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RESIDENTIAL BUILDING REPORT

Complies with Australian Standard AS 4349.1-2007- Inspection of Buildings
Part 1: Pre-Purchase Inspections - Residential Buildings

Administration Details

Property Address: 12 TANTANGARA PL - WOODCROFT

Client: S A RAM

Vendor: -----

Solicitor/Conveyancer: -----

Phone: -----

Email Address: "Shaneil" <shaneil_ram@yahoo.com>

Account to: CLIENT - SHANEIL 0415 746091

Invoice No: 26 - CL21

Agreement Details

*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 Appendix C - AS 4349.1-2007.
The report does not include a detailed estimate of the cost for rectification of the Defects.
The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.*

Agreement No: 26 - CL21

Date of Agreement: 19 Mar 26

Time Agreement: 02.00pm

Specific Requirements/Conditions Required by You were: N/a.

Changes to the Inspection Agreement requested: N/a.

- Date the Changed Agreement was accepted: N/a.
- Time the Changed Agreement was accepted: N/a.

NOTE: THIS REPORT SHOULD NOT BE RELIED UPON IF THE CONTRACT FOR SALE BECOMES BINDING 60 DAYS AFTER THE DATE OF INITIAL INSPECTION. A RE-INSPECTION AFTER THIS TIME IS ESSENTIAL.

Inspection Details

Date of the Inspection: 20 Mar 26

Time of Inspection: 11.30am

Persons in Attendance: 2

Weather Conditions at the time of Inspection: Dry

Comments:

Recent Weather Conditions: Overcast

Comments:

Building Furnished: Yes

Comments:

Building Tenancy: Occupied

Comments:

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.

The Actual Areas Inspected were: The Building Interior, The Building Exterior, The Roof Space, The Roof Exterior, The Site,
Other Areas Inspected were: Outbuildings.

Restrictions:

(a) Areas NOT Inspected Including Reason(s) were:

- N/a.

(b) Areas NOT Fully Inspected Including Reason(s) were:

- Parts of the roof cavity due to insulation, sarking, air-con ducting system and methods of construction (inaccessible perimeter, eaves/roof lines/adjacent to top plates, small entry, limited height, skillion roof...).
- In the garage and shed where excessive quantities of stored items/materials were located.

Recommendations to Gain Access and Reinspect

The Area(s) and/or Section(s) to which Access should be gained or fully gained are:

- Parts/corners of the roof cavity and garage.

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 defect/safety hazard 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, have affected the Inspection and/or the preparation of the report:

The limitations were: N/a.

Details of Apparent concealment of possible defects:

Evidence of apparent concealed defect(s) was seen and details were N/a

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:

There was no additional information provided..

Details of Other Factors influencing the inspection:

N/a.

Description and Identification of the Property Inspected

Type: Free Standing Domestic House

Style: Two Storey - Allcastle Homes

Construction Type: Timber frame on slab (approx. 14 years old).

Interior: Hallway, lounge, family, dining, rumpus, kitchen/pantry, 6 bedrooms + study/office, bathrooms, toilets, laundry and garage.

Wall: Brick

Comments:

Piers: Not applicable as slab on ground construction

Comments:

Interior Flooring: Concrete/timber

Comments:

Verandah/Alfresco: Yes

Other:

Roofing: Trussed timber roof

Description:

Roof covering: Concrete roof tiles

Description:

Out Structures: Shed.



Other Inspections and Reports Required

It is Strongly Recommended that the following Inspections and Reports 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.

Council Plan Inspection #	Electrical Inspection #	Plumbing Inspection #
Timber Pest Inspection	Structural (Engineer)	Asbestos Inspection
Swimming Pool Inspection	Appliances Inspection	Airconditioning Inspection
Alarm/Intercom/Data Systems	Drainage Inspection	Geotechnical Inspection
Durability of Exposed Surfaces	Hydraulics Inspection	Mould Inspection
Mechanical Services	Hazards Inspection	Fire/Chimney Inspection
Estimating Report	Garage Door Mechanical	Gasfitting Inspection

Other:

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.

