Your Building Inspection Report (PP- R)

ADDRESS: 1542 Maitland Vale Road, Lambs Valley

CLIENT: Chris & Judi Bucknor

DATE/TIME OF INSPECTION: 27 November 2020, 10:00 AM

ROOF: Corrugated Colorbond
SUB-FLOOR STRUCTURE: Steel
INTERNAL WALLS: Plasterboard
EXTERNAL WALLS: Manufactured Cladding

GARAGE: Detached
NO. STOREYS: Single
ESTIMATED AGE: 11 years
FRONT ELEVATION: West

THE SCOPE OF THE INSPECTION WAS TO COVER:

The building and property within 30 metres of the building is subject to inspection and within the boundaries of this property. (Refer to page 5 of this Report for more specific requirements of the "Scope" of the Inspection, page 4 for Items "Limiting" the Inspection and page 2 for a General Appraisal of the "Areas" Inspected) This is a non-destructive, non-invasive Inspection. No responsibility for this report or anything contained in it is taken by any other person / organisation that has enabled its preparation. This report has been prepared to comply with and be limited to the scope of AS 4349.1 – 2007 Inspection of Buildings Part 1: Pre-Purchase Inspections – Residential Buildings – Appendix "C".

Please carefully read all NOTES at the end of this report and terms and conditions on invoice.

INSPECTED BY: YBI SOLUTIONS PTY LTD ABN 18 343 341 124

Trading as Your Building Inspection
Graham Thorpe (Director)
Licenced Builder (Builders Licence No: 72068C)
Accredited Building Consultant
Master Builders Association NSW
Australian Society of Building Consultants (NSW) Member

Please feel free to call Graham on Mobile: 0407 021 813 if you have any questions.

INDEX AND SUMMARY PAGE

REPORT INDEX	PAGE NUMBERS	COMMENTS
Cover page	1	Front photo and brief description
Index and Summary page	2	Quick reference guide
Urgent & Essential Action page	3	Essential action required prior to proceeding
Limitations of Inspection	4	Areas concealed from view
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Full Building Inspection Report	6 onwards	Findings of Inspection
Notes Referred to in Report	Last 5 pages	General, Standard and Special Notes

INSPECTOR'S SUMMARY: THIS IS NOT THE REPORT AND CANNOT BE RELIED UPON ON ITS OWN
(Please read GN2 in GENERAL NOTES at the rear of report)

This is to show the standard of the original construction, compared to other similar aged buildings (ignoring purchase price). It also indicates the standard of building maintenance & additions.

Inspector's Summary	Well Above Average	Above Average	Mostly Adequate	Below Adequate	Well Below Adequate	Not Applicable
Original Construction			✓			
Maintenance			✓			
Improvements			✓			

GENERAL APPRAISAL: THIS IS NOT THE REPORT AND CANNOT BE RELIED UPON ON ITS OWN.
THIS IS FOR QUICK REFERENCE ONLY (Please read GN2 in GENERAL NOTES at the rear of report)

"Given the age, type and general expectations of similar properties (ignoring purchase price) this generally falls into the following categories:"

(see Scope of Building Inspection Report on front page for more details)


Generally with typical non-major defects for age of building


Requiring typical maintenance in due course (ie. non urgent)


'S' Significant urgent matters(s) OR **'T'** Typical urgent matter(s)


Specialist attention required


'FI' Further Investigation essential OR **'AR'** Access required to area(s)


Obtain professional quotes

Objects Limiting Inspection

MAIN ROOF		✓					
ROOF SPACE	✓	✓					✓
SUB-FLOOR SPACE	✓	✓					
INTERIOR Wall and Ceiling Linings and Tiling		✓					✓
Shower 1 (main bathroom)	✓	✓					
Shower 2 (ensuite)	✓	✓					
Shower 3 & 4 (granny flat & garage)	✓	✓					
Bathroom, Kitchen & Laundry Fixtures	✓	✓					✓
Doors and Windows		✓					✓
General	✓	✓					✓
Moisture Readings (excluding shower)	✓	✓					✓
**** ELECTRICAL / PLUMBING - see base of page.***	✓	✓					✓
EXTERIOR		✓					✓
THE SITE		✓					✓
**** RETAINING WALLS - see base of page.***	✓	✓					✓
DETACHED GARAGES		✓					✓
**** POOL - see base of page.***	**N/A**						

WARNING: THIS IS NOT A * PEST REPORT!!!
*** OUTSIDE THE INSPECTOR'S AREA OF EXPERTISE – SEE RELEVANT SECTIONS.**

URGENT ACTION LIST FOR THE CLIENT
(Other non-urgent important items for the client are included in main report to follow this page)

ESSENTIAL ITEMS FOR CLIENT TO ACTION PRIOR TO PROCEEDING (Refer to page numbers below for more detailed findings)	CLIENT CHECKLIST
S **SIGNIFICANT ESSENTIAL URGENT MATTERS:** None visually obvious (see **'LIMITATIONS TO THE INSPECTION REPORT'** on page 4). **NO ACTION REQUIRED.**	Not applicable
T **TYPICAL ESSENTIAL URGENT MATTERS:** None visually obvious (see **'LIMITATIONS TO THE INSPECTION REPORT'** on page 4). **NO ACTION REQUIRED.**	Not applicable
FI **FURTHER INVESTIGATION ESSENTIAL:** **1.** This is not a Pest Report! *(See page 1 of NOTES at rear of report (A) GENERAL, GN1– PEST REPORT)* **CLIENT TO OBTAIN SEPARATE PEST REPORT.** **2.** The significance of any cracking and/or settlement to any concrete or masonry structure is according to the Australian Standard, outside the scope of works of this report. The opinion of a Structural Engineer is therefore essential. **ESSENTIAL FOR CLIENT TO OBTAIN SEPARATE STRUCTURAL ENGINEERS REPORT ON ANY CRACK REGARDLESS OF SIZE.** *(See very last page of this report:* ***Definitions- Structural Defect****)*	
AR **ACCESS REQUIRED TO GAIN ENTRY:** **1.** See **'LIMITATIONS TO THE INSPECTION REPORT'** on page 4, as some areas were not fully accessible due to removable items restricting the visual inspection.	
O **OTHER IMPORTANT ESSENTIAL ISSUES** **1.** After carefully reading this entire report, you the client should re-inspect the property, with the contract of sale, Building report & other reports in hand and prior to proceeding with the purchase. **CLIENT TO ARRANGE WITH SELLING AGENT TO RE-INSPECT THE PROPERTY PRIOR TO EXCHANGE OF CONTRACTS OR PRIOR TO COOLING OFF PERIOD.** **2.** No handrails to ramp and does not appear to comply with current safety standards. **SEE PAGE 9 AND UPGRADE IN DUE COURSE AS REQUIRED.** **3.** Electrical Roof Space inspection is recommended. **SEE PAGE 9 AND THEN OBTAIN FURTHER INFORMATION FROM A LICENCED ELECTRICIAN.**	

