

Inspection Report

Provided by:



Ontime Building Reports Australia

ABN: 63 560 275 240

Inspector: Brian R Eberhard

Phone: 0429 852 363

9/85 Charman Road Beaumaris 3193

Email: brian@ontime-buildingreports.com.au

www.ontime-buildingreports.com.au

Property Address:

ELWOOD MELBOURNE



Report Information

Client Information

Building Inspection

This report Complies with Australian Building Standards AS 4349.1-2010. Inspection of Buildings Part 1: Pre-Purchase Inspections-Residential Buildings - Appendix "C and if applicable with AS 4349.3 (VISUAL TIMBER PEST INSPECTION REPORT)

Note: This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

WE STRONGLY ADVISE THAT ANY CRACKING REPORTED IN THIS REPORT SHOULD BE REFERRED TO A STRUCTURAL ENGINEER FOR FURTHER ASSESSMENT AND ADVICE.

Client Name

Russell and Katherine Watkins.

Property Information

Building Type

APARTMENT .

Construction Type

CONCRETE.

Roof Cladding

N/A

Roof Design

N/A

Footings Type

N/A

Storeys

The home is a TWO STOREY DWELLING.

Property Occupied

The home was OCCUPIED.

Property Furnished

The home was FULLY FURNISHED.

Note: Furnished properties restrict the visual inspection and may conceal defects.

People Present

The Estate Agent was present.

Inspection Information

Report Number

2208141835

Inspection Date

10/3/2014

Inspection Time

9.00 AM

Weather Conditions

The weather was FINE AND DRY at the time of the building inspection.

Recent Weather Conditions

Dry

APPLICABLE AREAS TO BE INSPECTED AND RESTRICTIONS

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include. The Site, Building Interior, Building Exterior, Roof Exterior, Roof Void, Sub-floor.

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 meters, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected.

Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

1) THE ACTUAL AREAS , Building Interior BALCONY .
INSPECTED WERE

AREAS WHERE FULL INSPECTION RESTRICTED

PLEASE NOTE

PLEASE REFER TO EACH INDIVIDUAL AREA RE SECTIONS THAT WERE INCAPABLE OF BEING INSPECTED.

PLEASE NOTE - Since a complete inspection of SOME AREAS listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, low clearance in sub floor or roof void areas, ducts restricting access in sub floors or roof voids, plumbing restricting access in sub floor area, no access doors or access doors too small to sub floor or roof void and the like; then it follows that defects, timber pest activity and/or damage may exist in these areas and arrangements should be attempted to have these areas inspected.

In some circumstances this will not be possible, for example a low sub floor or heating ducts restricting access. To properly inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out.

Therefore, there will be an element of risk that defects/damage/termites/termite damage and the like may exist in any physically or visually obstructed areas and only become apparent when access is made available.

WE DO NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas NOT ABLE to be inspected.

2) Restricted Areas Were Building Interior, Roof Void,

Apparent Concealment of possible defects

3) Were apparent Concealments seen. No

Utility Status

Water

The water was CONNECTED. All plumbing pipe installation should be assessed by a licenced plumber.

Electricity

Electricity to the dwelling was CONNECTED. Note: We do not carry out electrical inspections for wiring or safety. This must be, by law, carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

REPORT SUMMARY PAGE

This is only a summary of the inspection and should not be relied on.

We strongly recommend you read the Inspection Report in its entirety.