Important: Strata Title - Where an item in the inspection findings below 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.

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

The 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 stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Glass Caution:

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

Stairs and Balustrades: many balustrades and stairs built before 1996 may not comply with the current standard. Upgrade to current standard to improve safety.

Room 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 penetrations.

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 have not council approval. The purchaser should make their own enquiries with the local council to ascertain if approval was given.

Where the property is covered by owners corporation (strata title) we strongly recommend that an owners corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

INSPECTION FINDINGS

The following areas were inspected where present and within the scope of the inspection:

- 1. Interior, 2. Exterior, 3. The Roof Exterior, 4. Roof Interior, 5. The Subfloor 6. Site, 7. Cracking to Building Members

SIGNIFICANT ITEMS

Note: In accord with AS 4349.1-2007 minor defects are not reported unless they are arising directly from a Major Defect.

1.0 INTERIOR OF THE BUILDING

Areas Inspected	Location	Type of Defects Description of Defect/Safety Hazard (Example - Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Significance of the Defect. Recommended Action. (Duty to Warn) (Refer to Important Advice Section)
1.01 Ceilings	Bedrooms Bathroom Garage En-suite	Separating minor gaps are present at some cornice corners. The en-suite ceiling is peeling paint. Improve ventilation. Normal wear and tear is evident. These should be sealed/patched/touch up painted. Allow satisfactory re-decoration for better aesthetic appearance.	The cornices/ceilings appear to be fixed in an acceptable manner but require attention. This is considered a cosmetic issue. (See section 7.0 of this report).
1.02 Walls	Lounge Bedroom Entrance Garage	Rough patches were located at the lounge/front bedroom partition wall due to poor workmanship. These should be smoothed out. A joint crack was noted on the front bedroom wall lining above the door. Noticeable patches were noted on the entrance wall lining due to door impact. Some wall linings are peeling paint. The garage wall lining requires cleaning. Normal wear and tear is evident. These should be sealed/patched/touch up painted. Allow satisfactory re-decoration to restore the appearance.. * Any general cracking/settlement/movement etc.... can be considered a normal occurrence and appears within acceptable tolerances at this time. Note: Part of the front lounge has been enclosed/converted into a bedroom.	The wall/linings appear to be fixed in an acceptable manner but require attention. This is considered a cosmetic issue although related to tolerable movement of the internal walls. (See section 7.0 of this report). Recommendations: Engage a qualified plasterer/painter for advice. Fig 39-40
1.03 Timber Floors		The timber/floorboards show no visible surface irregularities.	
1.04 Concrete Floors		The concrete slab is in serviceable condition with no notable structural defects sighted.	Stored items/goods/floor covering etc... restricted access/visibility to garage at the time of the inspection. Fig 31-34. Reassess when clear/vacant prior to settlement.

1.05 Timber-Framed Windows		The condition is average.	
1.06 Metal-Framed Windows		The aluminium windows are in serviceable condition. Some flyscreens require attention.	Ensure the window locks/keys/blinds are properly functioning. Please recheck these.
1.07 Doors and Frames		Replace the damaged main bedroom door/lock. Fig 60. Adjust the binding front bedroom door for proper closing The sliding bathroom door is out of square. Adjust/refix this for free operating.. Touch up paint some doors/frames as these are peeling paint * Adjust individual doors and install additional doorstoppers as required to avoid further damage to wall lining.	Ensure the door locks/keys/controlled garage doors are properly functioning. Refer to vendor for working condition.
1.08 Skirting and Architrave Fittings		The garage shelving requires proper securing for safety reasons. Fig 31-32.	The standard of the joinery/fittings are in average condition.
1.09 Kitchens/Pantry (a) Bench Tops		Fair. The bench top is slightly chipped at the edges. This is minor only.	
(b) Cupboards		Fair. Some cupboard doors are out of square/level. Adjust the hinges for proper closing. This is relatively minor.	
(c) Stove/Sinks/Taps		Sealing is considered adequate. There was no visible evidence of leaking/surcharge/blockage at the time of inspection. Drains freely.	Servicing the tapsets is considered. Normal plumbing points are provided. Tap connections are secure. Water pressure was normal.
(d) Tiles/Splashback		No significant defects were noted at the time of the inspection.	Ceramic tiles are firm.
1.10 Bathrooms & WCs (a) Floor		No significant defects were noted at the time of the inspection.	
(b) Cistern and Pan		WCs are operational and appear in fair condition.	The toilets were flushed and no noticeable faults occurred.
(c) Bidet		N/a.	

