

## Inspection Report

provided by:



### Advanced inspections ltd

Inspector: Michael Ronald Binns

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[www.mrbbuilders.co.nz](http://www.mrbbuilders.co.nz)

**26a Mt Stewart-Halcombe Road RD9**

**Palmerston North**

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Property Address:

26 A

Mt Stewart Halcombe Road

Palmerston North



## Report Information

### Client Information

<b>Building Inspection</b>	An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.
<b>Client Name</b>	Michael Binns
<b>Client Phone</b>	0276982696

### Property Information

<b>Direction House Faces</b>	The dwelling faces WEST for the purposes of this inspection report.
<b>Building Type</b>	The dwelling is a CLASS 1A BUILDING used for domestic purposes.
<b>Construction Type</b>	This house is timber framed and is clad with a rockcote plaster system on a cavity.
<b>Roof Cladding</b>	The roof is clad with CORRUGATED METAL SHEETS.
<b>Roof Design</b>	This house has a trussed hip and valley roof structure.
<b>Footings Type</b>	The building is constructed on a CONCRETE SLAB FOOTING.
<b>Storeys</b>	The home is a SINGLE LEVEL DWELLING.
<b>Property Occupied</b>	The home was OCCUPIED.
<b>Property Furnished</b>	The home was FULLY FURNISHED.
<b>People Present</b>	The VENDOR was present.

### Inspection Information

<b>Inspection Date</b>	20/10/12
<b>Inspection Time</b>	9.15 am
<b>Weather Conditions</b>	The weather was FINE AND DRY at the time of the building inspection.
<b>Approx. Temperature</b>	10-20 Degrees Celsius

### 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, Subfloor.

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 metres, 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 450 mm x 400 mm, reachable by a 3.6 m ladder and within the roof void there is at least 610 mm x 610 mm crawl space. and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision). Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

## **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.

## **Apparent Concealment of possible defects**

1) Were apparent Concealments seen.

## **Utility Status**

**Water**

The water was CONNECTED. X2 concrete water tanks.

**Electricity**

Electricity to the dwelling was CONNECTED. Please read further below re safety switches, wiring, light fittings etc. **Note: We do not carry out electrical inspections for wiring or safety. This must be, by law, carried out by a licensed electrician. We only test to see if the electrical switches or lights have power to them at the time of inspection.**

**Inspector information**

**Ambient temperature inside and out**

18 dc      14 dc

**Thermal imaging qualification no**

Level 1      9096 Infrasppection Institute

**Make and model of camera**

Testo 885

Advanced inspections ltd

## 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
SITE	2	All the retaining walls have visible signs of good drainage material behind them. The double wall at the rear of the property appears to have a slight lean on it. This will require monitoring. If it gets worse over time I would recommend a builder assess it.
ROOFING	12	The spouting should be cleaned every 6 months to ensure the spouting does not retain water. Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.
GENERAL PLUMBING	17	<b>All down Pipes have leaf traps fitted to them. These need to be keep clean.</b>
DECKING-PER GOLA-BALCONIES-VERANDA	41	The bolts are missing that connect the beams to th the post.
INTERIORS	44	This house has a masport in-built wood burner. This was not tested. I recommend getting the chimney cleaned be for using it and then annually thereafter.
INTERIORS	48	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is missing insulation.
INTERIORS	64	Thermal images reveal there is missing insulation.
INTERIORS	80	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is missing insulation.

BATHROOM(S)	129	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. However the moisture meter test gave a high reading in the bottom corners of the shower on the outside of the glass walls.
KITCHEN	136	The benchtop has a chip in it.

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**only**      **NA** = Needs attention      **RM** = Requires monitoring