Section	Condition#	Comment
EXTERIOR	20	Fibrous Cement Sheeting. CRACKS TO JOINS, THESE SHOULD BE SILICONE SEALED.
EXTERIOR	21	Cracks noted. Possible causes may be Foundation movement. Support structure deflection. Thermal movement and moisture uptake or loss, Failure under external loads. A Structural Engineer should be consulted for further evaluation and advice.
STAIRS - PERGOLA - BALCONIES	47	On visual inspection, the general condition of this area is Acceptable for the age.
STAIRS - PERGOLA - BALCONIES	48	On visual inspection, the general condition of this area is Acceptable for the age.
INTERIOR	55	On visual inspection, the general condition of this area is Acceptable for the age.
INTERIOR	56	On visual inspection, the general condition of this area is Acceptable for the age.
INTERIOR	69	The Lounge Room is in acceptable condition with no notable structural defects
INTERIOR	75	On visual inspection, the general condition of this area is Acceptable for the age.
INTERIOR	93	The stair treads squeak and require maintenance
BATHROOM(S)	139	On visual inspection, the general condition of this area is Acceptable for the age.
BATHROOM(S)	141	On visual inspection, the general condition of this area is Acceptable for the age.
KITCHEN	163	On visual inspection, the general condition of this area is Acceptable for the age.
LAUNDRY	178	On visual inspection, the general condition of this area is Acceptable for the age.

2 ROOFING

Roof Covering

The above 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. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components e.g. flashing, at this dwelling will not leak in the future.

3 GENERAL PLUMBING

HOT WATER UNIT

17) Hot Water Unit Findings

The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.



System Location

The hot water unit is located **INSIDE**.

System Type

The hot water unit is an **ELECTRIC STORAGE** system.

System Make

The make of the hot water unit is **RHEEM**.

GUTTERING

General Disclaimer

Leaks in guttering and down pipes can at times only be visible during periods of prolonged rainfall. Many times, this situation is not present during the inspection. Thus, the gutters should be regularly inspected by you during a period of rainfall to assess for any leaking. Leaks should be rectified as they have the potential to cause further deterioration of the dwelling. Blocked gutters should be cleaned regularly as this can cause blocking of down pipes, overflowing into eaves or the home and will also expedite rust in gutters and down pipes.

4 EXTERIOR

Limitations.

Limitations of the Exterior Inspection.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

PLEASE NOTE - If any wall cracking/cracks/openings are found at this dwelling, WE CANNOT OFFER ANY GUARANTEE that any visible wall cracks WILL NOT widen or lengthen over time or in the future as this is impossible to predict. , we strongly recommend you contact a Structural Engineer for further advice.

WALLS

20) EXTERIOR WALL MATERIAL

Fibrous Cement Sheeting. CRACKS TO JOINS, THESE SHOULD BE SILICONE SEALED.



**21) CONDITION**

Cracks noted. Possible causes may be Foundation movement. Support structure deflection. Thermal movement and moisture uptake or loss, Failure under external loads. A Structural Engineer should be consulted for further evaluation and advice.

22) CONTROL JOINT FINDINGS

NOT APPLICABLE - NO control joints.

EXTERIOR WINDOWS**Window Information**

NOTE: Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the Consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open.

23) OVERALL CONDITION

On visual inspection, the general condition of the Windows area is Acceptable for the age.

6 STAIRS - PERGOLA - BALCONIES

BALCONY FINDINGS

44) OVERALL CONDITION

Though We are not structural Engineers the Balcony/s appear to be in sound condition with no safety issues sighted



47) BALUSTRADE CONDITION

On visual inspection, the general condition of this area is Acceptable for the age.

48) FLOORING

On visual inspection, the general condition of this area is Acceptable for the age.

7 INTERIOR

DOORS

55) Front Entry Doors

On visual inspection, the general condition of this area is Acceptable for the age.



56) Other Doors

On visual inspection, the general condition of this area is Acceptable for the age.

Limitations

NOTE: Any Reported Cracking to the interior walls in this report should be referred to a Structural Engineer for further evaluation.

The condition of walls behind wall coverings, paneling and furnishings cannot be inspected or reported on. Only the general condition of visible portions of floors is included in this inspection. Water leaks at windows and other areas and penetration are difficult to detect when it is not raining. consult with the vendor as to any existing leaks that may be present. Check with owners for further information.

Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

HALL

57) Overall Condition

The Hall is in acceptable condition with no notable structural defects



LOUNGE ROOM

69) Overall Condition

The Lounge Room is in acceptable condition with no notable structural defects



DINING

75) Overall Condition

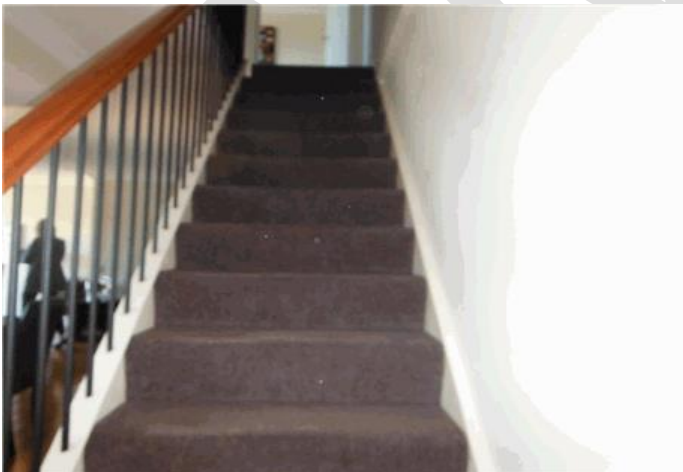
On visual inspection, the general condition of this area is Acceptable for the age.



STAIRS

93) Condition

The stair treads squeak and require maintenance



BEDROOM 1

94) Overall Condition

Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling.



97) Walls

WATER DAMAGE TO EITHER SIDE OF WINDOW FRAME, DRY AT TIME OF INSPECTION. MONITOR WHEN RAINING.

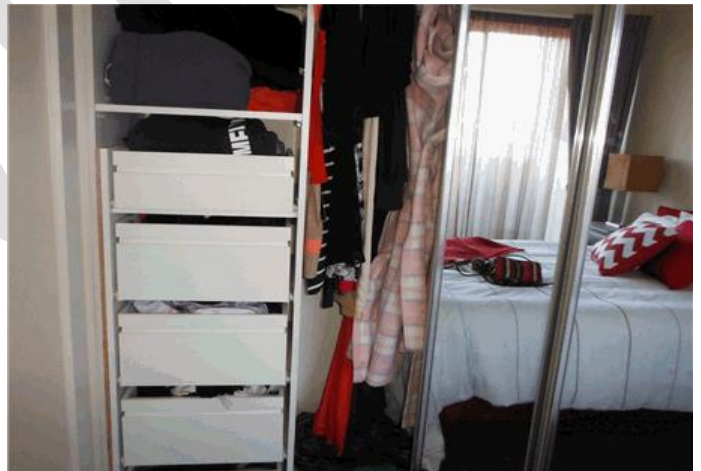




BEDROOM 2

100) Overall Condition

Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling.





103) Walls

PATCH TO BOTTOM OF WALL THAT HAS THE SHOWER ON THE OTHER SIDE, THIS SUGGESTS A LEAK HAS BEEN REPAIRED, MONITOR.



104) Windows

WATER DAMAGE TO SKIRTING AT SLIDING DOOR UNDER CARPET, DRY AT TIME OF INSPECTION. REPAIRS HAVE TAKEN PLACE, MONITOR WHEN RAINING.



8 BATHROOM(S)

Limitations

NOTE: Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. Determining whether shower areas, bath/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

POWDER ROOM

124) Overall Condition

Of the visible areas, the general condition of the Powder Room is acceptable or in reasonable condition for age of dwelling.