LIMITATIONS TO THE INSPECTION REPORT

AR

The building was found fully furnished and the detached garage was found substantially covered with items. No comment is made on any obstructed, concealed or inaccessible areas. No removable items, furniture, garden growth or insulation have been moved. All removable items restricting access should be removed, so that the affected areas can be reinspected as these items or inaccessible areas could be concealing conditions conducive to timber pests *(Refer to **Pest Report**)* **or other structural problems.** *(See page 1 of **NOTES** at rear of report (A) GENERAL NOTES **GN 3 – Reinspections**)*

The Areas in which Visual Inspection was Obstructed and the Reasons why were:

Roof: Because of "Workcover" safety restrictions for an inspector by themself, Australian Standard requirements (ie AS4349.1-2007) and the height of the roof above the ground, the upper roof was inspected from the roof space, the end of a ladder and from ground level where possible *(See **REASONABLE ACCESS**, at base of this page)*

Roof Space: Top wall plates and ceiling joists in the roof void where insulation, sarking, ceiling batts, ductwork were found; too low or tight for safe access (ie near junction of rafter/joists); inside concealed eaves, verandah roof areas.

Sub-Floor Space: Sub-floor areas considered too low for safe and reasonable access by the Inspector (ie areas with a clearance less than 420mm or 5 bricks high).

Interior: All buildings – studs, wall plates, noggins bracing etc inside of walls, masonry walls, wall and floor linings, built-in cupboards, fixtures and window furnishings.

Main building: Fully Furnished Building – Wall, floor and ceiling linings concealed with furniture, stored items and stocked built-in cupboards.

Garage: Stored items.

Exterior: Plants, shrubs, stored items, sheds, cars, caravans.

The Site: Areas outside the side and rear boundaries of this property.

The Areas NOT Accessible for any Inspection and the Reasons why were: "Nil"

Details of apparent concealment of possible defects: "Nil"

Information provided to the Inspector that has a bearing on the Inspection and/or Report, plus who and when that information was provided: "Nil"

REASONABLE ACCESS

The inspector has inspected areas with reasonable safe access eg. areas where safe, unobstructed access is provided and the minimum clearances specified in Table 1; or where these clearances are not available, areas within the consultant's safe unobstructed line of sight.

Area	Access manhole (mm)	Crawl space (mm)	Height
Roof interior	450 x 400	600 x 600	Safely accessible from a 3.6 m ladder #
Sub-floor (Typically a timber floor)	500 x 400	Vertical clearance Timber floor : 400*	
Concrete slab on ground	Not applicable (as slab is on ground)	Not applicable (as slab is on ground)	Not applicable (as slab is on ground)
Roof exterior			Safely accessible from a 3.6 m ladder #

* Underside of bearer

 # For a detailed roof inspection over this height, the client would have to request a professional roof maintenance team to inspect the roof as per Workcover Safety requirements as this is outside the scope of works for a typical Property Report

DETAILS OF THE INSPECTION AGREEMENT

Date/Time of the Agreement: 24 November 2020 at 9.30am by conversation with Chris & Judi Bucknor in response to the YBI Building Inspection Client Consent and fee schedule.

THE PURPOSE OF THE INSPECTION

The purpose of the inspection is to identify the major defects with the property at the time of the inspection. The inspection and reporting is limited to Appendix C, AS4349.1 – 2007.

THE SCOPE OF THE INSPECTION

This 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 reasonably maintained buildings of approximately the same age.

$ This report places emphasis on defective items with recommended essential actions for rectification. Where these essential recommendations are made, it is essential that quotes be obtained on each of these items prior to proceeding with the purchase of the property. *(See page 1 of **NOTES** at rear of report (A) GENERAL NOTES **GN6 – Quotes**)*

ARE THERE SPECIAL INSTRUCTIONS / CONDITIONS REQUESTED BY THE CLIENT / CLIENT'S REPRESENTATIVE REGARDING THE INSPECTION AND REPORT: "NO"

WERE THERE ANY CHANGES TO THE AGREEMENT: "NO"

Date/Time the Changed Agreement was accepted: Not applicable.
The following list details the changes to the Inspection Agreement requested: Not applicable.

TERMINOLOGY

Each defect reported on is described in one of six categories. These six categories are listed in the **NOTES** section of the report, on the last page of this report, entitled: **TERMINOLOGY**.

Where "Defects" are recorded in the Building Report, they will start with either a heading of one of six of these "Defects", or with a "Note" heading, where an item is not necessarily a defect, but is for your attention and action where appropriate.

MAIN ROOF

Material deterioration: The colorbond corrugated metal roof areas generally appeared to be in working order with some typical wear and tear and appeared to be draining correctly to the gutters and downpipes.

Material deterioration: The dutch gable flashings are highly prone to leaks and will require regular maintenance to ensure these are in reasonable condition. These areas that were visually accessible appeared to be in reasonable order with typical wear and tear (see **INTERIOR – Moisture Readings** section of the report).

Installations: Caution on gutter design with overflow slots. The design of the gutters installed has the top outside edge higher than the top of the inside edge. This type of design is back to front on what is considered to be good building practice; eg traditional eaves gutters were designed to have the top of the outside edge lower than the top of the inside edge. This traditional design allowed excess rain to overflow outwards and beyond the building in storm conditions. The design of the gutter installed on this building however, will only allow outward overflow via very small overflow slots that may not cope in heavy rainfall and may therefore easily allow inward overflow under the roof cladding and into the roof space in storm conditions. If these gutters prove to overflow regularly, then either additional or larger sized downpipes will require installation or some large overflow outlets will require installation (see **INTERIOR – Moisture Readings** section of the report). Fortunately to date this did not appear to have caused any major concerns. This design is now found on 99% of all buildings constructed since 1997.

Installations: The rear verandah downpipe was not connected to stormwater drains and should preferably be drained to the street or to a rubble pit in due course.

Distortion/Warping/Twisting: There were some typical non-critical irregularities to the roof surface.

Material deterioration: The metal flue generally appeared to be in reasonable order, with some typical wear and tear for this age.

