

# Pre-Purchase Comprehensive Building Inspection Report



Comprehensive Property  
Inspections



1 Sample Place, Sample, 1234

Inspection prepared for: Sample Report  
Date of Inspection: 12/4/2015 Time: 12:30 PM  
Age of Home: Approx 12 Years Old  
Weather: Fine

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.....**CONFIDENCE IN A PROFESSIONAL SERVICE!**.....

## Significant Items Summary

The summary below consists of significant findings. The summary is not a complete listing of all the findings in the report, and reflects only the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues.

**If there are no items listed below, it indicates that there are no items that require immediate attention.**

<b>Electrical</b>		
Page 24 Item: 1	Electrical Panel	• SAFETY HAZARD: Two RCD switches are faulty and requires qualified electrician to review for repair of replacement.
Page 25 Item: 2	Power Points	• SAFETY HAZARD: Safety switch did not trip when power points were tested. Recommend review by licensed electrician for repair or replacement, as necessary.
<b>Grounds</b>		
Page 39 Item: 1	Driveway and Path Condition	• SAFETY HAZARD: Uneven pavers noted to some areas. This is a tripping hazard, the pavers should be re-layed to have an even surface.

## Details of a Pre Purchase Building Inspection

**The purpose of a pre purchase building inspection:** To provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the building elements and services as set out in Aust. Standard 4349.1-2007 Appendix C and our 'Comprehensive' Inspection also includes some of the excluded items listed in Appendix D.

**The scope of a pre purchase building inspection:** The inspection shall comprise 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 the inspection. An estimate of the cost of rectification of defects is outside the scope of the Australian Standard and therefore does not form part of this inspection report.

If the property being inspected is part of a strata or company title, the inspection is limited to the interior and the immediate exterior of the particular residence being inspected. It does not cover common property.

**Acceptance criteria:** The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

An Inspection Report shall contain sufficient data to enable a similarly suitably qualified inspector, who was not involved in the inspection, to check the report and independently verify the conclusions reached by the original inspector.

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

**Changes to the inspection agreement:** It is acknowledged that the above purpose, scope, acceptance criteria and terms and conditions as published on Comprehensive Property Inspections web site make up the inspection agreement and that no changes have been made to this agreement.

**Full terms and conditions have been included at the end of this report for your information.**

Within the report you will find comments in **RED**. These are items have been assessed as a significant item, system or safety concern and need to be addressed. For your safety and liability, we recommend that you only contract licensed professional contractors when having any rectification work done.

**Note:** If there are no comments in **RED** below, there were no significant items, system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you need anything to be clarified or explained.

## FEE AND INSPECTION AGREEMENT

**This agreement forms part of this Pre Purchase Inspection Building Report.**

***(Offer and Acceptance, Form of Valuable Consideration and Instructions apply here.)***

***(Definition: Offer and Acceptance;*** analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)

***(Definition: Valuable Consideration;*** it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)

***(Definition: Instructions;*** the purchaser has given verbal or written directions to carry out this pre purchase building

*inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)*

## DEFINITIONS

The Definitions (High), (Typical) and (Low) relate to the inspector's opinion of the Overall Condition of the Building:

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

**TYPICAL:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

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

The Definitions (Above Average), (Average), (Below Average) relate to the inspector's opinion of the Overall Condition and to other areas of this inspected property if and when stated within this report document:

**ABOVE AVERAGE:** The overall condition is above that consistent with buildings 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 buildings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**BELOW AVERAGE:** The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**CRACKING CATEGORIES:** Cracking is categorised into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm -5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Note weather tightness can be impaired, 5.0mm-15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm -25.0mm.

An engineer is required to evaluate any cracking over category '2'.

**DEFECTS:** Defects are categorized into 6 areas as described below.  
These descriptions are clearly defined in AS4349.1-2007 Table 3.3 "Type of Defects."

**A-Damage** (visual disruption or breakage resulting in loss of value or the impairment of usefulness,)

**B-Distortion, warping and twisting** (a change in the shape of an image resulting from imperfections from its intended location,)

**C-Water penetration, damp related** (the presence of moisture and/or egress or entry of forms of water and dampness into

unintended locations,)

**D-Material deterioration (rusting, rotting, corrosion, decay)** (alteration of the products or elements original intended finish,)

**E-Operational** (not being fit for proper functioning and /or ready for use,)

**F-Installations & Appearance** (inappropriate fitting and finish of a products intended use)

You will note in the report there is set of boxes next to each section with the following written options across the top:

**INSP - NINSP - MAINT - MONIT - DEFIC**

**These are the definitions of these terms which may be selected:**

**INSP - INSPECTED:** This term means the inspector visually observed the item, component, building element or structural element and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. The notation does not mean that the item is perfect but does meet a reasonable standard for the age of the building, system or component on the day of inspection.

**NINSP - NOT INSPECTED:** This term means that the inspector could not inspect the item, component, building element or structural element component on the day for the reason stated in the report, and may require further evaluation. These may also be items outside our terms and conditions, inaccessible or not functional.

**MAINT - MAINTENANCE:** This term means a item, component, building element or structural element appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

**MONIT - MONITOR:** This term means that the item, component, building element or structural element appears to be functioning as intended and capable of safe usage in its present condition; however, the item, component, building element or structural element needs to be monitored for the reasons set out in the report.

**DEFIC - DEFICIENT:** This term means that the item, component, building element or structural element did not respond to normal user controls or is a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

## Inspection Details

### 1. Attendance

In Attendance:

- Pest inspector present

### 2. Occupancy

Occupancy:

- The property was: Vacant.
- The utilities were on at the time of inspection.
- The hot water heater was not on at the time of the inspection.

### 3. Property Information

Property Information:

- This report is not a certificate of compliance for council regulations, ordinance or by-laws, or correct boundary placement.
- This report does not cover the detection and identification of illegal or unauthorised building, plumbing or electrical work.
- The house orientation is North facing
- A pool was noted in the rear yard of the property. The pool structure, filter, pumps and safety barriers are not part of the scope of this inspection and so are not commented on in this report. A pool safety barrier inspection should be carried out please contact our office if you would like more information about this service.

### 4. General Description

Observations:

- Residential Building Type: Detached House
- Number of Storeys: Single Storey
- Main Building - Floor Construction: Concrete Slab on Ground
- Main Building - External Wall Construction: Cavity Double Brick.
- Main Building - Roof Cladding: Terracotta Tiled
- Building - Other: Under Roof Double Garage
- Overall Standard of Construction: Average
- Overall Quality of Workmanship and Materials: Average
- Level of Maintenance: Average

### 5. Inspection Access

NOT ACCESSIBLE:

- The areas NOT accessible for inspection and the reasons why were:
- To sections of the internal roof space being within the low pitch eave areas.
- \* Further inspection of the areas above is essential once access has been obtained.