BATHROOM 1

Location

UPSTAIRS

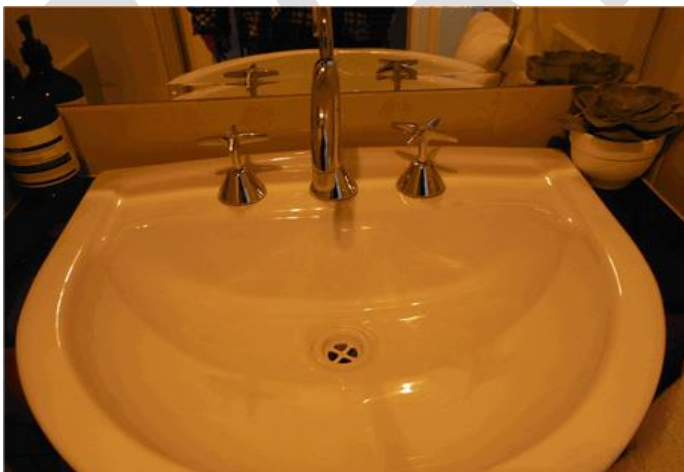
133) Overall Condition

Of the visible areas, the general condition of this Bathroom is acceptable or in reasonable condition for age of dwelling.



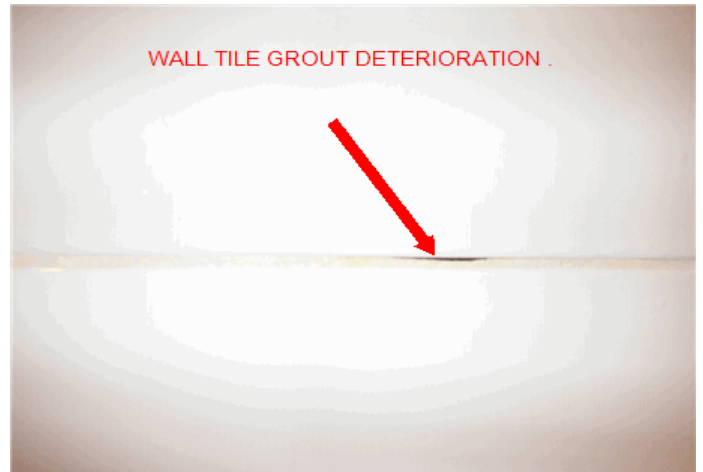
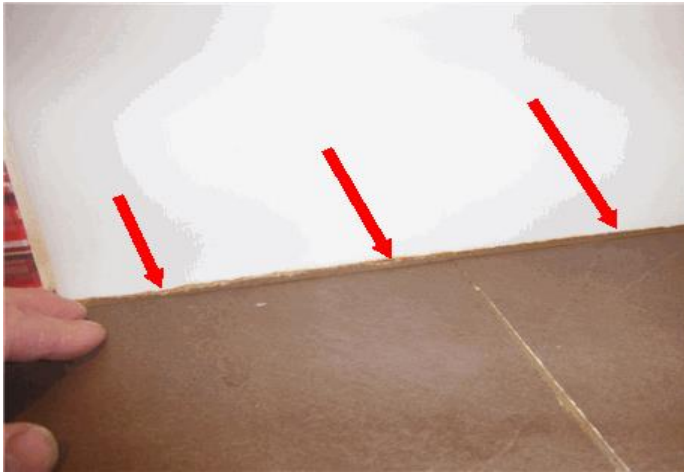
139) Sink

On visual inspection, the general condition of this area is Acceptable for the age.



140) Shower-Walls-Screen

SILICONE SEAL SHOWER BASE AT WALL JUNCTION AND INTERNAL CORNERS.



141) Toilet

On visual inspection, the general condition of this area is Acceptable for the age.

142) Ventilation

An exhaust fan is **PRESENT AND OPERABLE** in the bathroom - regular cleaning advised.

9 KITCHEN

Findings

NOTE: Inspection of all appliances is outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, range hoods, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Cupboards with stored items restrict the visual inspection and as such no comment can be made on these areas. It follows that we cannot guarantee that there are or are not any defects in areas unable to be visually inspected.

163) Sink and Taps

On visual inspection, the general condition of this area is Acceptable for the age.



