



BUILDING INSPECTION

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

Jul 07, 2025

PROPERTY ADDRESS

297 Glenluske Road
Glenluske, TAS
, Australia

Inspection Date: 07 Jul 2025
T: 0418 125 624

| Inspected by: Paul Reece
| E: tpreece247@gmail.com

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Definitions

03 Description of Building

Type of Building:

✓ Residential House

Style of Building:

✓ Conventional single storey

Number of Stories:

✓ Single Storey

Age of Building:

✓ 30-50 years old

Roof Covering:

✓ Concrete Roof Tiles

Roof Frame:

✓ Hardwood Pitched Roof

External Walls:

✓ Brick Veneer Walls

Floor Construction:

✓ Timber Floor on Brick Piers

Internal Walls:

✓ Timber Framed Walls

Building Tenancy:

✓ Occupied

Building Furnished:

✓ Yes

Building Frontage Faces:

✓ North

Hot Water Unit:

✓ Electric external HWU

Solar:

✓ Electrical solar panels present

Airconditioning:

✓ Room A/C's

Mains (Submains) Power Board:

✓ 1 x RCD

Smoke Alarms:

✓ Smoke alarm system installed not checked.
Recommend inspection by suitably qualified smoke alarm inspector

04 General

Weather Conditions at the time of the inspection:

✓ Dry

Recent weather conditions:

✓ Frosty

Date and time of inspection:

✓ 07 Jul 2025

SHUTDOWN PROCEDURE
1 Turn off the "MAIN SWITCH INVERTER SUPPLY" and "INVERTER A.C. ISOLATOR"
2 Turn off the "PV ARRAY D.C. ISOLATOR" located next to the input terminals of the inverter.
WARNING: DO NOT OPEN PLUG AND SOCKET CONNECTORS OR PV STRING ISOLATORS WHILE SYSTEM UNDER LOAD
WARNING: "PV ARRAY D.C. ISOLATOR" DO NOT DE-ENERGISE THE PV ARRAY AND ARRAY CABLES
PV Array Open Circuit Voltage: _____ VDC
PV Array Short Circuit Current: _____ ADC

WARNING
FOLLOWING D.C. AND A.C. LINES ARE NOT TO BE TOUCHED OR SHORTED
THE PV ARRAY MUST ALWAYS BE DE-ENERGISED
PV ARRAY
D.C. D.C. ISOLATOR

05 Summary of Inspection

Results of Building Inspection - Summary

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	

Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is Average.

06 Areas Inspected

The areas inspected were



The Building Interior



The Building Exterior



The Roof Void Space



The Roof Exterior



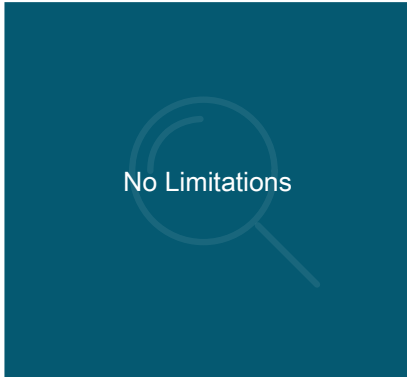
The Subfloor



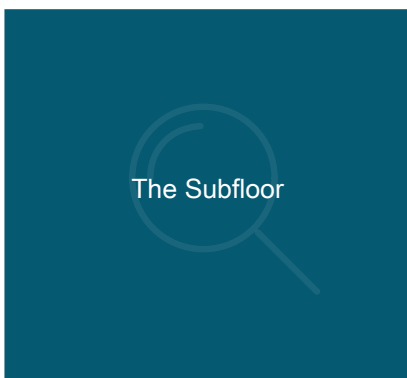
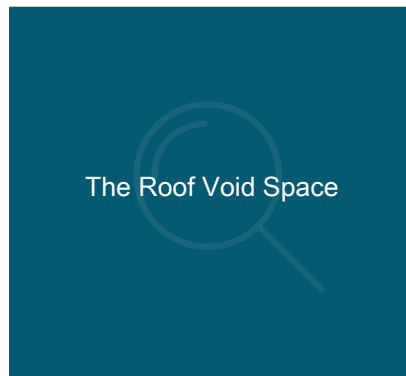
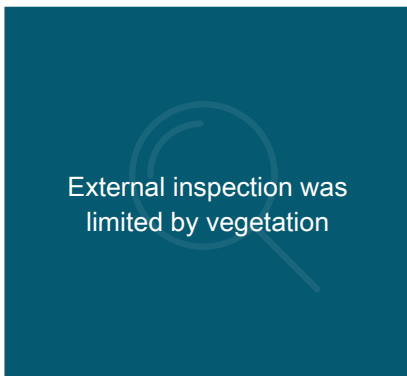
The Site