Material deterioration: Regular inspections of the roof should be made to ensure no breakdown in the ridge capping, flashings, dutch gable flashings, roof penetrations, vent stacks, fireplace flue, solar hot water heater, valley flashings have occurred, to help prevent leaks. Roof debris should be removed on a regular basis (see **INTERIOR – Moisture Readings** section of the report). *(See page 2 of **NOTES** at rear of report (A) GENERAL NOTES, **GN 14 – Access**)*

Note: Removing leaves, twigs and debris from gutters, roofs, downpipes and fitting quality metal leaf guards will assist in fire hazard reduction.

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

ROOF SPACE

Distortion/Warping/Twisting: The truss framed softwood roof structure that was visually accessible, appeared in reasonable structural order, with some typical dips and sags to some roof members, but this is of no obvious major structural consequence (assuming there is no major concealed from view pest damage). *(See **PEST REPORT**)*. *(See page 3 of **NOTES** at rear of report (C) SPECIAL NOTES, **ROOF – SP1 (b) Roof Trusses**)*

Note: The roof space was found insulated and sarked. *(See page 3 of **NOTES** at rear of report (C) SPECIAL NOTES, **ROOF – SP1 (a) Sarking**, see page 2 of **NOTES** at rear of report (A) GENERAL NOTES, **GN 14 - Access**).*

Material deterioration: The insulation was yellow batts and sarking blanket.

Treated pine roof frame and sarking blanket in place

Yellow batts in place

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

SUB-FLOOR SPACE

Distortion/Warping/Twisting: The traditionally framed steel bearers and joists appeared to be bearing evenly on most of the steel stumps. The ground to the sub-floor was found predominantly dry. The ventilation to the sub-floor space appeared to be adequate.

Note: All sub-floor areas with a bearer clearance less than 420mm were not considered safe or reasonable for access for the Inspector were not available for close structural inspection or comment (refer to **'LIMITATIONS TO THE INSPECTION REPORT', top of page 4**).

Water penetration, dampness: The areas adjacent to and under the showers were tested for moisture at the time of inspection, with mostly normal readings.

Material deterioration: Some stumps may require adjustment if required in due course, due to seasonal changes in surface and sub-surface moisture. This can lead to doors sticking and some possible internal cracking to linings. Adjustment of piers and uneven ground drying is usually not considered to be of major structural significance and affects most buildings in the local region. *(See very last page of this report: **Definitions- Structural Defect**)*

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

INTERIOR - Wall and Ceiling Linings and Tiling

Distortion/Warping/Twisting: The visually accessible areas of painted plasterboard walls and ceilings appeared to be in reasonable condition, with any minor cracks, cornice cracks, cornice/ceiling cracks, uneven or out of level cornices, corner cracks, wall/architrave or skirting cracks, uneven paintwork, wear and tear to surfaces or other plaster irregularities, will be requiring cosmetic repair by a licenced tradesperson in due course. *(See very last page of this report: **Definitions- Structural Defect**).*

Note: There was no obvious significant cracking (ie 2.5mm wide or greater) or obvious significant repairs, to the visually accessible areas of the interior of the building at the time of inspection.

The visually accessible ceramic tiles were tested with a non-destructive plastic tipped tapping device (**SEE 'LIMITATIONS TO THE INSPECTION REPORT', top of page 4;** also see **INTERIOR – shower** section of the report - for separate comments).

Material deterioration: Generally the ceramic tiles were found well bonded and in reasonable condition with typical wear and tear and the following exceptions:

Material deterioration: Some of the tile grout was missing from typical wear and tear (eg vanity splashback) and requires typical maintenance (ie replace as required, with grout or flexible sealant).

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

INTERIOR - Showers

Note: The following observations were made of the showers, at the time of the visual, non-invasive inspection. A highly sensitive moisture meter has been used in the inspection. *(See **THE SITE** section of the report regarding prevailing weather conditions and page 2 of **NOTES** at rear of report (A) GENERAL NOTES, **GN 9– Services**)* (6-12% readings are normal in dry weather; 13-16% readings are at the high end of normal in dry conditions; 17-20% are higher than normal in dry conditions and usually represent a minor or early stage leak; 21% and higher in dry conditions usually represents a significant leak).

SHOWERS - MAIN BATHROOM, ENSUITE, GRANNY FLAT & GARAGE

Shower - Construction

Note: Original construction.
*(Also see page 2 of **NOTES** at rear of Report (A) GENERAL NOTES, **GN 9-Services).***

Shower - Leak Check

Moisture meter readings taken at time of inspection with a highly sensitive moisture meter:

Note: Normal readings to all accessible areas, IE SHOWERS DID NOT APPEAR TO BE LEAKING AT TIME OF INSPECTION.

Main bathroom	(maximum moisture reading 11%)
Ensuite	(maximum moisture reading 13%)
Granny Flat	(maximum moisture reading 14%)
Garage	(maximum moisture reading 13%)

Material deterioration: In time, the showers will be requiring typical and regular preventative maintenance, but at present appeared adequate (ie. maintain showers with flexible waterproof sealant and re-seal regularly, as required).

Shower - Other Comments

Note: Main bathroom & Ensuite - See **SUB-FLOOR SPACE** section of the report, for further comments.

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

I N T E R I O R - Bathroom, Kitchen & Laundry Fixtures (excluding tiles and shower)

Material deterioration: The kitchen and bathroom fitout had signs of wear and tear.

Note: The kitchen range hood does not have a duct installed to the roof space or exterior. This is typical of modern construction, but can be ducted and modified if ever required. Regular cleaning of the filters in the range hood is therefore essential to minimise grease and dirt build up in the kitchen.

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

I N T E R I O R - Doors & Windows

Material deterioration: The windows and doors appeared to be in reasonable working order with the following exceptions:

- **Operational:** Some timber framed windows require some typical track maintenance to open and close smoothly.
- **Material deterioration:** Some flyscreens had typical wear and tear and will therefore require attention in due course.
- **Operational:** The master bedroom robe door was found requiring some attention to the handle.

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

I N T E R I O R - General

Note: No obvious major defects observed at the time of inspection.

