 27 to 30, 32 and 33.

**Retaining Walls:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: Sandstone block retaining walls, had minor surface degradation, settlement and subsidence, and settlement cracks. Cracks were considered to be appearance and serviceability cracks ½ - 2 millimetres in width. Areas would need to be monitored to ensure there's no further movement and if the cracks increase to over five (5) millimetres in width, then a structural engineer may need to be consulted to identify more significant underlying issues that would be causing further cracking and movement.

**Surface Water Drainage:** ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of poor drainage to yards, poor drainage to subfloors and water pooling issues. Drainage needs to be improved.

**Car Accommodation:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of settlement cracks and structural cracks to

the garage slab. Cracks were considered to be appearance and serviceability cracks, and structural cracks ½ - 4 millimetres in width. Areas would need to be monitored to ensure there's no further movement and if the cracks increase to over five (5) millimetres in width, then a structural engineer may need to be consulted to identify more significant underlying issues that would be causing further cracking and movement.

**Detached Buildings:** ( X ) Not Applicable ( ) No Defects ( ) Defects/ Safety Hazards + Recommendations:

**Garden Sheds** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of minor settlement cracks to the garden sheds. Cracks were considered to be a combination of appearance and serviceability cracks ½ to 1 millimetres in width. Areas would need to be monitored and repaired, refurbished and replaced if necessary.

There was surface rust and corrosion to support posts to areas. Refer attached photographs: 36, 37, 40 and 41.

**Fences:** ( ) Not Applicable ( X ) No Defects ( ) Defects/ Safety Hazards + Recommendations: Colorbond metal fences.

**Other if Applicable:** ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of possible termite workings and damage to some trees to surrounding areas. Full access and visibility was not possible.

## **2. THE EXTERIOR OF THE BUILDING**

### **Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations**

**Walls:** ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of minor settlement and distortion to the walls.

**External Cladding:** ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of minor settlement and distortion, and cracking to the cladding. Areas of cladding were covered by ground, garden and slab levels.

There was a high probability of asbestos content to the cladding throughout. Appropriate safety measures would need to be undertaken in relation to asbestos fibres if any renovation or demolition work is undertaken to these areas.

Refer attached photographs: 1, 2, 5 to 7, 11, 12, 22, 29, 42 to 44, 47 and 48.

**Lintels:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of minor settlement and distortion to the lintels.

**Doors:** ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of minor water damage and minor surface deterioration, wear and tear, corrosion and poor operation to aluminium and timber doors and windows.

**Windows:** ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: As per the doors.

**Timber and Steel Structures:** ( ) No Defects ( X ) Defects/ Safety Hazards +  
Recommendations: Timber framed, fibreglass and metal roofed pergolas. There was evidence of surface deterioration and degradation to fibreglass roofing and leakage hazards. Refer attached photographs: 20 to 24.

**Stairs:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards +  
Recommendations: There was evidence of settlement cracks, structural cracking and movement to the stairs. Handrails and balustrades do not comply with Building Codes of Australia standards. Refer attached photographs: 29 to 33.

**Balconies:** ( X ) Not Applicable ( ) No Defects ( ) Defects/ Safety Hazards +  
Recommendations:

**Verandahs:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards +  
Recommendations: There were minor settlement cracks to the verandah slabs. Handrails and balustrades do not comply with Building Codes of Australia standards, and pose a fall hazard for small children and elderly.

**Patios:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards +  
Recommendations: There was evidence of settlement cracks and structural cracks to the patio slabs. Cracks were considered to be appearance and serviceability cracks, and structural cracks ½ - 4 millimetres in width. Areas would need to be monitored to ensure there's no further movement and if the cracks increase to over five (5) millimetres in width, then a structural engineer may need to be consulted to identify more significant underlying issues that would be causing further cracking and movement.

Patios are laid up to and over areas of the cladding.  
Refer attached photographs: 42 to 48.

**Decks:** ( X ) Not Applicable ( ) No Defects ( ) Defects/ Safety Hazards +  
Recommendations:

**Handrails and Balustrades:** ( ) Not Applicable ( ) No Defects ( X ) Defects/ Safety Hazards +  
Recommendations: Handrails and balustrades do not comply with Building Codes of Australia standards.