OBSTRUCTED AREAS:

- The areas in which visual inspection was OBSTRUCTED and the reasons why were:
- To the concrete slab due to floor coverings.
- To the interior of the roof voids ceiling areas due to the as laid insulation materials and/or an A/C unit which hindered most of our visual inspection.
- To some sections of the fencing and retaining walls due to growing foliage covering these areas.
- \* A further inspection of these areas is essential once access has been obtained or when the property has been vacated.

## Structural Summary

### 1. Summary

#### Observations:

As requested, I have conducted a visual pre purchase 'comprehensive' building inspection of the residence. The inspection and this report has been undertaken in accordance with the Perth Property Inspections Terms & Conditions. Terms and conditions are advertised on Perth Property Inspections website.

This Summary is not the Report. The following report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

The incidence of Major Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:  
Typical

The incidence of Conditions Conducive to Structural Damage in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:  
Average

The incidence of Minor Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:  
Typical

Therefore following the visual inspection of the readily accessible areas within the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered: "Low"

In respect of any defect or significant item identified in this Report, a further detailed investigation by a competent person is strongly recommended to determine the cause, method and extent of any remedial work required, and associated costs.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

### Internal Areas

Internal areas cover all internal living areas, bedrooms and wet areas within the house. The inspector is performing a visual inspection of all exposed walls, ceilings and floors. Doors and windows will also be investigated for damage and normal operation. This inspection will report on visible damage, wear and tear, and moisture problems if seen. Personal items in the rooms may prevent the inspector from viewing all areas, as the inspector will not move personal items including furniture, linen or cupboard contents, carpet and rugs. We also do not comment of cosmetic deficiencies.

#### 1. Floors Condition

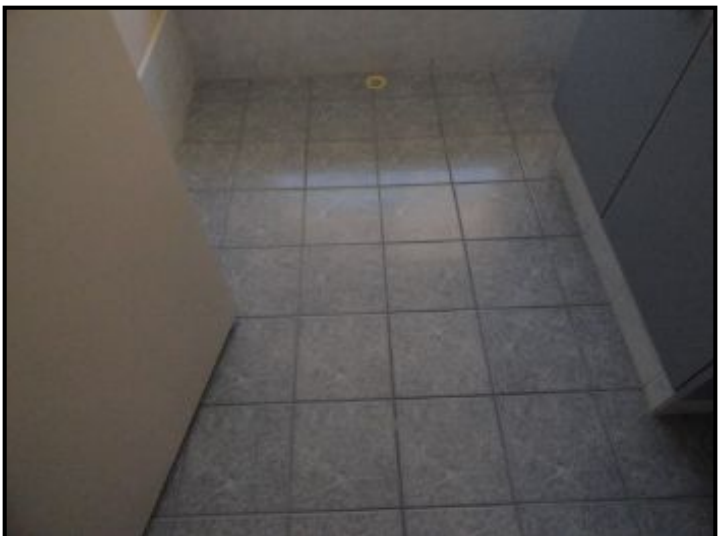
INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Materials:**

- Concrete slab on ground construction.
- Carpet noted.
- Ceramic tile noted.

**Observations:**

- The floors appeared functional and in average condition at the time of the inspection.



## 2. Wall Condition

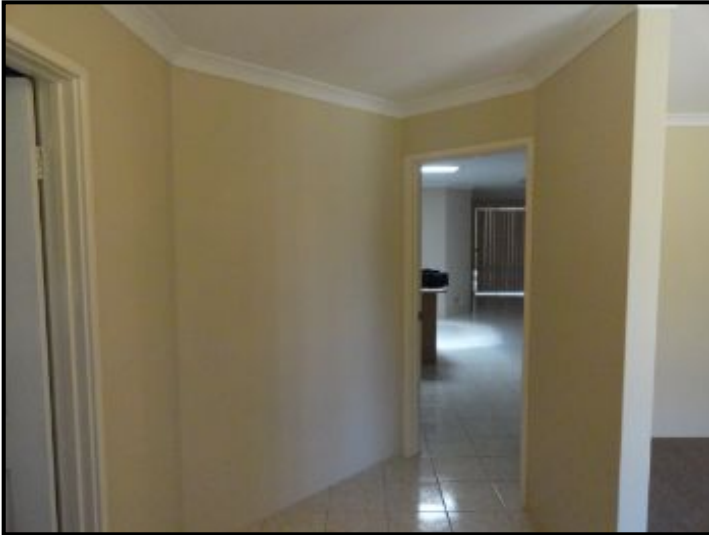
INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Materials:**

- Masonry construction, painted rendered plaster walls noted.

**Observations:**

- The walls appeared functional and in average condition at the time of the inspection.
- The finish of the internal painting was in average condition generally. Some marks and stains were visible in some room areas. Any other associated marks, indents, holes, scratches, cracks and or poorly patched areas to some of the wall and ceilings internally which can be rectified prior to the next time of repainting.



Walls tested dry



### 3. Ceiling Condition

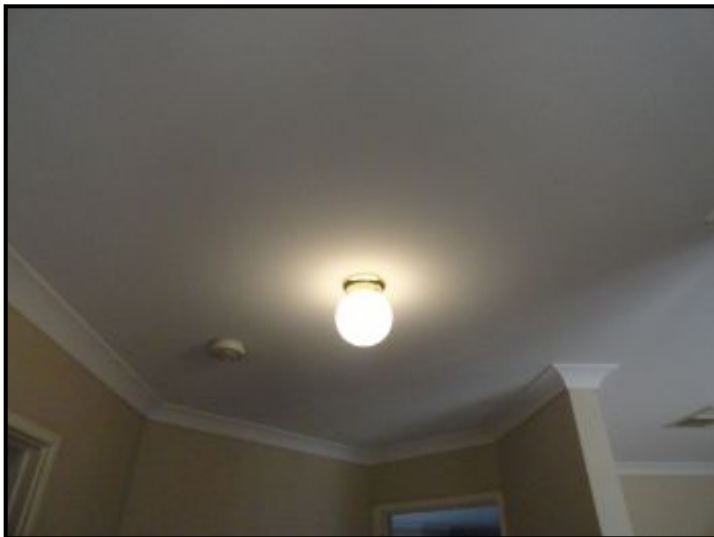
INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Materials:**

- There are plasterboard ceilings noted.

**Observations:**

- The ceiling appeared functional and in average condition at the time of the inspection.
- Cornice joint cracking and cornice separation may be visible in some of the room areas. This is only minor and is normally common settlement only, unless otherwise stated in the body of this report.
- The plasterboard is patched in areas. The reason for the patch could not be determined.