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

I N T E R I O R - Moisture Readings (excluding shower)

All accessible walls adjacent to windows, bases of walls, ceiling areas under dutch gable, roof penetrations, valley flashings (see **ROOF** section of the report) or other possible damp areas were tested for moisture (see **INTERIOR - Shower** section of the report - re comments and **THE SITE** section of the report re weather conditions). All of the moisture meter readings taken to the habitable spaces (eg. living areas and bedrooms) were in the normal range (eg 6-16%) with no obvious major defects observed at the time of inspection *(see page 2 of **NOTES** at rear of report (A) GENERAL NOTES, **GN 14 - Access**).*

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

E L E C T R I C A L & P L U M B I N G / D R A I N A G E S E R V I C E S

The following areas fall outside the scope of works for a Building Report as per AS4349.1 – 2007, Appendix C ie **THESE ITEMS HAVE NOT BEEN TESTED FOR ADEQUACY**:

All electrical work, built in appliances including dishwashers, insinkerators, ovens, ducted vacuum systems; Electrical installations (eg wiring, light switches, fan switches, exhaust fans and ducting, power points, stove, hot plates, light sensors, fuses, smoke detectors, garage door opening mechanisms, residual current devices, safety switches and detection and identification or illegal wiring or electrical work); Air conditioning; Alarm systems; Intercom systems; Hot water service; Pipe work (eg gas pipes, water pipes, drain water pipes, storm water pipes and detection and identification of illegal and unauthorised plumbing work); Pool filters or pumps (if applicable); septic or effluent disposal systems.

Wiring, plumbing, hydraulics, mechanical services or geotechnical not inspected as these are outside the scope of works of this Building Report as per AS 4349.1-2007, Appendix C and outside the expertise of the inspector. Call local Energy supplier to arrange an electrical inspection.

O **It is strongly recommended on all property purchases that an electrician inspect the roof space to determine if the lighting and/or wiring clashes with roof insulation as this is outside the scope of works of this report and outside the expertise of this inspector.**

The following areas do however fall within the scope of works of a Building Report as per AS4349.1 – 2007, ie **THESE ITEMS HAVE BEEN VIEWED, BUT NOT TESTED BY THE BUILDING INSPECTOR, TO THE BEST OF HIS ABILITY, BUT THE INSPECTOR IS NEITHER A QUALIFIED ELECTRICIAN OR PLUMBER (SEE BASE OF FRONT PAGE).**

Smoke detectors

Note: Three installed. Testing for operation prior to occupation and on a regular basis is essential.

Plumbing / Drainage

Note: Original.

Toilet Cistern and Pan - (for example: cracking, leaking, installation and stability)

Note: Generally adequate at time of inspection.

Sinks / Taps - (for example: operation, water flow, waste/traps, leaking, excess water hammer, colour of water)

Note: The hot and cold taps were generally adequate at the time of inspection.
*(See page 4 of **NOTES** at rear of report (C) SPECIAL NOTES, **SP9 – PLUMBING – Basic Checking of Taps**)*.

Bathroom / WC / ensuite / laundry floor wastes - (for example: floor waste if applicable. If there is sufficient fall from a wet room without a floor waste to an external door opening (such as in a laundry or a toilet in a three way bathroom) then a floor waste is not required)

Note: Generally adequate.

Hot Water Service (Not Tested)

Note: Solar; approximate age: 11 years/original.
Note: Garage - Electric; approximate age: 17 years/original.
*(See page 2 of **NOTES** at rear of report (A) GENERAL NOTE, **GN 10 - Hot Water Service**)*

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

EXTERIOR

Note: Please refer to **NOTES** – page 5 (last page of this report) regarding terminology of **"defects"** referred to.

Material deterioration: The painted external timber appeared to be in reasonable order and condition, with some flaky paint and some other typical wear and tear.

It is essential that all non-treated external timberwork be sanded, primed, filled and repainted or replaced as required in due course.

Material deterioration: The manufactured cladding to the walls, gable and eaves linings appeared to be in reasonable order and condition, with some installation irregularities and typical wear and tear, eg paint deterioration.

O **Installation:** Given the height of the driveway adjacent to the front garage off the ground, it is essential that safety handrails be immediately installed to Council regulations.

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

THE SITE

Water penetration, dampness: The site was found gently sloping and modified (ie. cut, filled and retained) with surface water draining towards the rear and side of the main building. The prevailing weather had been mostly dry over the last week with the yards found reasonably drained. *(See page 4 of **NOTES** at rear of report (C) SPECIAL NOTES, **THE SITE SP7 (a)- Cut And Fill**)*

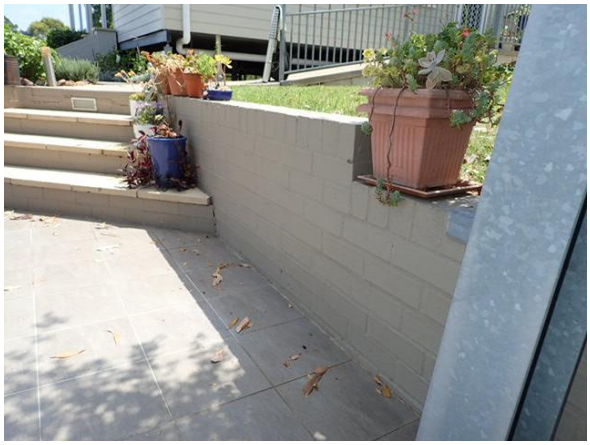
Material deterioration: The fences and gates were generally in reasonable order at the time of inspection.

Damage: The typical cracks and movement to the concrete paths and driveway may require attention in due course. The necessary information to properly assess the significance of the cracking and movement is, however, not available and therefore the opinion of a Structural Engineer is essential. *(See page 2 of **NOTES** at rear of report (B) STANDARD NOTES **SN 4- Cracks** and also very last page of this report: **Definitions- Structural Defect)***

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

RETAINING WALLS / GARDEN WALLS

Installation: The low and high (ie over one metre) brick, stone and concrete walls appeared to be in reasonable condition, with normal wear and tear and no obvious major deterioration or leans to date. The walls are not supporting the main building but may require attention if required in due course. The necessary information to properly assess the retaining wall is not available and therefore the opinion of a Structural Engineer is essential. *(See page 2 of **NOTES** at rear of report (B) STANDARD NOTES, **SN 3 - Watering Gardens** and page 4 of (C) SPECIAL NOTES – RETAINING WALLS/GARDEN WALLS **SP8 (a) – Retaining Walls**, see page 3 of **NOTES** at rear of report (B) STANDARD NOTES **SN 4- Cracks** and also very last page of this report: **Definitions- Structural Defect)***



SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

DETACHED GARAGES & GRANNY FLAT

Note: The buildings were found substantially covered with items or linings making a full inspection difficult. The buildings had no obvious signs of seepage.

Material deterioration: The visually accessible areas of timber and steel framed wall and roof structures appeared reasonable, with typical wear and tear.

Material deterioration: The corrugated metal roof and walls generally appeared to be in fair working order, with some typical wear and tear.