(d) Taps		Operational. There was no visible evidence of leaking/surcharge/blockage at the time of inspection. Drains freely.	Servicing the tapsets is considered. Normal plumbing points are provided. Tap connections are secure. Water pressure was normal.
(e) Tiles		No significant defects were noted at the time of the inspection.	Ceramic tiles are firm.
(f) Bath/tub/spa		Sealing around the bathtub/spa is considered adequate.	The spa was not tested but appears to be operating. Please recheck this. Ensure the spa is properly operating.
(g) Shower		Sealing around the shower floors is considered inadequate. No water leaks apparent to accessible/visible water penetration/leaking/trap during this inspection due to temporary sealant. * It is important to maintain adequate water proofing in bathroom areas. Minor imperfections can allow water to penetrate walls and floors and cause damage. * If the bathroom has been unused for some time this is often not informative.	However, proper sealing/grouting/ waterproofing according to standard is needed to prevent further leaking/decaying/water penetration to surrounding areas. This is part of ongoing house maintenance.
(h) Vanity		Fair.	
(i) Wash Basin		Fair.	
(j) Ventilation		Suitable.	
(k) Mirrors		Fair.	
1.11 Laundry			
(a) Floor		No significant defects were noted at the time of the inspection.	
(b) Taps		Operational. There was no visible evidence of leaking/surcharge/blockage at the time of inspection. Drains freely.	Normal plumbing points are provided. Tap connections are secure. Water pressure was normal.
(c) Tubs/Cabinet		Fair.	

(d) Tiles	No significant defects were noted at the time of the inspection.	Ceramic tiles are firm.
(e) Ventilation	Suitable.	
1.12 Stairs	No significant defects were noted at the time of the inspection.	* Handrails are required were a person has the potential to fall one meter or more.
1.13 All Damp Problems	No evidence of dampness was located in the accessible areas at the time of the inspection.	- Refer to Important Advice section above
1.14 Electrical Installation	<p>Note: The appliances were not tested for adequate performance. The checking of any electrical items is outside the scope of this report.</p> <p>Make sure the solar system/alarm/air-con system/all electrical items/appliances/fans are properly operating. Light fittings/power points appear to be in working order. Refer to the vendor for working condition. * This is a limited non expert assessment. Consideration to electrical wiring safety inspection if/as required.</p>	<p>The electricity was connected. It is recommended that a licensed electrician be consulted for further advice. * All electrical wiring, meter-box and appliances need to be checked by a qualified electrician.</p>
1.15 Plumbing	<p>The hot water unit is a solar type (Chromagen brand). The unit is rusting at the pipe entry. Rectify this. Capacity is approx. 300 litres. Date of manufacture was not determined.</p> <p>The second hot water unit is an instant gas type (Eternity brand). Capacity is approx. 26 litres/min. Date of manufacture was not determined. Fig 17-18. Routine maintenance/check the unit is advisable. The average life of a hot water unit is ten yrs. Failure may occur at any time without warning. * This is a limited non expert assessment. Call a licensed water heating specialist to access the condition.</p>	<p>The water was connected. Gas is connected to the premises, however, has not been evaluated. It is recommended that a licensed plumber be consulted for further advice. * All plumbing needs to be inspected and reported on by a plumber.</p>
1.16 Smoke Detectors	<p>Located and number Installed: In hallway. Not tested. Smoke detectors require attention regarding present fire regulations applicable to this house. AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep.</p>	<p>Legislation requires smoke Alarms to be installed. * It is recommended that an electrician be consulted to advise on those installed or install these detectors.</p>