Patched area tested dry

### 4. Window Condition

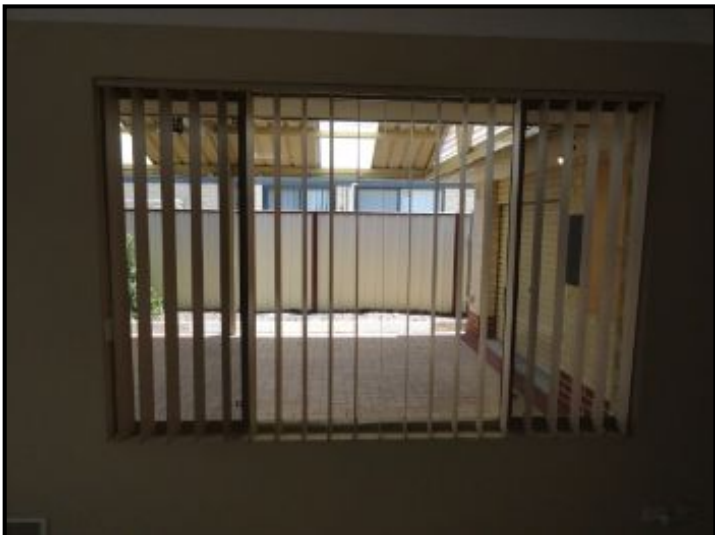
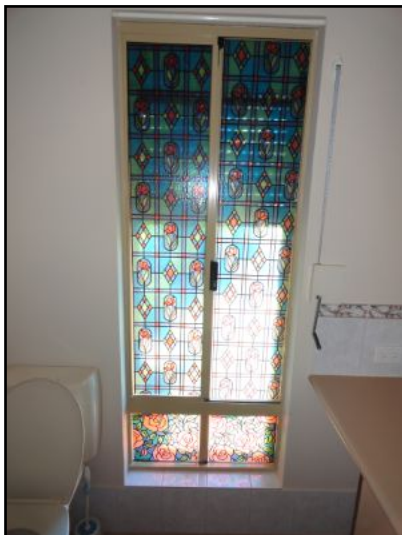
INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Materials:**

- Aluminum framed sliding windows noted.

**Observations:**

- All accessible windows operated and were functional at the time of the inspection.

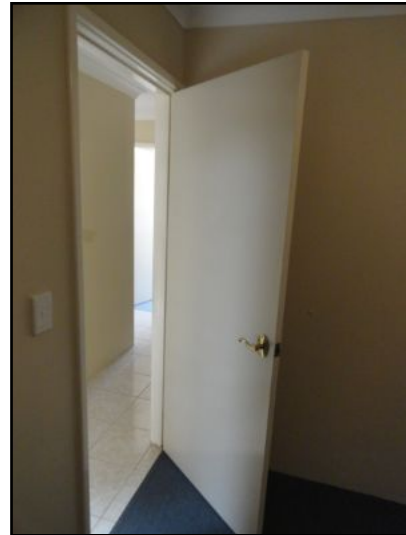
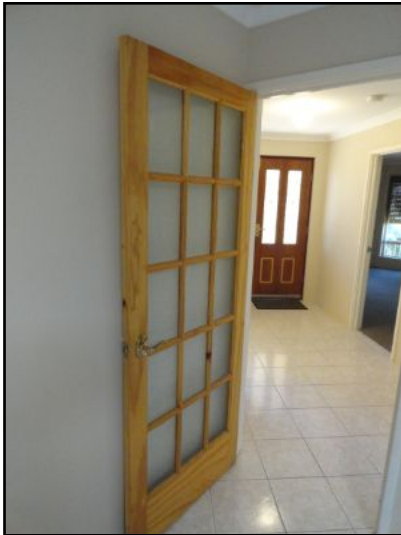


### 5. Doors

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- All accessible doors were operated and appeared to be functional and in average condition at the time of the inspection.



### Kitchen

In regards to gas, plumbing or electrical it should be noted that we are not licensed plumbers or electricians and any comments made are not that of a plumber or electrician. Any testing that is done on plumbing and electrical items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring or plumbing of these items.

We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or not when dealing with gas, plumbing and electrical matters.

#### 1. Cabinets

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Laminate doors and panels noted.
- Appeared functional and in average condition at time of inspection.



#### 2. Bench Tops

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Laminate tops noted.
- The bench tops appear to be functional and in average condition at the time of the inspection.



### 3. Sinks

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- Kitchen has a Stainless steel - surface mounted sink.
- Water mixer tap noted
- Appeared functional and in average condition at time of inspection.



### 4. Cook top condition

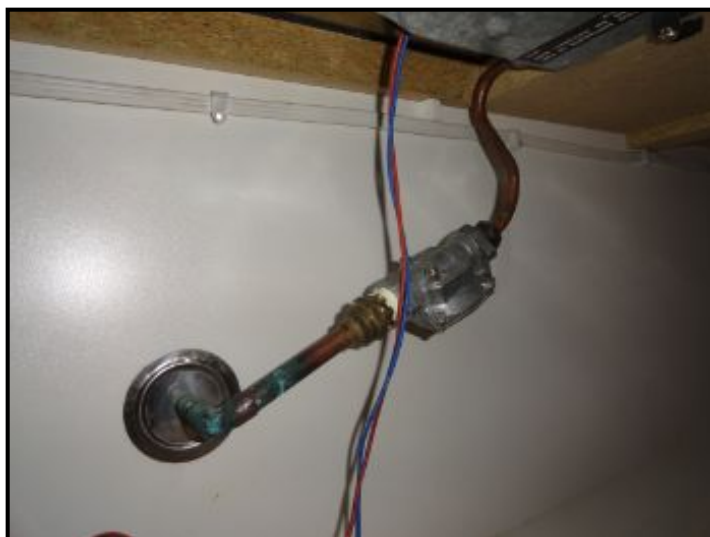
INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

**Observations:**

- Gas cook top noted.
- All burners operated when tested.
- Ignitor button loose. Review for repair.



Noted that ignitor button was loose



**5. Rangehood Condition**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- The rangehood operated when tested.



**6. Oven**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Electric Oven noted
- Oven operated when tested.



### 7. Plumbing

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Appeared functional at time of inspection.



### Bathroom

Bathrooms can consist of many features from spa tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

**Note:** Australian Standards C4.2 State: In cases where services have not been used for some time prior to the inspection being carried out, such conditions may inhibit the detection of defects such as dampness caused by water leaks.