Metal garages in good order


Granny flat in good order

SEE 'LIMITATIONS TO THE INSPECTION REPORT' on page 4.

OWNER BUILDER CONSTRUCTION

Note: This report is supplied solely for the information and use of the client named at the top of this page. In the event that the property subject of this report has been built by an owner-builder as defined in the Home Building Act 1989 ("the Act"), this report is NOT provided for use in any way by the vendor (or any other company or person) in connection with Home Warranty Insurance required under the Act. Any such use, whether purportedly authorised by the client or otherwise, is not authorised by the author of this report. The author of this report will not be liable for any loss or damage resulting from such unauthorised use.

ESSENTIAL TO BE FILLED IN BY CLIENT (Advice from your Solicitor/Conveyancer is essential, as this is in your best interest to be correct, if applicable.)
Recent or total Building work to the building:
please tick:

- ❒ Owner Builder ❒ Licensed Builder Name & licence number:_____
- ❒ Not applicable - ie no recent or total building work undertaken by an owner builder

NOTES ABOUT THE REPORT (1 of 5)

(A) G E N E R A L N O T E S (GN1 – GN8)

(The following "Special Notes" are only applicable if referred to in body of main report)

GN 1 PEST REPORT: PLEASE NOTE – THIS IS NOT A PEST REPORT!!

FI

It is essential that an inspection report by a licensed pest control expert be obtained as this area is not covered at all by this Building Report complying with AS4349.1-2007, Appendix C (ie. termites, borers, past pest damage or any future pest infestation or damage etc are totally and completely outside the scope of works of this Building Report). A typical Pest Report usually also covers fungal decay to outbuildings, fences, retaining walls, sleepers etc. In the event of the Pest Report revealing pest damage or major fungal decay within the building structure, (but excluding pest damage and major fungal decay to retaining walls, fences, stumps etc), then please fax a copy of the Pest Report to our office for consideration. This report is not a Pest Report as we are not qualified to detect pest damage nor are we qualified timber defect inspectors. **Buyer Beware** – Professional indemnity insurance for Pest inspectors is not compulsory, so choose your inspector wisely!!
We have not inspected woodwork on other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.

GN 2 SUMMARY PAGE AND URGENT ESSENTIAL ACTION LIST FOR CLIENT (see PAGE 2 & 3 at start of report)
Please read the Building Report thoroughly and carefully, allowing adequate time to consider all the items covered within the guidelines of the Building Report.
The report has been carefully prepared and written into the various sections of the building eg **ROOF, ROOF SPACE, SUB-FLOOR SPACE ETC**. with the intention that the reader will be able to conclude from each section, if there are any major problems and what action needs to be taken (ie required). Experience tells us that summaries can tend to be read hastily, ignoring the body of the Building Report where the reader can sometimes overlook some very important aspects of the Building Report. Please therefore take the time to carefully read all of the Building Report and cross-references to gain a full appreciation of all the aspects of the Building Report. The General Appraisal and Inspector's Summary on page 2 + the Urgent Action List on page 3 are not intended to be detailed summaries, but may be of assistance.

- Due to popular demand, the general appraisal by the inspector of the property, is to allow a quick and superficial overview of the inspection results.
- The General Appraisal, Inspector's Summary and Urgent Action List must be read in conjunction with the full Building Report and not in isolation from the Building Report.
- If there should happen to be any discrepancy between anything in the Report, anything in the General Appraisal, Inspector's Summary or Urgent Action List, the information in the Building Report shall override that in the General Appraisal, Inspector's Summary and Urgent Action List. Please do not hesitate to contact the author of this Building Report with any queries, or for further clarification prior to exchanging of contracts.

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GN 3 Reinspections: See **'LIMITATIONS TO THE INSPECTION REPORT'** on page 4. If a reinspection, is requested by the client (eg a manhole to a roof space has been installed; sub-floor access openings have been provided; furniture, personal belongings or garden growth removed; or a locked space made available), then the inspector shall be paid a **minimum fee of $200.00 for the reinspection and written addendum**. This fee shall be the responsibility of the client direct and not the vendor, agent or other parties involved in this property transaction. Where a re-inspection is requested to inspect and advise on some repairs (eg a shower repair), then this type of inspection will not be made by the inspector (eg in the case of a shower repair, the installer should be able to provide a warranty and written advice, that the shower has been repaired or replaced as per Australian Standards. Failure to provide this warranty most likely will imply that the work may have been below standard – **Buyer Beware**).

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GN 4 Compliance: This report makes no comment on compliance, or lack thereof, with respect to the Building Code of Australia (BCA), Local Government Health and Building and/or planning regulations. It is essential that a building certificate be obtained from the local Council as a large proportion of awnings, carports, decks, pergolas, additions, retaining walls, outbuildings, above ground pools, sheds etc are often constructed without Council approval and by home handymen. Written advice regarding the location of the site with respect to Mines Subsidence and also the locations of sewer lines or easements should always under all circumstances, be obtained by your Solicitor/Conveyancer. It is typically the role of the person acting for the vendor (ie. your Solicitor/Conveyancer) to explain title ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and other law related matters.
This Building Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

GN 5 Defects: This Building 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 building being inspected. It is unrealistic for the consultant to comment on minor defects and imperfections in the standard property report, although this may be required for a special-purpose property report which could be provided if requested at an additional fee. *(See last page of this report: **Definitions- Structural Defect**)*

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GN 6 Quotes: Quoting the cost of remedying defects is not included in a standard property report, although it may form part of a special-purpose property report, which may be provided if requested dependent upon the matter to be quoted and the confidence of the inspector to provide this quote, ie in most cases this is beyond the inspector's expertise as the inspector is not in the business of providing quotes like a Building Contractor. The estimate of costs however would only be an opinion of probable cost and not a quote, as we do not undertake repairs. Obtaining quotes from contractors is the best method of obtaining the most accurate opinion of probable cost. The cost of the work is however ultimately dependent on what a contractor is prepared to do the work for. **It is, therefore essential that all necessary quotes for remedying all defects listed in the report be obtained prior to proceeding with the purchase to ensure that the overall budget for the home purchase, maintenance and repairs is within the financial constraints of the client**. The Master Builders Association (MBA) phone: 4953 9400 (Newcastle), can be contacted direct and they will be happy to recommend to you a list of relevant licenced contractors for most trades. Alternatively, you could use the local newspaper classified ads or yellow pages for smaller jobs.