07 Areas Not Inspected

The areas NOT accessible for any inspection were



The areas in which visual inspection was obstructed



08 Inspection

Kitchen

Access Limitations

✗ Clutter, Curtains and blinds, Furniture

Ceiling

✗ Other

EXPLANATIONS

Comments : Reasonable condition with minor cosmetic paint defects

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #1

Cornice

✓ No defects evident

Walls

✓ No defects evident

Floor

✓ No defects evident

Sink

✓ No defects evident

Taps

✓ No defects evident

Splashback

✓ No defects evident

Bench top

✓ No defects evident

Top Cupboards

✓ No defects evident

Bottom Cupboards

✗ Other

EXPLANATIONS

Comments : Generally good condition for the age with minor wear and tear throughout kitchen cabinets

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #2

Food Cupboards

✓ No defects evident

Window/s

✓ No defects evident

Skirting

✓ No defects evident

Architraves

✓ No defects evident

Lounge Room

Access Limitations

✗ Furniture, Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Cornice

✗ Other

EXPLANATIONS

Comments : Reasonable condition with minor cosmetic paint defects
Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Photo Ref #3

Walls

✗ Other

EXPLANATIONS

Comments : Generally reasonable condition for the age.
Fine cracking is evident to wall lining sheet joints adjacent air conditioning unit

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #4

Floor

✓ No defects evident

Window/s

✓ No defects evident

Skirting

✓ No defects evident

Architraves

✓ No defects evident

Front Entrance Area

Access Limitations

✗ Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Floor

✓ No defects evident

Front Door and door furniture

✓ No defects evident

Window/s

✓ No defects evident

Skirting

✓ No defects evident

Architraves

✓ No defects evident

Bedroom 1

Access Limitations

✗ Furniture, Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Floor

✓ No defects evident

Window/s

✗ Other

EXPLANATIONS

Comments : Reasonable condition with typical windowsill reveal staining evident

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #5

Door/s and door furniture

✗ Other

EXPLANATIONS

Comments : Reasonable condition and functional with typical wear and tear evident

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #6

Skirting

✓ No defects evident

Architraves

✓ No defects evident

Robe

✓ No defects evident

Bedroom 2

Access Limitations

✗ Furniture, Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Floor

✓ No defects evident

Window/s

✓ No defects evident

Door/s and door furniture

✓ No defects evident

Skirting

✓ No defects evident

Architraves

✓ No defects evident

Robe

✓ No defects evident

Bedroom 3

Access Limitations

✗ Furniture, Clutter, Curtains and blinds

Ceiling

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Floor

✗ Other

EXPLANATIONS

Comments : Good condition and sound under foot with no significant spring or bounce.
Mild deflection is evident near threshold and reflective of typical green timber framing seasoning and settlement

Defect Significance: Minor

Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Photo Ref #7

Window/s

✗ Other

EXPLANATIONS

Comments : Typical timber windowsill reveal staining evident. Consistent through out the dwelling.

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #8

Door/s and door furniture

✗ Other

EXPLANATIONS

Comments : Reasonable condition and functional. Door rubs on floor coverings and minor adjustment would improve operation.