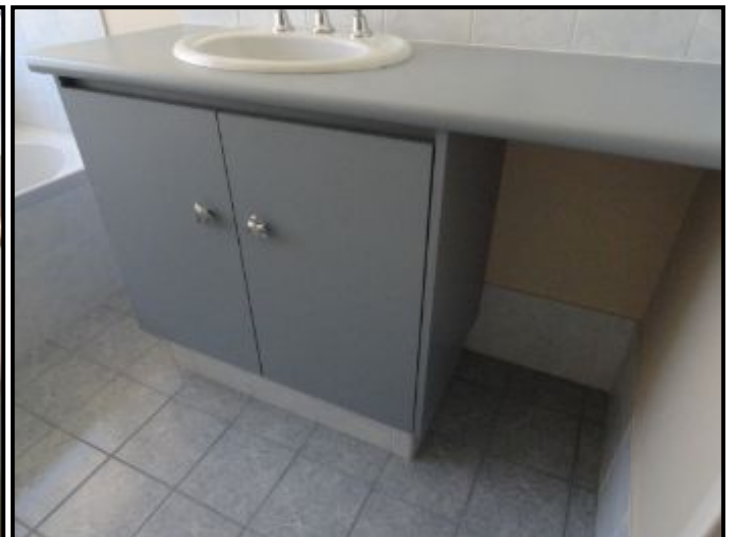
#### 1. Cabinets

INSP NINSP MAINT MONIT DEFIC

X				
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Observations:

- Appeared functional and in average condition at time of inspection.



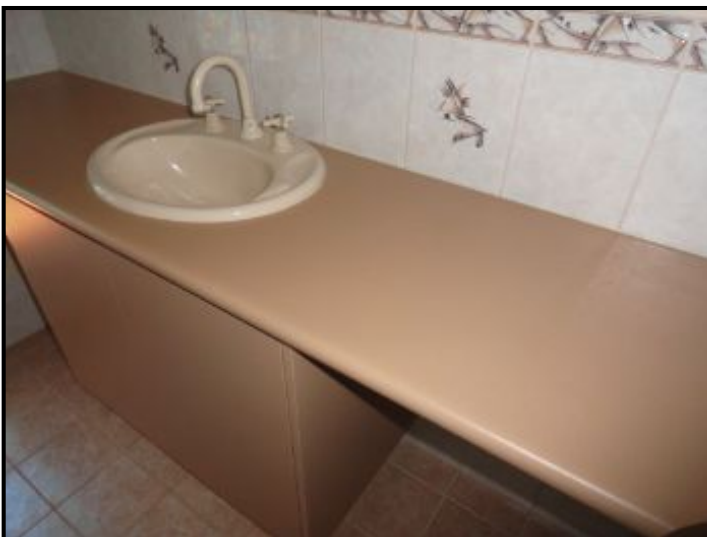
#### 2. Bench Tops

INSP NINSP MAINT MONIT DEFIC

X				
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Observations:

- Laminate tops noted.
- Appeared functional and in average condition at time of inspection.



### 3. Sinks

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

**Observations:**

- Ceramic vanity basin noted.
- Hot & cold water taps and spout noted.
- Appeared functional and in average condition at time of inspection.
- Some taps are stiff to open.



Taps were stiff to operate



Taps were stiff to open

### 4. Plumbing

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

**Observations:**

- Appears functional at the time of the inspection.
- The sink in the en suite bathroom drained slowly. This is usually caused by a blocked S Trap. Recommend using a drain cleaner to remove the blockage.



The sink in the en suite bathroom drained slowly.



**5. Exhaust Fan**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- The bath fan was operated and no issues were found.

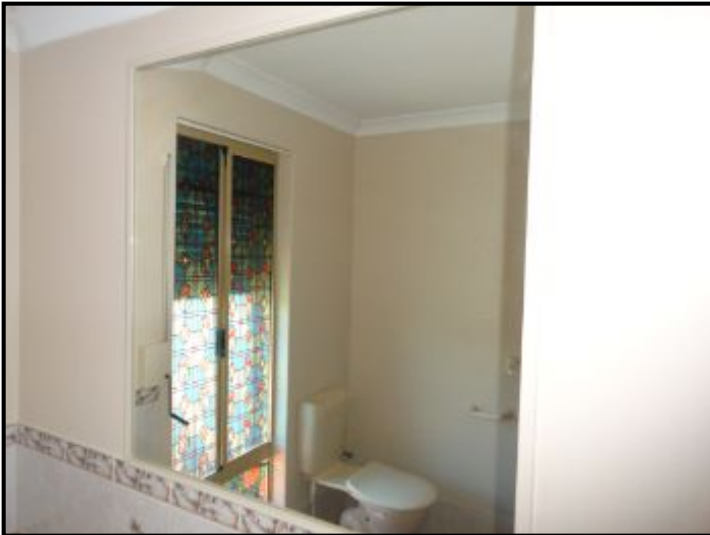


**6. Mirrors**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Appeared functional and in average condition at the time of inspection.



**7. Showers**

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

**Observations:**

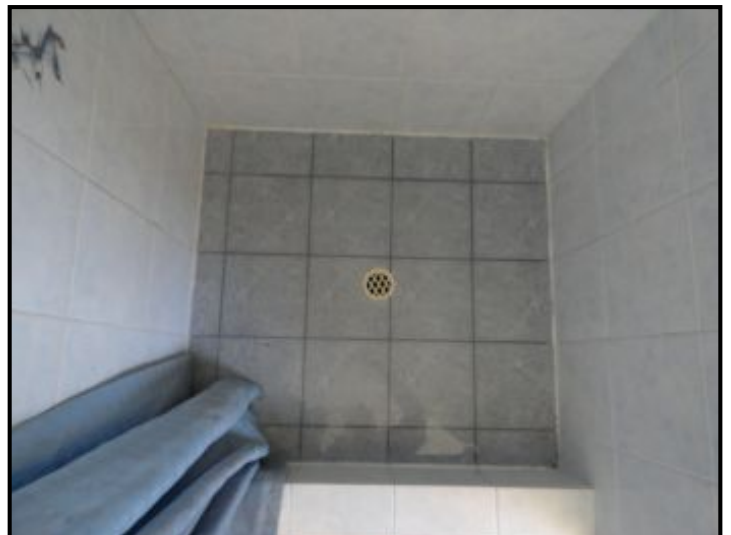
- **\*\*SHOWER BASE\*\***
- Tiled shower base noted.
- Appears functional at time of inspection.
- **\*\*SHOWER TAPS\*\***
- Hot and cold water taps noted.
- Appears functional at time of inspection.
- **\*\*SHOWER DOORS\*\***
- Glass shower screens noted.
- Curtain and curtain rail noted.
- Appears functional at time of inspection.
- Shower door catching on corner. Realign doors



Cracked tiles noted



Shower door catching on corner.



**8. Bath Tubs**

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

**Observations:**

- Plastic bath tub noted.
- Appears functional at time of inspection.
- Noted that bath tub drained slowly. This is usually caused by a blocked Trap. Recommend using a drain cleaner to remove the blockage.