GN 7 Referrals for quotes etc: Whilst all reasonable care had been taken in the choice of those we have investigated and who claim to be reputable, eg. builders, structural engineers, pest companies, electricians, plumbers, pool specialists, pier replacement companies, shower leak specialists, etc, it is a condition of accepting any names to you that no legal responsibility by us can be accepted for the performance of the provider of the reasonable product or service, ultimately engaged.

GN 8 Consumer Complaints Procedure: In the event of a dispute or a claim arising out of, or relating to the inspection or the report, or any alleged negligent act, error or omission on Our part or on the part of the inspector conducting the inspection, either party may give written notice of the dispute or claim to the other party. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days. If the dispute is not resolved within twenty-eight (28) days from the service of the written notice then either party may refer the dispute or claim to an independent mediator. The cost shall be met equally by both parties or as agreed as part of the mediation settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

NOTES ABOUT THE REPORT (2 of 5)

(A) GENERAL NOTES (CONTINUED GN9 – GN15)

(The following "Special Notes" are only applicable if referred to in body of main report)

GN 9 Exclusions: Although Building Reports can provide invaluable expert advice, they do not cover everything. For example, in this Building Report, the consultant has not checked the adequacy of all items listed in Appendix D, AS4349.1 – 2007, and the following and therefore these items are excluded from the scope of works of this standard report:

All electrical work including smoke detectors, residual current devices, air-conditioning, alarms, intercoms, plumbing, drainage, gas-fitting, garage door opening mechanisms, swimming pools and any pool equipment, the operation of fireplaces, chimneys and exhaust fans (including whether the fan is ducted or not), floor coverings including carpet and lino, lead paint, appliances including dishwashers, insinkerators, ovens, ducted vacuum systems, hazards, compliance of glazing with respect to AS1288, position of sub-surface water, drainage or sewerage lines, retaining walls over one metre in height, fences, garden sheds and outbuildings. (See **RETAINING WALLS/GARDEN WALLS** and **ELECTRICAL & PLUMBING/DRAINAGE SERVICES** sections of the report.) Safety aspects with respect to handrails on verandahs, pool fences, pool, spa, fish pond or dam water safety are also excluded from the scope of works of this report.

GN 10 Services: Whether or not services have been used for some time prior to an inspection being carried out will affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak. Unless the shower is mounted over a bath tub or over a moulded shower base, the enclosure has a high risk of leaking when typical wear and tear catches up and when typical regular preventative maintenance is not kept up (see **INTERIOR – shower** section of the report). The typical warranty on a shower is only five years, if the shower has been installed in accordance with Australian Standards. Unfortunately most showers (ie approximately 90%) have not been installed to standards, effectively reducing the likely life of the shower and increasing the risk of major repairs being required, if not checked and maintained regularly. All new showers or shower replacements should strictly comply with Australian Standards for installation and be given a written warranty. **Buyer Beware** *(see page 1 of **NOTES** at rear of report (A) GENERAL NOTES **GN6– Quotes**)*

GN 11 Hot Water Service: Only the estimated age and type of hot water service (eg gas, electric or solar) have been included in this standard property report. Because the inspector is not a plumber, he has not tested the hot water service. This could be tested by a licenced plumber if required, but this would have to be arranged by the purchaser. How long a hot water service lasts for, depends on a number of factors. Any unit over ten years (or beyond the manufacturer's warranty) would however have to be considered a high risk for future problems.

GN 12 Repairs: All references to short term repairs or maintenance make the assumption that the client will be taking care of these items immediately after possession of the property, or earlier and by suitably qualified tradespeople. Failure to make these repairs quite often leads to further damage and loss not anticipated by the client. It is therefore very important that the recommendations in the report are not ignored.

GN 13 Important Disclaimer:

(a) Disclaimer of Liability -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

(b) Disclaimer of Liability to Third Parties:- This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

GN 14 Access: Except where specifically stated otherwise, the report is based on a visual inspection of such parts of the premises as the report states the inspector has been reasonably and safely able to have access to without the removal of furniture, cladding, lining materials, plants or soil. **The inspector did not dig, gouge, force or otherwise perform any other invasive procedures. The report will not disclose defects in inaccessible areas, latent defects or defects which may be apparent in weather conditions which differ from those at the time of inspection eg. leaks.**

GN 15 Contact the Inspector: Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report. The name and mobile contact number of your Inspector is on the base of page 1 of this report.

(B) STANDARD NOTES ABOUT BUILDING DEFECTS OR CONSTRUCTION (SN1 – SN4)

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SN 1 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 **INTERIOR – moisture readings** section of the report. If Mould is noted as present within the property (see **INTERIOR – moisture readings** section of the report) 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.

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SN 2 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 possibly containing asbestos happened to be noticed then this may be noted in various sections 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 90's may contain some Asbestos. Sheeting should be fully sealed. If concerned, or if the building was built prior to 1990, 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. 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 of 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 (look under asbestos removal in Yellow pages). (Further investigation essential, if building is constructed prior to 1990. **Buyer Beware**) *(see page 1 of **NOTES** at rear of report (A) GENERAL NOTES **GN6– Quotes**)*

SN 3 Watering Gardens: Gardens and lawns should be watered adequately but not excessively. Uniform, consistent watering can be important to prevent damage to the foundation, during dry spells such as droughts or dry summers.

SN 4 Cracks: Some minor cracking of masonry walls on reactive clay sites is almost inevitable despite proper design, construction and maintenance. Narrow cracks (up to 1mm wide) could be expected in most buildings. Larger cracks (up to 5mm) may occur in some buildings with properly designed and constructed footings if reactive clay sites have been subject to large changes of moisture. Cracks of any size may eventually widen and become significant damage over time. *(See last page of this report: **Definitions- Structural Defect**)*

SN 5 Magnesite – Disclaimer: No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. If during the course of the Inspection Magnesite Flooring happened to be noticed then it may be noted in the general remarks section of the report. The Australian Concrete Repair Association (ACRA) recommends that all balconies similar to this/these be regularly inspected by an ACRA member, in particular if they are over 10 years old and are within 5km of the ocean. We strongly recommend you visit their website, ie www.acraassoc.com.au and if applicable check all body corporate records with respect to any possible concrete cancer history and/or presence of magnesite or not with this building. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a qualified concrete cancer / magnesite specialist and Structural Engineer.