**Chimneys:** ( X ) Not Applicable ( ) No Defects ( ) Defects/ Safety Hazards +  
Recommendations:

### **3. THE INTERIOR OF THE BUILDING**

If present the following elements were inspected:

**The rooms:** Ceiling, walls, floor, windows, doors and frames, insect screens, Trims and Cupboards/robes.

**Kitchen:** Bench Top, Cupboards, Sink, Taps and Tiles.

**Bathrooms, Toilets, En-suite and Laundry:** Cistern and Pan, Bidet, Taps, Tiles, bath, Shower, Vanity, Washbasin, Tubs/Cabinet and Ventilation.

#### **Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations**

**Entry:** ( ) Not Applicable ( ) No Defects, ( X ) Defects/ Safety Hazards +  
Recommendations: There was evidence of minor settlement cracks to sheet and cornice joints. Cracks were considered to be appearance and serviceability cracks ½ - 2 millimetres in width. Areas would need to be monitored to ensure there's no further movement and if the cracks increase to over five (5) millimetres in width, then a structural engineer may need to be consulted to identify more significant underlying issues that would be causing further cracking and movement.

There were marks and stains to paintwork.

There was water damage and staining to ceilings due to roof leakage. No current moisture meter readings to ceiling staining.

There was a high probability of asbestos content to some of the linings throughout. Appropriate safety measures would need to be undertaken in relation to asbestos fibres if any renovation or demolition work is undertaken to these areas.

There were undulations to the flooring due to pier settlement and subsidence.

There was surface deterioration, wear and tear, marks and stains to carpets and polished timber floors.

There were cracks to floor tiles.

Refer attached photographs: 49 to 65.

**Hall:** ( ) Not Applicable ( ) No Defects, ( X ) Defects/ Safety Hazards +

Recommendations: As per entry.

**Linen Cupboard:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards +

Recommendations: As per entry.

**Lounge Room:** ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per entry.

**Dining Room:** ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per entry.

**Kitchen:** ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per entry.

**Family Room:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per entry.

**Study:** ( X ) Not Applicable, ( ) No Defects, ( ) Defects/ Safety Hazards + Recommendations:

**Stairs:** ( X ) Not Applicable, ( ) No Defects, ( ) Defects/ Safety Hazards + Recommendations:

**Laundry:** ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per the entry.

**Toilet:** ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: As per the entry.

**Bathroom:** ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per the entry.

**En-suite:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per entry.

**Bedroom 1:** ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per entry.

**Bedroom 2:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per entry.

**Bedroom 3:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per entry

**Bedroom 4:** ( X ) Not Applicable, ( ) No Defects, ( ) Defects/ Safety Hazards + Recommendations:

**Note:**

All walls were sounded with no debris evident.

All walls were checked with moisture meter with no meter reading evident.

No elevated infra-red thermal gun readings or abnormal thermal imaging camera readings to internal walls and ceilings throughout.

No timber pest treatment durable notice to the meter box or evidence of a recent timber pest treatment. A full barrier treatment or barrier system is recommended as soon as possible.

#### **4. SERVICES**

**Electrical Installation:** ( X ) No Defects ( ) Defects/ Safety Hazards + Recommendations

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

**Plumbing:** ( ) No Defects ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of poor drainage to stormwater drains, gutters and downpipes, and leaks to gutters and downpipes.

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:** ( X ) No Defects ( ) Defects/ Safety Hazards + Recommendations: 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:** ( X ) No Defects ( ) Defects/ Safety Hazards + Recommendations: All gas service 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:** ( X ) No Defects ( ) Defects/ Safety Hazards + Recommendations: 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:** ( X ) No Defects ( ) Defects/ Safety Hazards + Recommendations: Australian Standard AS 3786- Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice in those installed or installed these detectors.