Noted that bath tub drained slowly.

**9. Toilets**

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

**Observations:**

- Observed as functional when tested.
- Toilet seat cover loose; recommend tightening.





Loose toilet seat noted.

## Laundry

### 1. Cabinets

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- Appeared functional and in average condition, at time of inspection.



### 2. Bench Tops

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- Laminate tops noted.
- Appeared to be functional and in average condition at the time of inspection.



### 3. Wash Basin

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- Stainless steel surface mounted basin noted.
- Hot & cold water taps and spout noted.
- Appeared functional at time of inspection.



### 4. Plumbing

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Appears functional at time of inspection.



## Electrical

### Compulsory RCDs (Safety Switches) for Residential Properties

New legislation came into effect on 9 August 2009 by the West Australian state government to enforce owners and landlords to install two RCDs to each residential property if one or both are not in existence.

Owner-occupied residents will require the installation to occur prior to the transfer of the title.

In the case of a rental property the installation will be required prior to entering into a tenancy agreement with a new tenant or making the property available for rent, lease or hire. This legislation also applies to switchboards servicing common property.

### Compulsory Mains Powered smoke Alarms

New legislation came into effect on 1st October 2009 by the West Australian state government to enforce owners and landlords to install hard wired smoke alarms to all residential properties being sold or made available for lease.

Battery operated smoke alarms will no longer be sufficient.

Where a hard wired alarm cannot be fitted –such as flats or units with concrete ceilings –long life lithium battery operated smoke alarms must be installed.

Smoke alarms must be installed in each level of a building on or near the ceiling or in the area of the stairway according to Australian Building Codes 3.7.21

(a) any storey containing bedrooms –

(i) between each part of the dwelling containing bedrooms and the remainder of the dwelling and (ii) where bedrooms are served by a hallway –in that hallway, and

(b) any other storey not containing bedrooms.

All electrical contractors who install hard-wired smoke alarms will be required to place a sticker in the switchboard advising the work performed.

#### Disclaimer:

In regards to gas, plumbing or electrical it should be noted that we are not licensed plumbers or electricians and any comments made are not that of a plumber or electrician.

Any testing that is done on plumbing and electrical items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring or plumbing of these items.

We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or not when dealing with gas, plumbing and electrical matters.

### 1. Electrical Panel

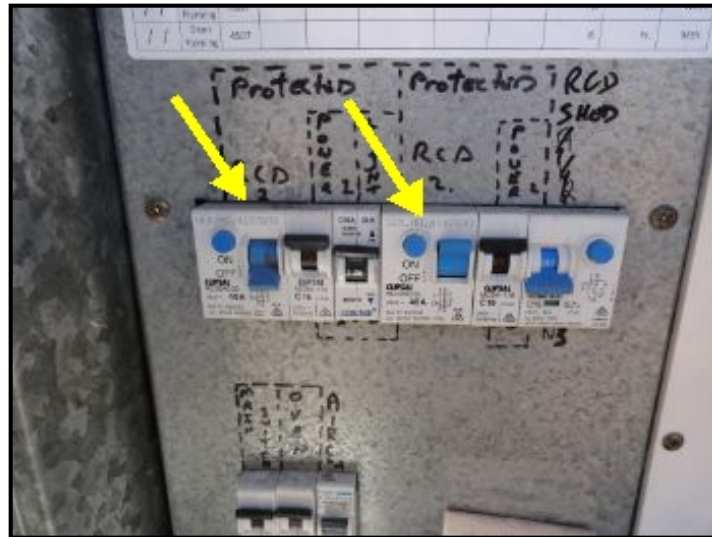
iNSP	NiNSP	MAINT	MONIT	DEFIC
X				

Location:

- There is an underground service noted.

Observations:

- Three safety switches were noted.
- **SAFTEY HAZARD: Two RCD switches are faulty and requires qualified electrician to review for repair or replacement.**



Faulty RCD noted

**2. Power Points**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

• Note : We do not disconnect electronic equipment to test the powerpoints. An electric meter is used to test the correct wiring of powerpoints and to trip the safety switch.

• **SAFETY HAZARD:** Safety switch did not trip when power points were tested. Recommend review by licensed electrician for repair or replacement, as necessary.



**3. Lights & switches**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

• The lights are tested using the appropriate switch for the room. At the time of the inspection all lights that were tested appeared to be in working condition.

• Lights were not working at the time of the inspection as per the photos below.



Bathroom Light did not work



Damaged light sensor noted

**4. Smoke detectors**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- The smoke detectors are tested using the 'Test' button located on the smoke detector and they are checked to see if they are hardwired. This is the extent of testing.
- Could not determine date of manufacture but smoke detectors should be replaced according to manufacturer's requirements. Smoke detectors normally have a 10 year life expectancy.



## Air Conditioner

### 1. Air Conditioner Condition

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

Materials: The air conditioner is located on the roof.

Materials: Evaporative air conditioning.

Observations:

- The limit of testing for the air conditioner is turning the system on and checking that air is flowing into each of the rooms that has a vent. The ducting within the internal roof space is also checked for leaks.
- At the time of the inspection the air conditioner appeared to be functioning.
- Air conditioning systems should be regularly inspected every 12 months. Check with owner as to the service history and if necessary have the system serviced by an appropriately qualified service agent.
- Ducting has come loose from air conditioner splitter box. Reconnect ducting.



Ducting has come loose from air conditioner splitter box

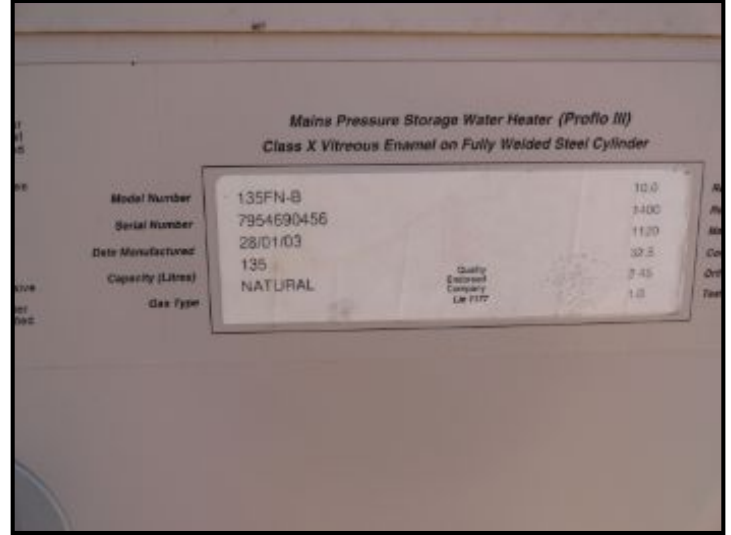
## Hot water system

### 1. Water Heater

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- A gas storage hot water system is noted.
- The hot water heater was not on at the time of the inspection.
- The manufacture date is 28/01/2003. Hot water systems have a life expectancy of 10 to 15 years.