164) Cupboards And Bench Tops

These components appear to be in a Serviceable and Acceptable condition





10 LAUNDRY

Findings

Note -

NOTE: Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

RESTRICTED AREAS

There is **OWNERS POSSESSIONS, ITEMS IN CUPBOARDS/UNDER WASH TUB & PERSONAL BELONGINGS PRESENT** which is **PREVENTING A THOROUGH INSPECTION** of some areas of the LAUNDRY from being undertaken.

172) Overall Condition

Of the visible areas, the general condition of the Laundry is Acceptable



174) Ceiling

REPAIRED DAMAGE NEAR MANHOLE,ROUGHLY DONE PLASTERING.



178) Taps and Tub

On visual inspection, the general condition of this area is Acceptable for the age.



11 ROOF VOID

ROOF VOID FINDINGS

Access Limitations

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited view of the attic area viewed from the hatch only in these circumstances. Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

RESTRICTED AREAS

There is **LOW CLEARANCE** in areas throughout the roof void which is preventing a full/thorough visual inspection taking place. It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harbouring timber pest activity, damage or defects.

ROOF FRAME TYPE

N/A

INSULATION

181) TYPE

N/A

13 CONCLUSION

CONCLUSION AND SUMMARY

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2010.

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 and Minor and overall condition in this Residential Building as compared with similar Buildings is listed below.

192) The incidence of Major Defects.

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

193) The Incidence of Minor Defects

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

194) The Overall Condition Of This Dwelling

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

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Definitions

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

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

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when

compared to similar buildings of approximately the same age that have been reasonably well maintained.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

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

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a major defect.

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

Important Advice

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geo-technical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report
Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

4) CONSUMER COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

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

the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

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

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

5) ASBESTOS DISCLAIMER:

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

6) MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:

Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7) MAGNESITE FLOORING DISCLAIMER:

No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8) ESTIMATING DISCLAIMER:

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

IMPORTANT DISCLAIMER

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

DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

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

OTHER ASSESSMENTS RECOMMENDED

Electrical Installation:

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

Plumbing:

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

Hot Water Service:

All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas:

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

Phone:

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors:

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

RISING DAMP INFORMATION

Rising damp occurs as a result of capillary suction of moisture from the ground into porous masonry building Materials such as stone, brick, earth and mortar. The moisture evaporates from either face of the wall (inside or outside), allowing more to be drawn from below. The height to which the moisture will rise is determined by the evaporation rate and the nature of the wall. To prevent rising damp it is normal practice to build in an impermeable barrier at the base of the wall just above ground level. This is known as the damp-proof course (DPC) or sometimes as the damp course. Modern DPCs are generally 0.5 mm thick black polyethylene sheeting. Early DPCs included overlapping roofing slates, lead sheets, glazed ceramic tiles (made for the purpose) and various bitumen-based materials, including tar-sand mixes which were laid hot.

Masonry containing a high proportion of fine pores will allow the water to rise higher than a coarse pored material; basically the water is carried up the wall in the finer pores and not those of large diameter. The average size of pores in masonry gives a theoretical rise of around 1.5 meters but where evaporation is severely retarded, for example by the use of impervious membranes, moisture can sometimes rise in excess of 2 meters. Rising damp is often caused by bridging of the DPC. This happens when external renders or internal plasters provide a moisture pathway around the DPC. If rising damp, salt residue on lower walls, lower wall paint flake has been detected and reported on in this report, it is essential that you contact a specialist to ascertain how extensive the problem may be. Accurate diagnosis of the cause and extent of the damp problem is very important, even if there is evidence in one area and no visible evidence in other areas. Specialist advice should be sought prior to purchasing the dwelling.

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding

anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: **Brian R Eberhard**

Contact The Inspector on **0429 852 363**

For and on Behalf of **ONTIME BUILDING REPORTS AUSTRALIA**

End of Building Report

SAMPLE