Defect Significance: Minor

Defect Type: E (Operational)

IMAGES



Photo Ref #9

Skirting

✓ No defects evident

Architraves

✓ No defects evident

Robe

✗ Good condition

Main Bathroom

Access Limitations

✗ Clutter

Ceiling

✗ Other

EXPLANATIONS

Comments : Reasonable condition with minor cosmetic paint defects above bath

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #10

Cornice

✓ No defects evident

Walls

✗ Other

EXPLANATIONS

Comments : Reasonable condition with minor cosmetic paint defects evident

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #11

Shower Wall Tiles

✗ Other

EXPLANATIONS

Comments : Reasonable condition with minor stain to some areas of grout lines evident

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #12

Bathroom floor

✓ No defects evident

Basins

✓ No defects evident

Splashback Tiles

✓ No defects evident

Taps

✗ Other

EXPLANATIONS

Comments : Tap flange does not meet neatly at sink top and gap exists

Defect Significance: Minor

Defect Type: F (Installation, including omissions)

IMAGES



Photo Ref #13

Mirror

✓ No defects evident

Vanity Cupboard

✗ Other

EXPLANATIONS

Comments : Reasonable condition with minor wear and tear
Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Photo Ref #14

Bath

✗ Other

EXPLANATIONS

Comments : Reasonable condition with typical wear and tear evident
Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Photo Ref #15

Door and door furniture

✓ No defects evident

Window/s

✗ Other

EXPLANATIONS

Comments : Reasonable condition with typical timber windowsill reveal staining evident
Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Photo Ref #16

Architraves

✓ No defects evident

Skirting tiles

✓ No defects evident

Toilet

Access Limitations

✗ Furniture, Clutter

Ceiling

✓ No defects evident

Cornice

✓ No defects evident

Walls

✓ No defects evident

Floor

✓ No defects evident

Taps

✓ No defects evident

Pan and cistern

✓ No defects evident

Door and door furniture

✓ No defects evident

Window/s

✓ No defects evident

Architraves

✓ No defects evident

Skirting

✓ No defects evident

Laundry

Access Limitations

✗ Furniture, Clutter, Curtains and blinds

Ceiling

✗ Other

EXPLANATIONS

Comments : Minor cosmetic defects. Assume cupboard framing has been removed.

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES

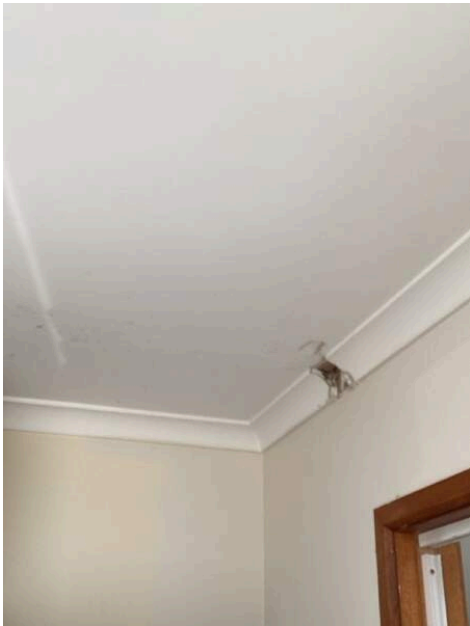


Photo Ref #17

Cornice

✓ No defects evident

Walls

✓ No defects evident

Floor

✓ No defects evident

Taps

✓ No defects evident

Splashback

✓ No defects evident

Tub

✗ Other

EXPLANATIONS

Comments : Good condition for the age with minor wear evident
Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Photo Ref #18

Window/s

✗ Other

EXPLANATIONS

Comments : Reasonable condition with typical paint weathering evident
Defect Significance: Minor
Defect Type: A (Damage)

IMAGES

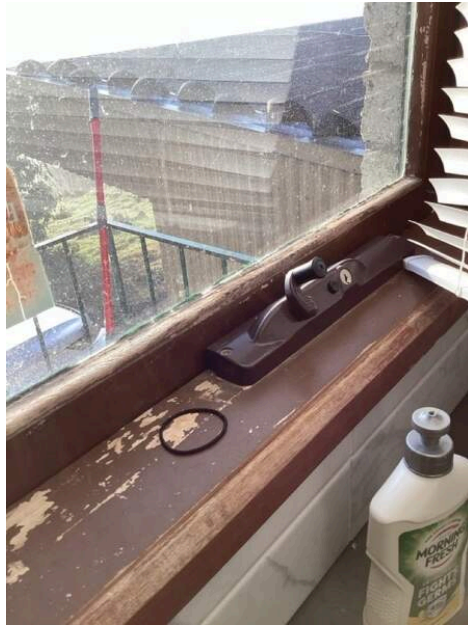


Photo Ref #19

Door/s and door furniture

✓ No defects evident

Rear Exit Door & door furniture

✓ No defects evident

Laundry Cupboard

✓ No defects evident

Architraves

✓ No defects evident

Skirting

✓ No defects evident

Services

Access Limitations

✗ Clutter

Electrical

✗ Other

EXPLANATIONS

Comments : Exhaust fan in bathroom is relatively noisy and maintenance/repairs recommended