### Gas Main

#### 1. Gas main

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Meter located at exterior. No gas odours detected.



# Garage

## 1. Garage Door Condition

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Materials:

- Sectional door noted.

Observations:

- Appeared functional and in average condition at the time of the inspection.



## 2. Garage Door Opener

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

Observations:

- Appeared functional using normal controls, at time of inspection.
- The light does not work.



### Roof

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine if a roof is watertight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

#### 1. Roof Condition

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations: Roofing is pitched with hips and valleys noted.

Materials: Terracotta roof noted.

Observations:

- The roof covering appeared functional and in average condition at time of inspection.

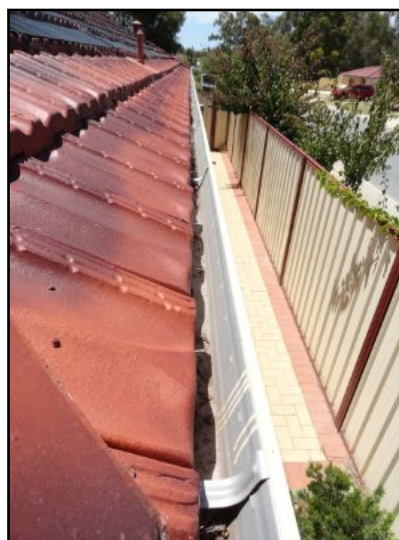


#### 2. Facia, Gutters & Downpipes

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Appeared to be functional and in average condition at time of inspection.



### 3. Flashing

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Metal flashings noted and appeared functional and in average condition at time of inspection.



### Internal Roof Space

Inspection of the roof space is limited to areas accessible to the inspector. Areas restricted include eaves due to the low pitch. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Our inspection does not warrant or guarantee the roof against leakage.

#### 1. Access

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- **\*\*Location of access\*\***
- Access at hallway ceiling.



#### 2. Structure

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- The photos below show a internal roof space that is of conventional construction which appears to comply with the code as to when this dwelling was first built. Access was hindered into this roof space by the low pitch within the eave areas and due to an A/C unit and its ducting.



#### 3. Insulation Condition

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Materials: Blown in cellulose insulation noted.

Observations:

- Insulation appears in average condition at the time of inspection.



## Foundation

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downpipes that discharge stormwater away from the building.

Settlement or "hairline" cracks in drives, walks or even foundations are normal for properties of any age.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

### 1. Slab Foundation

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Concrete slab not visible due to floor coverings.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### 2. Foundation Perimeter

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. This manifests in the building fabric by cracking or causing windows and doors not to operate efficiently. The inspector found no evidence of foundations damage.

## Exterior Areas

### 1. External Doors

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Appeared in functional and in average condition at time of inspection.



### 2. External Windows

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Observations:

- Components appeared in average condition at time of inspection.



### 3. External Wall Condition

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Materials:

- Double brick masonry wall construction.

Observations:

- No major system safety or function concerns noted at time of inspection.



**4. Patio Floor**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- Masonry paving noted.
- Appears to be functional and in average condition.



**5. Patio Enclosure**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- Metal framed, metal roof patio noted.
- Appeared functional and in average condition at time of inspection.



### 6. Eaves

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- Eaves at the home appeared to be in average condition at the time of the inspection.



## Grounds

### 1. Driveway and Path Condition

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

**Materials:**

- Paved driveway & paths noted

**Observations:**

- Appeared functional and in average condition at time of inspection.
- **SAFETY HAZARD: Uneven pavers noted to some areas. This is a tripping hazard, the pavers should be re-layed to have an even surface.**



Uneven pavers noted to some areas.

### 2. Grading

INSP	NINSP	MAINT	MONIT	DEFIC
X				

**Observations:**

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home.
- The exterior drainage is generally away from foundation.



### 3. Vegetation Observations

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

Observations:

- Trees are within 2 metres of the foundation. This can cause damage to the foundations of this dwelling. Recommend to remove these trees and replace with smaller shrubs.



### 4. Gate Condition

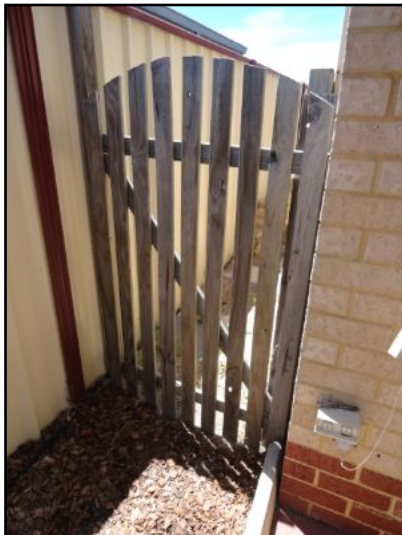
INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

Materials:

- Timber gates noted.
- Powdercoated steel gates noted.

Observations:

- Powdercoated Gate was functioning at the time of the inspection.
- Timber gate did not open at time of inspection.



Gate did not operate



### 5. Fence or retaining wall condition

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Materials:

- Powdercoated steel fencing noted.

Observations:

- Appeared functional and in average condition at the time of inspection.
- Noted that powder coated sheeting on fencing is dented in places.



Fencing is dented in areas

**6. Exterior Tap Condition**

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

Location:

- Front and rear of structure.

Observations:

- Appears functional at time of inspection.
- The front tap is leaking. Review for repair.



Leaking tap noted

**7. Out buildings and sheds**

INSP	NINSP	MAINT	MONIT	DEFIC
X				

Materials:

- There are two metal garden sheds in the rear yard

Observations:

- Appeared functional and in average condition at the time of inspection.



**8. Plumbing**

INSP	NINSP	MAINT	MONIT	DEFIC
X		X		

**Observations:**

- Drain pipe missing a grate. Replace as necessary.



Drain pipe missing a grate.