<p>1.17 Hard Floor Coverings e.g. Ceramic Tiles, Slate, Parquetry Soft Floor Coverings</p>		<p>Varnished floorboards and most floor tiles show no visible surface irregularities. There is a cracked floor tile at the hallway step. Fig 41. This should be replaced.</p>	<p>* Monitor floor areas for any evidence of tile growth/creep and provide expansion joints if required. * The perimeter is not visible and the surface is obscured from view by floor coverings and finishes.</p>
<p>1.18 Other</p>			

2.0 EXTERIOR OF THE BUILDING

Areas Inspected	Location	Type of Defects Description of Defect/Safety Hazard (Example - Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Significance of the Defect. Recommended Action. (Duty to Warn) (Refer to Important Advice Section)
2.1 Masonry Walls		No significant defects have developed in the accessible areas at the time of the inspection. To be monitored overtime.	Note: All weep holes should always be fully exposed for good Building Practice.
2.2 External Cladding		N/a.	
2.3 Doors and Windows		The doors/windows are still in service Seal noticeable gaps at the window frame/wall corners/brick sill to avoid rainwater/insect entry. Touch up paint the laundry exit door/frame.	General cleaning is required. Some flyscreens require attention.
2.4 Timber or Steel Frames and Structures		No significant structural defects have occurred in the accessible areas at the time of the inspection.	
2.5 Chimneys		N/a.	
2.6 Steps		Tolerable.	* Handrails are required were a person has the potential to fall one meter or more.
2.7 Balconies, Verandah, Patios, Decks, suspended concrete floors, balustrades.	Verandah Alfresco	Repatch the damaged ceiling hole most likely due to the relocated camera. No significant defects were noted at the time of the inspection.	Fig 11. Fig 29
2.8 Others			

3.0 THE ROOF EXTERIOR

Areas Inspected	Location	Type of Defects Description of Defect/Safety Hazard (Example - Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Significance of the Defect. Recommended Action. (Duty to Warn) (Refer to Important Advice Section)
3.1 Roof		<p>Of the visible areas, the roof covers are generally watertight but require attention. Fig 1-9</p> <p>The cracked/sealed roof tile should be replaced.</p> <p>Refix the ill-fitting roof tiles along the valley gutters to prevent rainwater ingress.</p> <p>The roof flashings should always be properly sealed/dressed down.</p> <p>This is usual maintenance work common to most old houses.</p> <p>* Undertake any spot maintenance to include re-point/reseal if/as necessary.</p>	<p>The roof covers/flashings require attention to ensure the waterproof condition of the roof surface.</p> <p>* Water leaks can develop at any time.</p> <p>Monitor roof for any water leaks during periods of heavy rain.</p> <p>Note: A qualified roofer should be engaged for advice and recommendation.</p>
3.2 Skylights, Vents, Flues		<p>The flashings require normal maintenance/sealed to avoid rainwater entry.</p>	<p>* This test is outside the scope of this inspection and it is recommended that you have these units inspected and tested for peace of mind before purchase.</p>
3.3 Valleys		<p>No significant defects were noted at the time of the inspection.</p>	
3.4 Guttering		<p>On visual inspection, the general condition of the gutters is tolerable.</p> <p>Maintenance/general cleaning is recommended.</p> <p>Keep guttering free of leaves/debris to maximise operation and lifespan of same.</p>	<p>Recommend a roof plumber inspect and detail the requirements to ensure that the gutters/downpipes are functional/adequate for situation.</p>
3.5 Downpipes		<p>On visual inspection, the general condition of the downpipes is tolerable.</p> <p>* Undertake any general maintenance to guttering/downpipes to include reseal joints/mitres/corners if/as required.</p>	<p>* Inadequate/insufficient roof plumbing could be resulted backflow into roof cavity.</p>
3.6 Eaves, Fascias and Barges		<p>Of the visible areas, the eaves/fascias are in a still serviceable condition with no notable defects for age of dwelling..</p> <p>Maintenance/general cleaning is recommended. Fig 10</p>	<p>The soffit lining/fascias should be kept well painted to prevent such deterioration.</p>
3.7 Others			