Defect Significance: Minor

Defect Type: E (Operational)

IMAGES



Photo Ref #20

Plumbing and Gasfitting

✗ Other

EXPLANATIONS

Comments :

Some areas of external stormwater plumbing appears non trades like installation.
Some areas of minor adjustment may improve function

Defect Significance:

Minor

Defect Type:

E (Operational)

Roof Void Space

Access Limitations

✗ Insulation

Roof structure

✗ Other

EXPLANATIONS

Comments :

Roof frame appeared to be in good condition for the age with typical green timber framing seasoning and settlement evident

Defect Significance:

Minor

Defect Type:

B (Distortion, Warping, Twisting)

IMAGES



Photo Ref #21

Insulation

✓ No defects evident

Carport

Access Limitations

✗ Clutter

Timber/metal structural components

✗ Other

EXPLANATIONS

Comments : Structure appeared sound at the time of inspection. Typical element weathering is evident throughout.

Defect Significance: Minor

Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #22

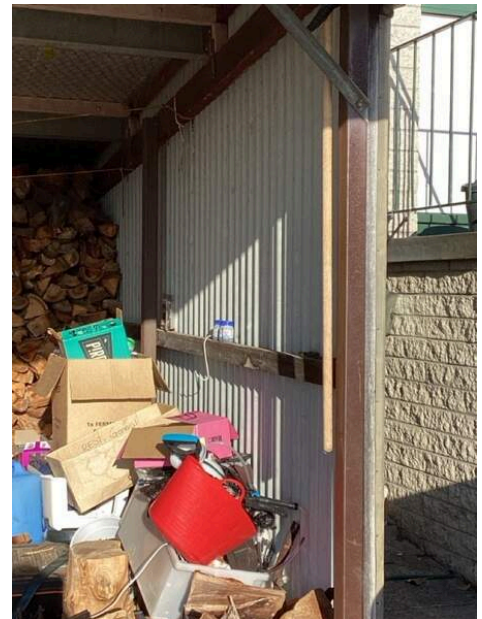


Photo Ref #23

Exterior

Access Limitations

✗ Vegetation, Clutter

Exterior cladding/finish

✗ Other

EXPLANATIONS

Comments :

Generally good condition for the age with some areas of typical fine mortar cracking evident. Cracking is consistent with typical lateral/thermal movement.

Defect Significance:

Minor

Defect Type:

B (Distortion, Warping, Twisting)

IMAGES



Photo Ref #24



Photo Ref #25

IMAGES



Photo Ref #26

Windows

✗ Other

EXPLANATIONS

Comments : Aluminium windows appear to be in good condition for the age with typical mild element weathering

Defect Significance: Minor

Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #27

Windows

✗ Other

EXPLANATIONS

Comments : Reasonable condition for the age with typical paint and element weathering

Defect Significance: Minor

Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #28

Window sills

✗ Other

EXPLANATIONS

Comments : Generally good condition. Two cracked sill bricks evident at kitchen window.

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #29

Doors

✗ Other

EXPLANATIONS

Comments : Reasonable condition for the age with typical paint element weathering evident.