NOTES ABOUT THE REPORT (3 of 5)

(C) SPECIAL NOTES ABOUT BUILDING DEFECTS OR CONSTRUCTION

(The following "Special Notes" are only applicable if referred to in body of main report)

SP1 - ROOF

SP1 (a) Sarking: Sarking is a term for a vapour barrier installed over roof battens prior to the roofing material being installed. In buildings older than 40 years, this was a bitumen product. In newer buildings this is a metal foil product. Sarking is mainly used when the roof pitch is 25 degrees or less, but only mandatory if the roof pitch is less than 20 degrees for a standard profile tile not spanning more than 5.5 metres, less than 22 degrees for a standard profile spanning more than 5.5 metres or less than 25 degrees, or when the roof has a modern shingle type profile. If the sarking is damaged moderately then it may possibly be taped to repair it. If the sarking has advanced deterioration however, then the sarking is beyond repair. The only way to replace sarking is to remove the roof cladding (see page 1 of NOTES at rear of report (A) GENERAL NOTES GN6– Quotes). Sarking usually has a lifespan of around 15-25 years, depending on the location of the building.

SP1 (b)Roof Trusses: Roof trusses are typically designed by a Structural Engineer, working for a roof truss manufacturing firm. This design takes into account, likely wind loads and uplift forces on the roof and includes a specification on exactly how to assemble, tie down and brace the trusses, to prevent the roof blowing off. Typically the specifications call for metal connectors, with a number of hand nailed fixings. As most Builders use nail guns, then this process is very tedious, very slow and may have been undertaken by an apprentice or labourer without supervision and not correctly or sufficiently installed to the specifications. As these specifications were not available at the time of our inspection (and this is outside the scope of this standard property inspection), then it is essential that a written copy of the Council frame inspection be obtained, prior to settlement, to ensure that the Council Inspector (or independent certifier), has certified that the roof structure, complies with the design specifications. This is particularly relevant in high wind areas as most household insurance policies may be void, if the roof trusses have not been installed as per manufacturer's instructions leading to roof damage. It is considered a minimum, in perceived low wind areas, to have at least one metal tie down per end of each main truss and also to have cross bracing in the roof. High wind areas require substantially more than this minimum. Where this minimum in perceived low wind areas, does not appear to have been achieved, then this will be noted in the **ROOF SPACE** section of the report. As the metal tie downs are in very tight spaces and concealed from full view (due to roof linings, sarking, insulation, wall linings and concealed lines of sight etc) then it cannot be determined, whether or not, the tie down has been correctly nailed off or not. Obtaining a written copy of the Council or Private Certifier inspection can therefore be critical and is essential to confirm that this has in fact been correctly installed and then inspected at a time, prior to the current access restrictions (see **'LIMITATIONS TO THE INSPECTION REPORT', page 4**). **Buyer Beware**

SP2 - SUB–FLOOR SPACE

SP2(a) Reactive Clays/Footing Settlement: If changing the external drainage system to divert the water away from under the building is undertaken, this may cause some settlement of some of the footings as the ground starts to dry. If the footings do settle slightly, then careful packing of the affected piers and internal plaster repairs etc should alleviate this problem. Worst case scenario may necessitate the replacement of some piers and some brickwork cracking may also be experienced as a side effect *(see page 2 of **NOTES** at rear of report (B) STANDARD NOTES **SN 4- Cracks** and see last page of this report: **Definitions- Structural Defect**)*

SP3 - INTERIOR – WALL AND CEILING LININGS

SP3(a) Lead Paint: The booklet "Lead Alert - Painting Your Home?" which is available at hardware and paint stores, explains how to handle paint containing lead. The flaky ceilings may require repair by a suitably qualified trades person.

SP3(b) Asbestos: "Provided asbestos or fibre cement products are maintained in reasonable order, they present no health risk; however, precautions must be observed during structural alteration or demolition involving asbestos cement or fibre cement materials." (Adapted from "Asbestos: Code of Practice and Guide Notes" - Occupational Health and Safety Commission, August 1988 - copy held in our office.)

SP3(c) Tile Growth: When tiles have been installed without obvious expansion and tile growth joints, then these may have a tendency to dislodge when there is a rapid rise in temperature, eg when a floor is mopped with hot water or if an area is in the sun and is mopped with cold water. This is more prevalent in large format tiles, eg 300mm x 300mm, but may also occur with smaller tiles. Care should be taken with this type of floor to minimise these rapid changes in temperature. Alternatively, control joints may possibly be installed, but this would have to be undertaken by a professional tiler. This may never prove to be a problem, but this has been included for your information and awareness **Buyer Beware** *(see page 1 of **NOTES** at rear of report (A) GENERAL NOTES **GN6– Quotes**).*

SP4 - SHOWERS

SP4(a) Shower Base Installation: The Building Code of Australia "(BCA): Part 3.8.1 – wet areas - 3.8.1.6: Sealing of wall and floor junctions and joints (f)", shows diagrammatically that the wall tiles finish over the edge of the floor tiles & with a flexible sealant at this junction. Australian Standard 3740 & the Master Builders publication: "Guide to internal wet area waterproofing, 2005 edition" also show diagrammatically the recommended option. Common sense & also good building practice also confer with the above on the preferred method of installation. (eg shower floor tiles should preferably be installed first and the skirting tiles second and not the other way around, as in this case. The preferred option takes longer to install (probably the main reason why it wasn't done that way) but provides a first line of defence against leaks as the water runs down the wall tile on to a tile, rather than on to grout or a non flexible cement joint. This installation therefore, may increase the risk of leaks, potentially shortening the expected life of the shower – see **INTERIOR – shower** section of the report).

SP4(b) Shower Hob Installation: The Building Code of Australia "(BCA): Part 3.8.1 – wet areas - 3.8.1.6: Sealing of wall and floor junctions and joints (f)", shows diagrammatically that the horizontal hob tiles finish over the upper edges of the vertical hob tiles. Australian Standard 3740 & the Master Builders publication: "Guide to internal wet area waterproofing, 2005 edition" also show diagrammatically the recommended option. Common sense & also good building practice also confer with the above on the preferred method of installation. (eg the hob tiles should preferably be installed so that the top edge of the vertical hob tiles inside the shower are fully concealed with the horizontal hob tile installed over them and not with the tops of the vertical tiles exposed to direct falling shower water, as in this case. This installation therefore, may increase the risk of leaks, potentially shortening the expected life of the shower – see **INTERIOR – shower** section of the report).