## **5. THE ROOF INTERIOR**

If present the following elements were inspected:

### **Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations**

**Roof Covering Underside:** ( ) Not Applicable, ( X ) No Defects, ( ) Defects/ Safety Hazards + Recommendations:

**Underside of the Roof Flashings:** ( ) Not Applicable, ( X ) No Defects, ( ) Defects/ Safety Hazards + Recommendations:

**Roof Framing:** ( X ) No Defects, ( ) Defects/ Safety Hazards + Recommendations:

**Insulation:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: Shredded fibre insulation poses a high probability of asbestos fibre content – requires testing as soon as possible.

**Sarking:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: There were tears and holes to the sarking.

## **6. THE ROOF EXTERIOR**

If present the following elements were inspected:

### **Description of the Defects/Safety Hazards and the Inspector's Recommendations**

**Roof Flashings:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: There were minor holes and possible leaks to the flashings.

**Gutters & Downpipes:** ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: There was rust, corrosion and leaks to joints. There was evidence of poor drainage and overflow issues, and debris buildup which needs to be cleared and cleaned. Refer attached photographs: 31.

**Valleys:** ( ) Not Applicable, ( X ) No Defects, ( ) Defects/ Safety Hazards + Recommendations:

**Skylights:** ( ) Not Applicable, ( X ) No Defects, ( ) Defects/ Safety Hazards + Recommendations:

**Vents & Flues:** ( ) Not Applicable, ( X ) No Defects, ( ) Defects/ Safety Hazards + Recommendations:

**Eaves:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: There was a high probability of asbestos content to the linings throughout. Appropriate safety measures would need to be undertaken in relation to asbestos fibres if any renovation or demolition work is undertaken to these areas.

**Fascia and Barges:** ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of minor water damage and decay to joints and ends.

**Roofing:** ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: Roofing needs painting and sealing. There was surface deterioration and degradation to the roofing. There was fretting and degradation to fiberglass areas of rear pergola. Skillion roofing has minimal pitch and poses a leakage hazard. Refer attached photographs: 20 to 22.

## **7. THE SUB FLOOR**

Did the structure(s) have a sub floor(s)? ( X ) Yes, ( ) No

Where the answer is Yes elements in section 7.1 below were inspected.

Where the answer is NO the following Sub floor Description is Not applicable

NOTE: (where access was not available or restricted also refer to the Section 'areas inspected and restrictions to the inspections page 2)

### **7.1 Description of the Defects/Safety Hazard, Location and the Inspector's Recommendations**

**Floor Framing Timbers:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of old water damage and decay to wet areas. No structural damage evident. There were undulations to the flooring due to pier settlement and subsidence. There were timbers in contact with ground levels, which pose timber pest and decay hazards.

**Underside of the Flooring System:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: As per notes for floor framing timbers.

**Piers/Posts/Supports:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: There were undulations to the flooring due to pier settlement and subsidence. There were timbers in contact with ground levels, which pose timber pest and decay hazards. There was degradation and erosion to areas of piercing, and cracking and movement to piers. There was evidence of some replaced brick piers with galvanised metal piers, with no ant-capping incorporated.

**Termite Shielding:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: Termite shielding does not comply with Building Codes of Australia standards. There was rust and corrosion to shielding, and shielding missing to areas.

**Sub-floor ventilation:** Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is:

( ) Not Applicable due to being slab on ground, ( X ) Adequate, ( ) Inadequate,  
( ) Unable to Inspect

**Other if Applicable:** ( ) Not Applicable, ( ) No Defects, ( X ) Defects/ Safety Hazards + Recommendations: There was evidence of moisture ingress and water pooling to subfloor ground levels to some areas.

## 8. CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members: ( ) No ( X ) Yes

**If cracks have been identified in the table below, then A structural Engineer is required to determine the significance of the cracking prior to a decision to purchase or settlement.**

Regardless of the appearance of the cracks a Pre Purchase building inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- A) The nature of the foundation material on which the building is resting.
- B) The design of the footings.
- C) The site landscape.
- D) The history if the cracks and
- E) Carrying out an invasive inspection.