Defect Significance: Minor

Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #30



Photo Ref #31

Door sills

✗ Other

EXPLANATIONS

Comments : Reasonable condition for the age with typical paint and element weathering evident

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #32



Photo Ref #33

Chimney/Flue

✓ No defects evident

Site

Access Limitations

✗ Vegetation, Clutter

Foundation

✓ No defects evident

Drainage

✗ Other

EXPLANATIONS

Comments :

No drainage defects were evident at the time of inspection
The site in the rear of the property falls toward the dwelling.
The subfloor area was dry at the time of inspection
Monitoring of drainage is always recommended as a matter of course as drainage conditions have potential to change, particularly overtime.
If drainage conditions or moisture become problematic, remedial measures may be required

Defect Significance:

Further Investigation

Defect Type:

E (Operational)

IMAGES



Photo Ref #34

Fences

✗ Other

EXPLANATIONS

Comments :

Reasonable condition for the age with typical element weathering

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

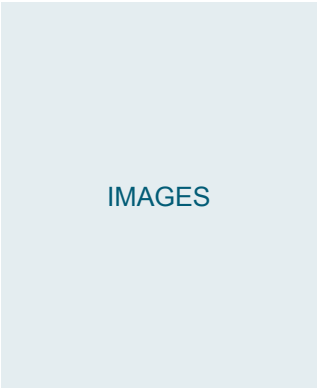


Photo Ref #35



Photo Ref #36



Photo Ref #37



Photo Ref #38



Photo Ref #39

Driveway

✗ Other



Comments :	Areas of typical surface and cracking evident.
Defect Significance:	Minor
Defect Type:	B (Distortion, Warping, Twisting)

IMAGES



Photo Ref #40



Photo Ref #41

IMAGES



Photo Ref #42

Paths

✗ Other

EXPLANATIONS

Comments :	Reasonable condition with typical surface wear and find cracks evident. Some areas of uneven surfaces exist
Defect Significance:	Minor
Defect Type:	B (Distortion, Warping, Twisting)

Sub Floor

Access Limitations

✗ Clutter

Flooring

✓ No defects evident

Bearers

✗ Other

EXPLANATIONS

Comments : Good condition for the age with typical green timber framing seasoning and settlement evident

Defect Significance: Minor

Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Photo Ref #43

Joists

✗ Other

EXPLANATIONS

Comments : Good condition for the age with typical green timber framing seasoning and settlement evident

Defect Significance: Minor

Defect Type: B (Distortion, Warping, Twisting)

IMAGES



Photo Ref #44

Ventilation

✗ Other

EXPLANATIONS

Comments : The subfloor area was generally dry throughout. Slight moisture is evident beneath the rear balcony where HWC installed. Monitoring of the area is recommended and if moisture becomes problematic, some remedial works/drainage control may be required

Defect Significance: Minor
Defect Type: E (Operational)

IMAGES



Photo Ref #45

Sub floor door

✓ No defects evident

Piers

✓ No defects evident

Roof Exterior

Access Limitations

✗ Vegetation, Clutter

Roof Covering

✗ Other

EXPLANATIONS

Comments : Generally good condition for the age with typical surface weathering evident. One or more tile cracks and crack repairs are evident

Defect Significance: Minor
Defect Type: A (Damage)

IMAGES



Photo Ref #46

Ridges

✗ Other

EXPLANATIONS

Comments : Reasonable condition for the age.
One or more fixings appear slightly loose

Defect Significance: Minor

Defect Type: A (Damage)

IMAGES



Photo Ref #47

Gutters

✓ No defects evident

Downpipes

✗ Other

EXPLANATIONS

Comments : Some areas of downpipes appear not trades like standard installation.

Defect Significance: Minor

Defect Type: F (Installation, including omissions)

IMAGES

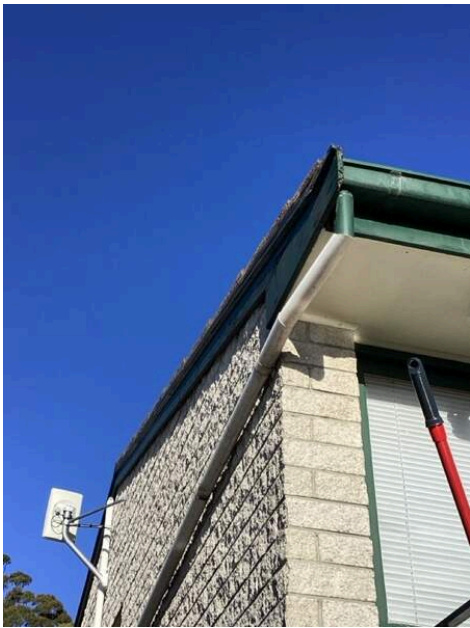


Photo Ref #48

Eaves

✓ No defects evident

Fascia

✗ Other

EXPLANATIONS

Comments : Typical paint and timber element weathering is evident in some areas

Defect Significance: Minor

Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #49

Bargeboard

✗ Other

EXPLANATIONS

Comments : Typical paint and timber element weathering is evident in some areas with deterioration evident in one or more small sections