**GLOSSARY OF TERMS:** (This explains Building Elements in layman terms.)

**ACCESSIBLE AREA** - An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

**ACCESS HOLE** - Access hole An opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

**AGG LINE** - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.

**APPEARANCE DEFECT** - Fault or deviation from the intended appearance of a building element.

**ARCHITRAVE** - moulding surrounding a door or window opening to cover the join between the frame and the wall finish.

**BALUSTRADE** - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

**BEARER** - A sub-floor structural timber member which supports the floor joists.

**BRICK VENEER** - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

**BUILDING ELEMENT** - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

**CEMENT** - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

**CLIENT** - The person or other entity for whom the inspection is being carried out.

**CONCRETE** - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

**CORNICE** - A moulding placed at the junction between a wall and ceiling.

**DAMP- PROOF COURSE (DPC)** - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

**DEFECT** - Fault or deviation from the intended condition of a material, assembly or component.

**DEFLECTION** - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

**EAVES** - The lower part of a roof that overhangs the walls.

**FASCIA** - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

**FOOTING** - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

**FOUNDATION** - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

**FOUNDATION DOOR ENTRY** - The door or cover access point into a dwellings sub floor area.

**GABLE** - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

**GAUGE** - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

**GOING** - In a stair the horizontal distance from the face of one riser to that of the next.

**HANGING BEAM** - A beam above the ceiling used to support ceiling joists.

**HEAD** - The upper horizontal member at the top of an opening or frame.

**HEADER** - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

**HEARTH** - The floor of a fireplace and immediately adjacent area.

**HINDERED ACCESS** - The inability to access this area stated in this report.

**HIP ROOF** - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

**INSPECTION** - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable

conclusion as to the condition of the building.

INSPECTOR - Person of organisation responsible for carrying out the inspection.

JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.

LIMITATION - Any factor that prevents full or proper inspection of the building.

LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.

MAJOR DEFECT - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

MINOR DEFECT - A defect other than a major defect.

MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.

PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

PERP - A vertical joint in masonry construction.

PITCH ROOF - The ratio of the height to span, usually measured in degrees.

POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

QUAD MOULDING - A moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.

RAFTER (COMMON) - A rafter spanning the full distance from the eaves to the ridge.

RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.

RAFTER (JACK) - A rafter between a ridge and a valley or a hip rafter and the eave.

RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.

RISER - The vertical face of a step in a stair flight.

SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element.

SEPARATION - Gapping formed between the two surfaces stated.

SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.

SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.

SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

SOFFIT/EAVES - The underside of a slab or an eave.

SOLDIER COURSE - A course of brickwork laid on its end.

SPROCKET - A framing timber used in eaves construction.

STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.

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

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

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

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

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

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

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

#### PLUMBING AND DRAINAGE TERMS

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

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

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

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

SULLAGE - Domestic waste water other than from soil fixtures.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**COMPREHENSIVE PROPERTY INSPECTIONS****VISUAL BUILDING INSPECTION REPORT****TERMS AND CONDITIONS****Introduction**

This agreement relates to a visual inspection only and is conducted in accordance with Australian Standards AS 4349.1 & AS 4349.0. Any person who relies upon the contents of this report does so acknowledging that the following clauses define the scope and limitations of the inspection, and form an integral part of the report.

**1. PURPOSE OF INSPECTION**

**1.1** The purpose of this inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the building elements and services as set out in Aust. Standard 4349.1-2007.

**2. SCOPE**

**2.1** This report is NOT intended to stringently scrutinise every aspect of the building but is a reasonable attempt to identify any obvious or significant defects (namely obvious or significant defects of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the building) apparent at the time of the inspection and form an opinion regarding these.

**2.2** The inspection is a non-invasive visual inspection only, limited to those areas of the building that are fully accessible and visible to the inspector at the time of the inspection. The inspection does not include dismantling, taking apart or moving objects. For further information on the limitations of the inspection caused by access and visual inspection see clauses 3.5 – 3.9... below.

**2.3** This 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 in the future. It does not identify unauthorised or non-compliant building work. It does not identify title boundaries, building set-out, boundary set backs, building heights and datum's, encroachments, location of any easements, covenants, heritage listing or any other similar restrictions imposed by statutory authorities.

**2.4** The inspection will be carried out in line with (unless agreed to in writing, prior to the inspection) Australian Standard AS 4349.1-2007, Clause 3.2.2 Safe and reasonable access, which states: The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe and reasonable access. If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe to do so.

<b>Roof Space:</b>	400mm x 500mm	Minimum of 600mm x 600mm	From a 3.6m ladder off a level platform and only if it is safe to do so
<b>Roof Exterior:</b>	-	-	From a 3.6m ladder only and off a safe level ground surface
<b>Subfloor:</b>	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access

**2.5** This report does not and cannot make comment upon defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) that may be subject to prevailing weather conditions. This report does not cover or comment on all building services, furnishings and the like, that may be present in the building. The inspector will not inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.

**2.6** The Pre Purchase Basic Structural Building Inspection is an assessment of the structure of the property only, the

inspection is carried out in accordance with Appendix A of the AS 4349.1-2007. It does not report on any non structural elements of construction, minor defects or serious safety hazards. Items not commented on include for example roof coverings, gas, water & sanitary plumbing, cabinetry, windows, doors, trims, fencing, minor structures, non structural damp issues, ceiling linings, plastering, painting, tiling etc.

**2.7** The Pre Purchase Comprehensive Building Inspection is limited to the reporting of the building elements and services as set out in AS 4349.1 –2007 Appendix 'C'. The inspector need not inspect or report on the list of exclusions provided in Appendix D of AS 4349.1-2007 however our 'Comprehensive' building inspection does comment on the following excluded items: Airconditioning, operation of smoke detectors & RCD safety switches, light switches & fittings, ovens, cook tops, rangehoods, exhaust fans, automatic garage door opener, floor coverings, wall paint and roof insulation. Any of these items mentioned in the report have only been tested using normal operator controls and is a limited visual inspection only. Where necessary a suitable qualified person should be engaged for any issues outlined in the report or if more detail is required on the appliance or fixture for example the efficiency of air conditioning units. Excluded items are included in clause 3.10.

### **3. LIMITATIONS**

**3.1** In accordance with AS 4349.1 this is a "Visual Only" inspection to assess the general condition of the building and report on any major defects to the structural integrity of the building elements that may be apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends to a large extent, upon the age and type of the building inspected. The building should be compared to a building of similar age constructed in accordance with the acceptable standards at the time of construction.

**3.2** This inspection report does NOT INCLUDE assessment of items outside the scope of the requested inspection report, unless specified in writing.

**3.3** This report does not cover assessment of the ground on which the structure was placed, whether it is a filled site, subject to subsidence, landslip or flooding, but is not limited to these.

**3.4** This is NOT a report by a structural engineer nor is it a guarantee or warranty of any description that structural damage does not exist or may not occur in the future. Should advice of a structural nature be required a structural engineer should be engaged.

**3.5** In accordance with AS 4349.1, the inspection will not extend to areas where access is restricted, including physical obstructions, no or small access holes, crawl space too small, height and safety issues, access is denied or deliberately concealed, but is not limited to these. The report will identify any area or item within scope of the inspection that was not inspected and the factor that prevented inspection.

**3.6** Due to the safety aspect and possibility of damage the inspector will not walk on tile or slate roofs unless, agreed to in writing (in the special conditions prior to the inspection) by the client or owner releasing Comprehensive Property Inspections and the inspector from any claim in case of any unforeseen damage occurring.