All fall outside the scope of the Pre purchase inspection. However the information obtained from the five items above is valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

<b>Areas inspected</b>	<b>Location</b>	<b>Description of the cracking Defects at the time of the inspection.</b>
<b>Concrete Slabs</b>	Cracking to drive, carport, patio and path slabs.	½ to 4 mm in width to areas throughout. Structural cracking evident.
<b>Suspended Concrete Slabs</b>		
<b>Masonry Walls</b>		
<b>Piers</b>	Cracking to some brick piers.	½ to 2mm in width – monitor.
<b>Retaining Walls</b>		
<b>Other areas</b>		

**IMPORTANT: All recommendations made in the above inspection findings or elsewhere in the Report should be carried out/or considered in your decision process, prior to purchase or settlement.**

## **Conclusion and Summary**

The purpose of this inspection is to provide advice regarding 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 Building Members in accord with Appendix C AS4349.1-2007. The overall condition of the property has been compared to similar constructed buildings of approximately the same age where those buildings have had similar maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of Major Defects** in this Residential Building as compared with similar Buildings is considered:

High    Typical    Low

**The incidence of Minor Defects** in this Residential Building as compared with similar Buildings is considered:

High    Typical    Low

**The overall condition** of this Residential Dwelling in the context of its age, type and general expectations of similar properties is:

Above Average,  Average,  Below Average

**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

**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 elements.

**Major Defect:** Is a Defect 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 major defect.

## Important Advice.

Note: 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. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special Purpose Inspection Report, which is adequately specified.

**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 geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

**Septic tanks:** Should be inspected by a licensed plumber.

**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.

**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 runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

## **Important information regarding the Scope and Limitations of the Inspection & Report.**

*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, to a large extent, upon the age and type of the building inspected.*

*This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By- Law. It is not a structural report. Should you require any advice of a structural nature you should contact a Structural Engineer.*

**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 the Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, 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, 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. The inspector is NOT permitted physical access to the exterior of the roof. Work cover and OH&S Laws & Regulations require an approved safety rail system be fitted to roofs, or attachment points provided for safety harness use. Currently only Government buildings constructed after 2000 have such systems in place. As per Australian Standard AS 4349.1 "Inspection of roof exterior can be carried out from a 3.6mtr maximum height step ladder, placed at strategic locations to the roof perimeter. In practice, this translates to a maximum height of 2.4mtrs to allow for safe stability to ladder and inspector".

c) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment of 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, the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas fittings; common property areas; 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. 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. **(NB: Such matters may upon request be covered under the terms of a Special-Purpose Property Report).**

**CONSUMER COMPLAINTS PROCEDURE** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the

*Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.*

*5. No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains asbestos. If the building was built prior to this date you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal.*

**MOULD (MILDEW & NON-WOOD DECAY FUNGI) DISCLAIMER:** *Mildew and non-wood decay fungi is commonly known as Mould, and not considered to be a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the inspection, Mould happened to be noticed it may be noted in the general remarks section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Government Health Department or a qualified expert such as an Industry Hygienist.*

**ASBESTOS DISCLAIMER:** *“No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people’s health. You should seek advice from a qualified asbestos removal expert.”*

**ESTIMATING DISCLAIMER:** *Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.*

**CONDITIONS:** *This standard property report is conditional upon or conditional in relation to:*

- *The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;*

- Information provided by the person, the employees or agents of the person requesting the report
- The specific areas of 'expertise' of the consultant specified in the report
- Apparent concealment of possible defects
- Any other factor limiting the preparation of the report.

**IMPORTANT DISCLAIMER.**

**DISCLAIMER OF LIABILITY: No liability shall be accepted on 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 Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).**

**DISCLAIMER OF LIABILITY TO 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 the inspection report provided pursuant to this agreement by that person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase or use of the property or the giving of security over the property, to the extent permissible by law. 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 and the face page of this agreement,**

**The Inspection and Report was carried out by GARY GOODWIN  
Builders License No: 103168C  
Insurance Accreditation No: AUS-24-5787**

**Dated this 31<sup>st</sup> day of October 2024**

SIGNED FOR AND ON BEHALF OF:  
New Look Renovations and Additions t/a  
NEW LOOK INSPECTIONS

Signature \_\_\_\_\_



*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 please do not hesitate to contact the Inspector prior to acting on this report.*