Defect Significance: Minor

Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #50

Lead flashings

✓ No defects evident

09 General Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



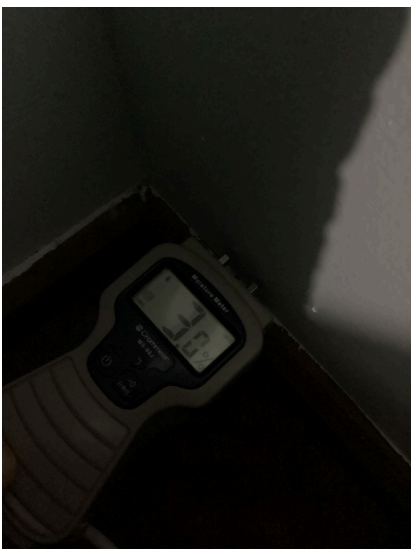
Photograph 6



Photograph 7



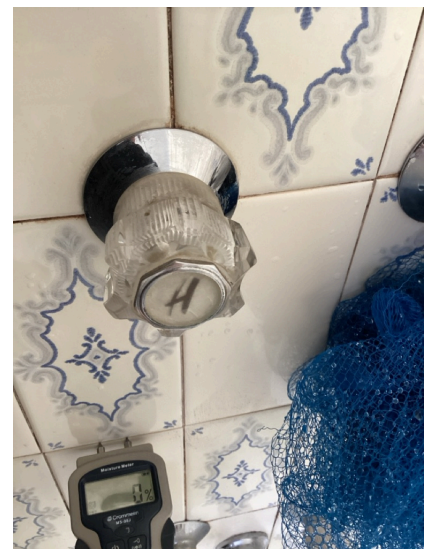
Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37

10 Defects and Safety Issues

Safety Hazards in this Building:

No Safety Hazards Identified

Major Defects in this Building:

No Major Defects Identified

Minor and Other Defects in this Building:

Ceiling

✗ Other

Explanation

Comments:

Reasonable condition with minor cosmetic paint defects

Defect Significance:

Minor

Defect Type:

A (Damage)

Bottom Cupboards

✗ Other

Explanation

Comments:

Generally good condition for the age with minor wear and tear throughout kitchen cabinets

Defect Significance:

Minor

Defect Type:

A (Damage)

Cornice

✗ Other

Explanation

Comments:

Reasonable condition with minor cosmetic paint defects

Defect Significance:

Minor

Defect Type:

A (Damage)

Walls

✗ Other

Explanation

Comments:

Generally reasonable condition for the age. Fine cracking is evident to wall lining sheet joints adjacent air conditioning unit

Defect Significance:

Minor

Defect Type:

A (Damage)

Window/s

✗ Other

Explanation

Comments:

Reasonable condition with typical windowsill reveal staining evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Door/s and door furniture

✗ Other

Explanation

Comments:

Reasonable condition and functional with typical wear and tear evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Floor

✗ Other

Explanation

Comments:

Good condition and sound under foot with no significant spring or bounce. Mild deflection is evident near threshold and reflective of typical green timber framing seasoning and settlement

Defect Significance:

Minor

Defect Type:

B (Distortion, Warping, Twisting)

Window/s

✗ Other

Explanation

Comments:

Typical timber windowsill reveal staining evident.
Consistent through out the dwelling.

Defect Significance:

Minor

Defect Type:

A (Damage)

Door/s and door furniture

✗ Other

Explanation

Comments:

Reasonable condition and functional. Door rubs on floor coverings and minor adjustment would improve operation.