4.0 THE ROOF SPACE

Areas Inspected	Location	Type of Defects Description of Defect/Safety Hazard (Example - Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Significance of the Defect. Recommended Action. (Duty to Warn) (Refer to Important Advice Section)
4.1 Roof Framing		<p>No significant defects were recorded in the accessible areas at the time of the inspection.</p> <p>Timber roof frames/members appear to provide adequate support/structurally sound at this condition in the accessible areas at the time of the inspection.</p> <p>Note: The roof was constructed from Radiata Pine.</p> <p>* Monitor roof frame for any significant deflection/distortion and reassess/investigate further if necessary.</p>	<p>Limited and difficult access to parts/corners of the roof cavity due to air-con ducting system and method of construction (small entry and limited height).</p> <p>Fig 77-83</p> <p>Provide adequate access/additional manhole for proper inspection.</p> <p>Further inspection is recommended.</p>
4.2 Roof Covering		See section 3.01 of this report.	
4.3 Insulation		<p>Tolerable.</p> <p>Batts type.</p> <p>* It should be noted that it is beyond the expertise of the building inspector to ascertain the fire retardant and thermal qualities of the insulation material.</p>	<p>Limited access.</p> <p>Note: monitor regularly.</p> <p>The insulation must not cover the electrical wiring/fixing/ ceiling lights/fans for safety reasons.</p>
4.4 Sarking		Tolerable.	<p>Limited access.</p> <p>Note: monitor regularly.</p>
4.5 Party Walls		N/a.	
4.6 Other		<p>* No evidence of bird or rodent present/activity observed to accessible/visible roof cavity during this inspection.</p>	<p>Limited access.</p> <p>Note: monitor regularly.</p> <p>Removal of insulation, ducting or sarking is not within the scope of a standard visual inspection report.</p>

5.0 THE SUBFLOOR SPACE

Areas Inspected	Location	Type of Defects Description of Defect/Safety Hazard (Example - Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Significance of the Defect. Recommended Action. (Duty to Warn) (Refer to Important Advice Section)
5.1 Timber Floors		N/a.	
5.2 Suspended Concrete Floors Services		N/a.	
5.3 Piers		N/a.	

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: N/a.

6.0 THE SITE

Areas Inspected (Examples of possible defects in brackets)	Location	Type of Defects Description of Defect/Safety Hazard (Example - Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Significance of the Defect. Recommended Action. (Duty to Warn) (Refer to Important Advice Section)
6.1 Car Accommodation		N/a.	
6.2 Detached Toilet		N/a.	
6.3 Outbuildings		N/a.	
6.4 Shed/store	Shed	Useable.	Stored goods etc restricted access/visibility to shed at the time of the inspection.
6.5 Retaining Walls/ Flowerbed		The retaining walls require attention/rectification. The rear concrete block retaining walls are leaning/crooked. Fig 25-27 The timber retaining walls besides the shed are crooked. Fig 28 Repairing/re-enforcing is required. * Retaining walls supporting other structures. Landscaping retaining walls more than 700mm high.	Recommendation: A qualified tradesperson should be engaged for advice and remedial work. Allow a budget for this. * Where a major defect is identified in any retaining wall regardless of height it is essential that an engineer's report be obtained.
6.6 Paths/paving		Cracking is evident on the paving/flowerbeds. Fig 24 Repatching is considered.	(See section 7.0 of this report).
6.7 Driveway		Cracking/separating gaps is evident on the driveway slab.	(See section 7.0 of this report).
6.8 Steps		Tolerable.	* Handrails are required were a person has the potential to fall one meter or more.
6.9 General Fencing Gate		The front render fence and columns are chipped/spalling. The rear fences are wobbling/leaning due to movement in the retaining wall. Repairing/re-rendering/securing is required. Fig 22-24 The boundary timber fences are in tolerable condition The gates are still in service.	Recommendation: A qualified tradesperson should be engaged for advice and remedial work. Allow a budget for this. Fig 22-24