**3.7** All sections of the property should be fully accessible and visible to the Inspector at the time of the inspection. It is the client's responsibility to arrange access to the property and all parts of the property to be inspected. The inspector will not wait on site for access to be made and will only inspect those areas that are fully accessible and visible at the time of the inspection.

**3.8** This inspection is non-invasive and DOES NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, roof insulation, sisalation, floor or wall coverings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods or other areas that are concealed or obstructed. The inspector will not dig, gouge, force or perform any invasive procedure. Visible timbers cannot be destructively probed or hit without written permission of the property owner.

**3.9** In accordance with Appendix B of AS 4349.1, only the interior and immediate exteriors of strata title or similar multi-unit properties are inspected. This excludes common areas of the building and review of the Owners records. It is advised that the client obtain a "special-purpose" inspection report adequately specifying for the inspection of common

areas of the building. It is also advised for the client to obtain a review of the Owners Corporation or similar records prior to deciding on the purchase of the property.

**3.10** AS 4349.1 - 2007 Appendix D Exclusions of items from inspection. Excluded items on this list include but are not limited to are: gas fittings and fixtures, alarm systems, intercom systems, ducted vacuum systems, dishwashers, spa baths, swimming pools, spas and associated filtration and pumps equipment, pool safety barriers, timber pest activity, retic irrigation systems & bores and associated pumps and equipment, Timber and metal framing size and adequacy and concealed tie-downs and bracing these will not be inspected or reported on unless the inspector sees fit to include them for any reason. A full list of Appendix D exclusions can be obtained by contacting our office. It is advised that (where required) a suitably qualified person be engaged for assessment of these items. They include (but are not limited to) the detection of timber pest activity: detection of allergens such as (but not limited to) Mould (Mildew): hydraulic, electrical and mechanical services: geotechnical and structural assessment: swimming pools and fire-safety compliance: asbestos detection: etc.

**3.11** The report cannot include and accepts no responsibility for defects that are not present at the time of the inspection. These defects may only become apparent in, or as a result of (but not limited to) differing and sustained inclement weather. For example (but not limited to): moisture penetrations from ongoing rain and wind that are not present at the time of the inspection.

**3.12** The assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions: whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspections does not necessarily mean that the enclosure will not leak)

**3.13** Comprehensive Property Inspections does not hold any responsibility for any repair of defects disclosed by this inspection report including damage that exists in areas that were inaccessible at the time of this inspection.

**3.14** Any items outside the scope or limitations of this report will require a Special Purpose Report.

#### **4. DISCLAIMER OF LIABILITIES**

**4.1** This report is made solely for the use and benefit of the client named in the report. No liability or responsibility whatsoever, in contract or tort is accepted to any third party that may rely on the report wholly or in part. Any third party acting or relying on the report in whole or in part does so at his or her own risk. This building inspection report has been commissioned by the client and is not transferable. No liability or responsibility is accepted whatsoever for any reliance placed upon this report wholly or in part by any third party. Any third parties acting or relying on this report do so at their own risk.

**4.2** No liability is accepted whatsoever for failure of this building inspection report to detect or report any problems that may occur in areas that were inaccessible to the inspector at the time of this inspection. These areas are excluded from and do not form part of this report. Any such areas may be subject of an additional inspection and monetary cost.

**4.3** No responsibility can be accepted for defects that are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

**4.4** The report is only valid for the date of inspection and is based on the condition of the property at time of inspection.

**4.5** Comprehensive Property Inspections owns the copyright and all other intellectual property rights in connection with the preparation of this report. Unless Comprehensive Property Inspections agrees otherwise the client may use the contents of the report only for the limited purpose to which the report was created. Comprehensive Property Inspections has the right to on-sell the inspection report to 3<sup>rd</sup> parties subject to removal of any specific client details. All rights reserved.

#### **5. TIMBER PEST INSPECTION COORDINATION**

**5.1** If a request for coordination of a timber pest inspection service is made at the time of booking a building inspection the Client does so with the acknowledgement and acceptance of the following conditions: (1) Comprehensive Property Inspections does not carry out the pest inspection service or produce the written report. (2) Comprehensive Property Inspections simply conveys information to independent companies for when and where the inspection is required for

completion. (3) All pest Inspection providers are to have their own current professional indemnity insurance. The Client and the provider indemnify Comprehensive Property Inspections to and from any, omissions, errors, damage, consequences and legal action resulting from the pest inspection services and reports. (4) Comprehensive Property Inspections does not carry professional indemnity insurance that relates to pest inspection services. (5) Comprehensive Property Inspections cannot and does not accept liability in relation to the pest Inspection providers' service, and/or content of written reports or warranties that may be provided. The Client's acceptance of the pest inspection coordination service that Comprehensive Property Inspections provides is done so based on your full understanding and acceptance of these conditions.

#### **6. CONSUMER COMPLAINTS PROCEDURE**

**6.1** In the event of any controversy or claim arising out of, or relating to this report, either party must be given written notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the notice then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

#### **7. CLIENT ACKNOWLEDGEMENT**

**7.1** The client acknowledges that this inspection report is not intended to stringently scrutinise the structural elements but to visually assess them and form an opinion.

**7.2** This report is not a warranty or an insurance policy against problems that might arise in the future.

**7.3** The extent of the report is limited to the initial inspection agreement. Additional items outside the scope of the report, such as re-inspections, mediation, court appearance or expert witness testimonials, but not limited to these will be subject to an additional monetary cost.

**7.4** A copy of the Standard can be purchased from Standards Australia.

**7.5** Our engagement is confined to that of a Building Consultant and not a Building surveyor or a Structural Engineer.

**7.6** The report remains the property of Comprehensive Property Inspections until full payment is received or defaults are reclaimed at the clients cost.

**7.7** The client acknowledges that in booking the inspection they agree to the Terms & Conditions listed, that the inspection will be carried out in accordance with this agreement and cancellations at short notice may incur a minimum charge.

## Thank You

Comprehensive Property Inspections would like to thank you for selecting us to do your property inspection and report.

Please be assured that if you have any questions at all about the inspection or anything that I have mentioned in the report you can call me to discuss it. I want to reassure you that you will receive the advice you need to help the property purchase proceed as smoothly as possible.

Could you please send me an email confirming that you have read this inspection report and that you agree that you will let me know if you have any questions. If I do not receive an email from you I will contact you to ensure that you have read the report and to answer any questions you might have.

Word of mouth is my best marketing tool so if you are happy with the service I have provided please tell your family and friends. If there is something that you are not totally satisfied with please let me know. If you are happy with my service could you please send me a one or two line testimonial that I will post on my website.

Regards

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