Defect Significance:

Minor

Defect Type:

E (Operational)

Ceiling

✗ Other

Explanation

Comments:

Reasonable condition with minor cosmetic paint defects above bath

Defect Significance:

Minor

Defect Type:

A (Damage)

Walls

✗ Other

Explanation

Comments:

Reasonable condition with minor cosmetic paint defects evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Shower Wall Tiles

✗ Other

Explanation

Comments:

Reasonable condition with minor stain to some areas of grout lines evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Taps

✗ Other

Explanation

Comments:

Tap flange does not meet neatly at sink top and gap exists

Defect Significance:

Minor

Defect Type:

F (Installation, including omissions)

Vanity Cupboard

✗ Other

Explanation

Comments:

Reasonable condition with minor wear and tear

Defect Significance:

Minor

Defect Type:

A (Damage)

Bath

✗ Other

Explanation

Comments:

Reasonable condition with typical wear and tear evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Window/s

✗ Other

Explanation

Comments:

Reasonable condition with typical timber windowsill reveal staining evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Ceiling

✗ Other

Explanation

Comments:

Minor cosmetic defects. Assume cupboard framing has been removed.

Defect Significance:

Minor

Defect Type:

A (Damage)

Tub

✗ Other

Explanation

Comments:

Good condition for the age with minor wear evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Window/s

✗ Other

Explanation

Comments:

Reasonable condition with typical paint weathering evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Electrical

✗ Other

Explanation

Comments:

Exhaust fan in bathroom is relatively noisy and maintenance/repairs recommended

Defect Significance:

Minor

Defect Type:

E (Operational)

Plumbing and Gasfitting

✗ Other

Explanation

Comments:

Some areas of external stormwater plumbing appears non trades like installation. Some areas of minor adjustment may improve function

Defect Significance:

Minor

Defect Type:

E (Operational)

Roof structure

✗ Other

Explanation

Comments:

Roof frame appeared to be in good condition for the age with typical green timber framing seasoning and settlement evident

Defect Significance:

Minor

Defect Type:

B (Distortion, Warping, Twisting)

Timber/metal structural components

✗ Other

Explanation

Comments:

Structure appeared sound at the time of inspection. Typical element weathering is evident throughout.

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Exterior cladding/finish

✗ Other

Explanation

Comments:

Generally good condition for the age with some areas of typical fine mortar cracking evident. Cracking is consistent with typical lateral/thermal movement.

Defect Significance:

Minor

Defect Type:

B (Distortion, Warping, Twisting)

Windows

✗ Other

Explanation

Comments:

Aluminium windows appear to be in good condition for the age with typical mild element weathering

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Windows

✗ Other

Explanation

Comments:

Reasonable condition for the age with typical paint and element weathering

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Window sills

✗ Other

Explanation

Comments:

Generally good condition. Two cracked sill bricks evident at kitchen window.

Defect Significance:

Minor

Defect Type:

A (Damage)

Doors

✗ Other

Explanation

Comments:

Reasonable condition for the age with typical paint element weathering evident.

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Door sills

✗ Other

Explanation

Comments:

Reasonable condition for the age with typical paint and element weathering evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Fences

✗ Other

Explanation

Comments:

Reasonable condition for the age with typical element weathering

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Driveway

✗ Other

Explanation

Comments:

Areas of typical surface and cracking evident.

Defect Significance:

Minor

Defect Type:

B (Distortion, Warping, Twisting)

Paths

✗ Other

Explanation

Comments:

Reasonable condition with typical surface wear and find cracks evident. Some areas of uneven surfaces exist

Defect Significance:

Minor

Defect Type:

B (Distortion, Warping, Twisting)

Bearers

✗ Other

Explanation

Comments:

Good condition for the age with typical green timber framing seasoning and settlement evident

Defect Significance:

Minor

Defect Type:

B (Distortion, Warping, Twisting)

Joists

✗ Other

Explanation

Comments:

Good condition for the age with typical green timber framing seasoning and settlement evident

Defect Significance:

Minor

Defect Type:

B (Distortion, Warping, Twisting)

Ventilation

✗ Other

Explanation

Comments:

The subfloor area was generally dry throughout. Slight moisture is evident beneath the rear balcony where HWC installed. Monitoring of the area is recommended and if moisture becomes problematic, some remedial works/drainage control may be required

Defect Significance:

Minor

Defect Type:

E (Operational)

Roof Covering

✗ Other

Explanation

Comments:

Generally good condition for the age with typical surface weathering evident. One or more tile cracks and crack repairs are evident

Defect Significance:

Minor

Defect Type:

A (Damage)

Ridges

✗ Other

Explanation

Comments:

Reasonable condition for the age. One or more fixings appear slightly loose

Defect Significance:

Minor

Defect Type:

A (Damage)

Downpipes

✗ Other

Explanation

Comments:

Some areas of downpipes appear not trades like standard installation.