6.10 Swimming pool/Spa		N/a.	
6.11 Surface water		Generally appears inadequate. Improving site drainage at backyard is recommended to accommodate surface water away from the house and outbuildings. The surface drain lines should always be kept clear.	Site drainage should be monitored during periods of heavy rainfall as drainage cannot be fully assessed in dry conditions or light shower. As the site is dry a limited assessment is made.
6.12 Stormwater run off		Generally appears adequate. The water tank requires servicing. Refer to the owner for working condition. Note: No comment can be made with regard to blockages, connections to storm water or functionality in the absence of rain.	Periodic maintenance checks should be carried out for water penetrations/leak/blockages.
6.13 Others		Note: Undertake maintenance to the backyard and service clothesline at your convenience.	

- Reference points indicated in this report relate to the main street facing the house frontage.

Additional Comments:

Please get proper quotes from relevant licensed contractors for necessary repairs in the property.
The owners/purchasers should also allow budget or other repairs/improvement that will be needed.

Notes:

- No documents sighted at the time of inspection.
We do not check council records and development applications for approval and compliance.

Part of the front lounge has been enclosed/converted into a bedroom. Fig 39-40.
Documentations/Approval for the conversion nominated above should be checked.

Please check with the owner/Local Council regarding the Building Permit/Construction Certificate of the house/garage.

External Timber Structures

Definition: External Timber Structures: means timber decks, verandas, pergolas, balconies, handrails, stairs, retaining walls, play equipment, fences, garages, carports, sheds, gazebos or out buildings.

It is suggested that external Timber Walls and Structures meet the following requirements:

- (i) A detailed analysis of the condition and structural stability of the External Timber structure by a structural engineer;*
- (ii) Annual inspections of the External Timber Structure by a structural engineer; and*
- (iii) If people are likely to use the External Timber Structure, that care is taken not to overload the External Timber Structure.*

Cracking of Building Elements

Is there cracking to the Building Items: Yes

Appearance Defect- Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

Serviceability Defect- Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

Important:

Regardless of the type of crack(s) 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 of the cracks and
- (e) Carrying out an invasive inspection.

All fall outside the scope of this Pre Purchase Inspection. However the information obtained from the five items above are 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.

If the significance magnesite and/or cracks and/or evidence of repaired cracks to:

1. masonry construction,
2. concrete slabs, or
3. load bearing walls

Note: *It is recommended that a Structural Engineer be instructed to inspect and provide appropriate advice and recommendations. A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase or settlement.*

7.0 CRACKING OF BUILDING ITEMS

Areas Inspected	Location	Description of the Cracking Defect at the time of the Inspection. (Eg. Appearance, Serviceability, Structural)	Significance of the Defect. Recommended Action. (Duty to Warn) (Refer to Important Advice Section)
7.1 Concrete Slab			No repair is required at this point in time.
7.2 Suspended Concrete			
7.3 Masonry walls			No repair is required at this point in time.
7.4 Pier			
7.5 Retaining Walls		Structural / Serviceability Defects. Evident of leaning/crooked/separating gaps	Securing/re-enforcing/refixing is required.
7.6 Timber - Building Elements	Ceiling Wall lining	Serviceability/Appearance Defects. Evident of joint cracking/patchings/minor gaps/hole.	Resealing/patching/touch up painting is advisable.
7.7 Paths/Driveway/Paving Steps/		Serviceability Defect. Evident of cracking. The contained cracks in the surface of the slabs	This type of crack is quite a common occurrence due to shrinkage/movement of the slabs Repatching is practical.
7.8 Fences/Flower bed		Serviceability Defect. Evident of cracking/spalling	Repatching/re-rendering considered

Comment on Cracking:

<u>Where is the Cracked Area?</u>	<u>Detailed Photo of Crack</u>	<u>Width and Length of Crack</u>
Concrete Slab		
Suspended Concrete		
Masonry/rendered wall/Column		
Timber - Building Elements	Fig 11, 37-40,45,64,65,73.	< 1 mm
Paths/Driveway/Paving/Step	Fig 19-21,	> 1 mm
Fences/flower bed/Retaining Walls	Fig 23-28	



Fig 1



Fig 2



Fig 3



Fig 4



Fig 5



Fig 6



Fig 7



Fig 8



Fig 9



Fig 10



Fig 11



Fig 12



Fig 13



Fig 14



Fig 15



Fig 16



Fig 17



Fig 18



Fig 19



Fig 20



Fig 21



Fig 22



Fig 23



Fig 24



Fig 25



Fig 26



Fig 27



Fig 28



Fig 29



Fig 30



Fig 31



Fig 32



Fig 33



Fig 34



Fig 35

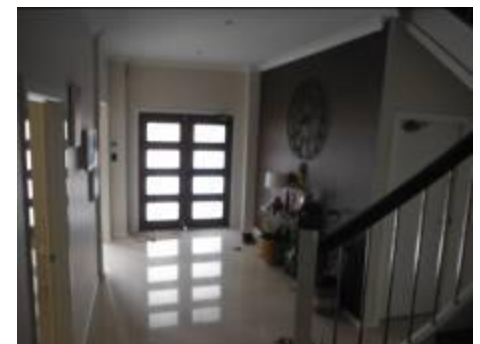


Fig 36

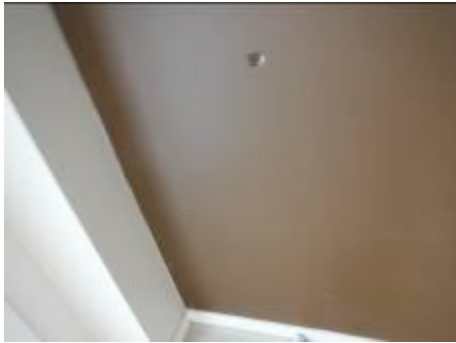


Fig 37



Fig 38



Fig 39



Fig 40



Fig 41



Fig 42



Fig 43



Fig 44



Fig 45



Fig 46



Fig 47



Fig 48



Fig 49



Fig 50



Fig 51



Fig 52



Fig 53



Fig 54



Fig 55



Fig 56



Fig 57



Fig 58



Fig 59



Fig 60



Fig 61



Fig 62



Fig 63



Fig 64



Fig 65



Fig 66



Fig 67



Fig 68



Fig 69

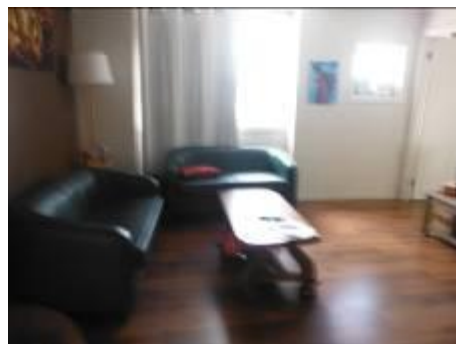


Fig 70



Fig 71



Fig 72



Fig 73



Fig 74



Fig 75



Fig 76



Fig 77



Fig 78



Fig 79



Fig 80



Fig 81



Fig 82

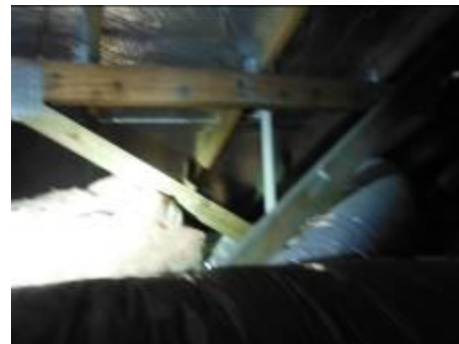


Fig 83

Conclusion and Summary

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. The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a 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: **Typical**

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

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

The building will be compared to a comparable building of roughly the same age that has been constructed with the commonly accepted method at the time the building was built, and which has been maintained as expected so there has been no significant loss of strength and/or serviceability.