NOTES ABOUT THE REPORT (4 of 5)

(C) SPECIAL NOTES ABOUT BUILDING DEFECTS OR CONSTRUCTION (CONTINUED)

(The following "Special Notes" are only applicable if referred to in body of main report)

SP5 - INTERIOR – MOISTURE READINGS

SP5(a) Mildew: The mildew to some upper walls and ceiling areas in some buildings is directly related to warm moist air to the interior in contact with cool exterior walls, ceilings and floors during winter, when condensation (similar to a terrarium) occurs to these areas causing conditions favourable for the growth of mildew. Mildew also often occurs within confined cupboard spaces. This tends to be worse on the southern side of most buildings and is usually not necessarily related to roof leaks, sub-surface moisture, sub-floor ventilation, rising damp, lateral damp and falling damp. Opening of windows during cool winter months (in particular after prolonged rain) will tend to make the mildew worse, as this tends to introduce more moisture into the building. Cleaning the affected areas and painting these with anti-mould paint is essential and full replacement of the carpet (if over 16% moisture readings) may also be required to help get the interior of the building back to a typical moisture balance. Quite often an initial roof leak, shower left uncorrected for some time or inadequate drying of carpet after being shampooed, is the typical reason why the overbalance of moisture occurs inside the building and gets trapped. Installing ceiling and eaves vents and roof ventilators are also helpful in reducing the problem from re-occurring. Where bathroom exhaust fans are installed, exhausting this warm air via ducts to the exterior of the building will also be beneficial. Installing north facing skylights (if possible) can be beneficial in drying the interior. Heating the building with a combustion stove, potbelly stove or split system air-conditioning, is very beneficial in reducing mildew to walls, ceilings, furnishings, blinds etc. Heating the building with gas heaters or kerosene heaters and having clothes dryers without an external ducted exhaust fan should be discouraged as this introduces further moisture into the building and in most cases is the largest contributing factor to the excess moisture. Installing incandescent lights or moisture reduction devices (such as a "Moisture Master" – made by American Piano Supply Co New Jersey) obtainable from some piano outlets, may be beneficial inside robes, as these will tend to dry out excess moisture.

SP6 - EXTERIOR

SP6(a) Wall Bases: All walls should preferably have the outside ground level below the inside slab finished floor level (ie preferably with at least 50mm-100mm of slab edge exposed), and 400mm to the underside of the bearers, or with the outside ground level lower than the ground level under the timber floor areas. Failure to lower the exterior levels (in particular as recommended by the pest inspector – refer to **Pest Report**) may lead to undetected pest damage, fungal decay from developing, possible seepage and a slow transfer of moisture to the interior linings.

SP6(b) Exposed Timbers: All untreated timber (eg non-durable exposed timbers) to decks, verandahs, pergolas etc and all upside down installed treated pine decking (eg grooves up) that are not adequately covered with a roof are usually highly conducive to structural fungal decay and therefore will preferably require modification (eg installation of a roof – Council approved of course, and/or replacement of timbers that are safely treated or weather resistant hardwood, as required) to avoid this from developing into an expensive and possibly unsafe problem in due course (*see page 1 of NOTES at rear of report (A) GENERAL NOTES GN6– Quotes*). Treated pine is not always a guarantee against wood decay as there are three grades of treatment and most non-tradesman jobs around the home are constructed from the cheapest grade and quite often in ignorance of manufacturer's recommendations, leading to premature aging. Please also be aware that treated pine has been chemically modified with arsenic and this may lead to some possible negative health side effects. Some Councils are in the process of removing all arsenic treated pine from public areas, such as playgrounds. This product may some time in the future, be banned, such as in the case of Asbestos. **Buyer Beware**

SP7 - THE SITE

SP7(a) Cut And Fill: This refers to a site where prior to construction, major earthworks have been undertaken to level the site by cutting off excess material and using it as infilling in depressions, so that there is no change in the total volume of material on site. This then usually necessitates the inclusion of piers installed on the filled part of the site and retaining walls to contain the fill and/or retain the cut ground. Because of this drastic modification to the site, then sometimes side effects are likely over time eg settled paths with large gaps at junctions with building, disturbance of fences, gates, retaining walls and driveways and in extreme cases, settlement cracks and signs of movement to the building, retaining walls and pool (if applicable see **INTERIOR** and **EXTERIOR** sections of the report). If in doubt all Council records should be checked and a statement obtained from the current owner as to their knowledge of any known latent defects etc.

SP8 - RETAINING WALLS/GARDEN WALLS

SP8(a) Retaining Walls: All retaining walls 1000mm in height or over, should theoretically have full Council approval, have been designed by a Structural Engineer and constructed by a Licenced Builder. As most retaining walls are built by home handymen, with insufficient footings and insufficient drainage, the ultimate performance and life span of the wall cannot be determined with certainty unless it complies fully with regulations. Most retaining walls will eventually fail (sometimes without notice) and require replacement or major repair at some stage, depending on the type of materials and standard of construction (eg most timber walls – treated and non-treated will eventually attract fungal decay and/or pest damage even if the timber is treated, as there are various grades of timber treatment (see SPECIAL NOTES **SP6(b) – Exposed Timbers** section of the report**;** refer to **Pest Report;** also see page 1 of NOTES at rear of report (A) GENERAL NOTES GN6– Quotes). If in doubt, contact Council in writing and ask them to check their records and notify back in writing. Given these factors all retaining walls over 1000mm in height that are critical to the building, should always be checked by a Structural Engineer as these are outside the scope of works of this report and beyond the expertise of the inspector *(see page 2 of **NOTES** at rear of report (A) GENERAL NOTES **GN15- CSIRO** and see last page of this report: **Definitions- Structural Defect**)*

SP9 - PLUMBING

SP9 Basic Checking of taps Please note that only one tap was tested at a time, ie only one tap turned on and then off. None of the taps were tested simultaneously. The pressure, therefore, may possibly be lower in some taps when two taps are in use at one time (eg when a shower is being run at the same time as the kitchen sink is in full use). Washing machine taps and exterior taps were not tested. For a full test of all taps and to test for pressure with specialised plumbing equipment, the Australian Standard strongly recommends that a licenced plumber undertake a full and separate plumbing inspection on your behalf. **Buyer Beware**

NOTES ABOUT THE REPORT (5 of 5)

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.
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.
Reasonable Access:	See page 4, **"REASONABLE ACCESS"**.
Major Defect:	A defect requiring building works to avoid unsafe conditions, loss or function, or further worsening of the defective item.
Minor Defect:	Any defect other than what is described as a major defect.
Site:	Allotment of land on which a building stands or is to be erected.
Structural Defect: **FI**	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 building owner, resulting in major, expensive rectification work being carried out. **Recommendation: The opinion of a Structural Engineer to properly assess the significance of any crack or settlement is therefore considered essential prior to the property purchase. Buyer Beware**
Note:	Also refer to remainder of "NOTES" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

END OF REPORT