Defect Significance:

Minor

Defect Type:

F (Installation, including omissions)

Fascia

✗ Other

Explanation

Comments:

Typical paint and timber element weathering is evident in some areas

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Bargeboard

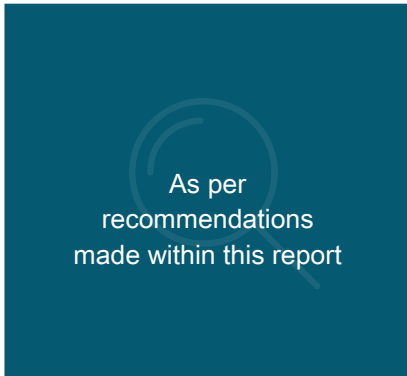
✗ Other

Explanation

Comments:	Typical paint and timber element weathering is evident in some areas with deterioration evident in one or more small sections
Defect Significance:	Minor
Defect Type:	D (Material Deterioration: rusting, rotting, corrosion, decay)

11 Other Inspections and Reports Required

Further Inspections Recommended



12 Conclusion & 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:

None

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

Overall Condition Comments:

At the time of inspection the;

Site appeared relatively well drained with no drainage defects evident.

Subfloor area was dry and elements were in good condition for the age

Floor frame appeared sound throughout with no significant spring or bounce. Mild deflection is evident in one or more areas and reflective of typical green timber framing seasoning and settlement.

Internal and external walls appear relatively plum and sound.

Roof frame appeared sound, elements were in good condition for the age with no moisture ingress or condensation defects evident.

External walls appear to be in good condition for the age.

Fine mortar cracking evident in one or more areas and reflective of typical lateral/thermal movement

Moisture readings did not reveal any areas of rising damp, moisture ingress or leaking pipework

Some areas of plumbing external do not appear trades like standard

Detached shed appears sound and in good condition for the age

Pool area structure has areas of element weathering, did not appear to have diagonal bracing and unable to determine compliance of the structure.

There was no evidence of odour or defect in proximity to septic tank area.

Weathering, cosmetic defects, typical wear and tear are evident and consistent with the age of the dwelling.

Maintenance and repairs, typical for a dwelling of this age, construction type, current condition and as per, but not limited to defects listed within this report will be required to

maintain aesthetic appearance and building function

Some areas of this report and some pictures in the general photos section may require discussion

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 this Report and anything in this summary, the information in the report shall override that in this summary.

13 Contact

We take this opportunity to thank you for your instructions.

If you have any queries, please do not hesitate to contact our inspector.

Yours faithfully,



Paul Reece

HICAM

E: tpreece247@gmail.com

T: 0418 125 624

14 Terms & Conditions

Part 1: Purpose and Scope of Inspection

This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings.

Inspection Agreement - Individual title property

Requirement for Inspection agreement AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

Purpose of Inspection

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

Important Information and Disclaimer

Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Residential Pre-Purchase Building Inspection Report, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or 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. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, and

to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

What is reported on:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.
- The following areas shall be inspected where applicable:
 - The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
 - The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
 - The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
 - The roof space: roof covering; roof framing; sarking; party walls; insulation
 - The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
 - The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (excluding swimming pool fences) ; surface water (drainage effectiveness)

What is not reported on:

- general exclusions detailed in the standard AS 4349.1 - 2007
- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances

including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

Special Requirements

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

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Dimensions for Reasonable Access

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

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

15 Definitions

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

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that 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 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.

Structural Element: Physically distinguishable part of a structure. Note: for example, wall columns, beam, connection.

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

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.