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.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Safety: The item need urgent attention and is a Safety Issue

Acceptable: The feature subject to comment is, in the inspector's opinion, of sufficiently good standard for use without the need for any remedial or repair work. There may be minor blemishes in the finish or inadequacies in operation, and surfaces may benefit from cleaning

Fair: The feature subject to comment is usable but has deteriorated and would benefit from remedial or repair work. For instance; painting may be required, render may require patching, and door and window fittings may require adjustment or repair.

Poor: The feature subject to comment requires substantial remedial or repair work, or replacement. Faults are major and possibly structural. Repairs are considered necessary rather than discretionary. All of the above terms are used having regard for the age, quality of workmanship, style and type of construction of the building being inspected.

Residential Building: is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under main roof. Attached and/or standalone structures containing habitable rooms. Retaining walls directly associated with the foundations of the Residential Building.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information 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. 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.
2. **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. 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 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; 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; neighbourhood 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.)

4. This report is not a Certificate of Compliance with any Building Permit, Building License, Act, Regulation, Ordinance, By-law Standard or Code.
5. The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional.
6. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans.
7. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required.
8. **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 building 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 peoples' health.
You should seek advice from a qualified asbestos removal expert.”
9. **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.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** 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 Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
10. **MAGNESITE FLOORING 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.

11. **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. No liability is accepted for costing advice.
The inspector accepts no liability for any estimates provided throughout this report.

12. **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; or any other factor limiting the preparation of the report.

13. **THE MINIMUM SPACE REQUIRED FOR INSPECTION IS AS FOLLOWS:**

- a. beneath a floor - access not be less than 400mm by 500mm and the crawl space clearance to be not less than 600mm x 600mm.
- b. exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder which can be extended to a maximum of 3.6 metres from ground level;
- c. roof void minimum access size must not be less than 400mm x 500mm and the available crawl spaces not less than 600mm x 600mm for reasonable movement.

14. **NOT INCLUDED IN THE SCOPE OF THE INSPECTION:**

Common areas of Strata, Company and Community title type properties.

Timber Pest Activity.

The composite format of the cladding of doing any testing of the cladding.

Presence or absence of mould.

Identification of ACM (Asbestos Containing Material).

Identification of flooring containing Magnesite.

Rising damp and water ingress (leaks) that may be subject to prevailing weather conditions.

Water ingress (leaks) that are subject to services not being used for a period of time. i.e. shower recesses.

Technical assessment of electrical, gas, plumbing and mechanical installations.

Identification illegal building works.

Breaking apart and/or dismantling.

Inaccessible or partly inaccessible areas.

Areas where access was denied.

Defects that may have been concealed.

Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor and wall coverings. Ceilings. Floors. Furniture. Appliances.

Removing or moving stored goods and/or personal possessions.

Impact to the buildings footings when trees are in close proximity.

Swimming Pool and Spa.

Site drainage, water tank and septic tanks.

15. **CONSUMER COMPLAINTS PROCEDURE** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by 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 one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete. Failure to comply and initiating litigation will require you to indemnify us against any incurred expenses.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: *No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(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: *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. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.*

Note: *In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.*

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 or timber Pest activity and/or damage 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: THIEU CAO

ENGINEER/BUILDING CONSULTANT Lic: BC749 - MEMBER OF AUSTRALIAN SOCIETY OF BUILDING CONSULTANTS

CONTRACTOR/BUILDER Lic: 166167C - MEMBER OF MASTER BUILDERS ASSOCIATION

INSURANCE ACCREDITATION: PACIFIC INTERNATIONAL INSURANCE Ltd: AUS-25-6297

SIGNED FOR AND ON BEHALF OF: T & C BUILDING INSPECTIONS

DATED THIS 20th DAY of Mar 2026

SIGNATURE:



TEL: 0417 653567