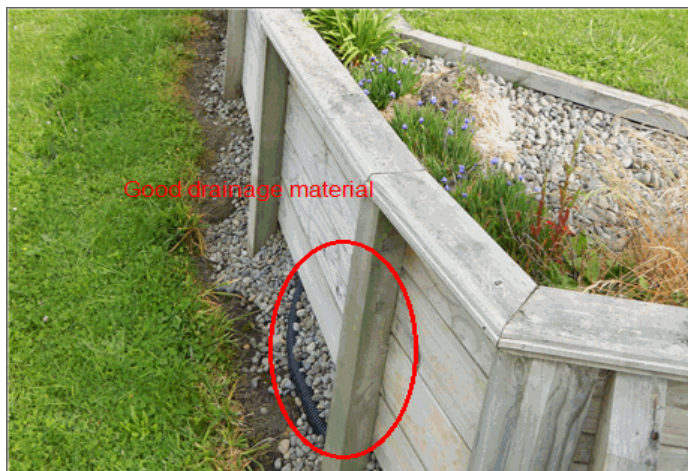
**1 SITE****RETAINING WALLS (IF ANY)**

Type

Timber 100x100 posts with 200 x50 boards

**2) RETAINING WALL  
CONDITION****RM**

All the retaining walls have visible signs of good drainage material behind them. The double wall at the rear of the property appears to have a slight lean on it. This will require monitoring. If it gets worse over time I would recommend a builder assess it.

**DRIVEWAY****3) DRIVEWAY CONDITION****OK**

The driveway is a hot-mixed tarsealed driveway. Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.





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## PATHS

### 4) PATHWAYS CONDITION

**OK**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.



## SURFACE DRAINAGE

### 5) DRAINAGE FINDINGS

**OK**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

## FENCES

### 6) FENCE CONDITION

**OK**

Timber post and rail fences with concrete pilers and steel gates. Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.



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## ENTRY PORCH

### 7) COLUMN or POST CONDITION

**OK**

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### 8) ROOF CONDITION

**OK**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

### 9) CEILING LINING CONDITION

**OK**

## SHED

### 10) SHED CONDITION

**NI**

A new separate shed (large) is still under construction. This still requires finishing, as such this was not inspected.





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## 2 ROOFING

### Roof Covering

#### Roof Covering Type.

##### 11) ROOF CLAD CONDITION

**OK**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

##### 12) GUTTER CONDITION

**RM**

The spouting should be cleaned every 6 months to ensure the spouting does not retain water. Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

##### 13) FLASHING CONDITION

**OK**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

##### 14) CHIMNEYS CONDITION

**OK**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Steel flue chimney flashing has been installed correctly



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.

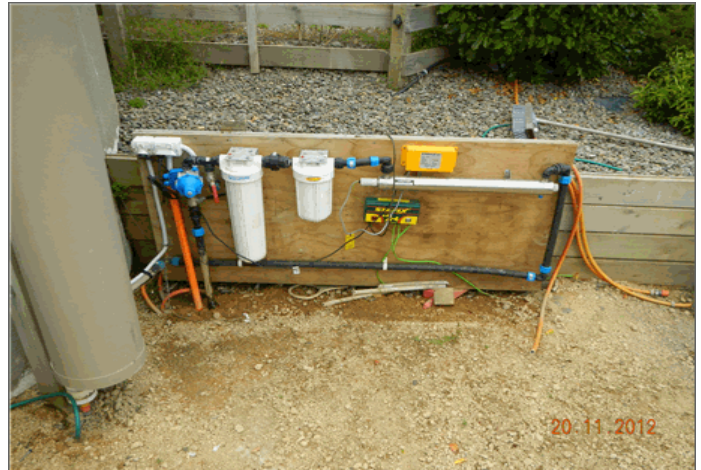
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### 3 GENERAL PLUMBING

#### HOT WATER UNIT

##### 15) Hot Water Unit Findings

This house has 2 concrete water tanks and is running through 2 water filters and then a UV filter. **NO WATER UNIT DEFECTS** Visible.



##### System Location

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

##### System Type

The hot water unit is a GAS INSTANTANEOUS system.

##### System Make

The make of the hot water unit is RHEEM.

##### System Capacity

##### System Year of Manufacture

2006

#### 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.

##### 16) GUTTER FINDINGS

**OK**

All visible guttering appears in **REASONABLE CONDITION** and have **NO VISIBLE MAJOR RUST OR VISIBLE LEAKING** -  
Recommendations: Periodic maintenance checks should be carried out for rust penetrations and leaks.

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### DOWN PIPES

#### 17) DOWN PIPE FINDINGS

**RM**

All down Pipes have leaf traps fitted to them. These need to be keep clean.



### EXTERNAL TAPS

#### 18) TAP FINDINGS

**OK**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

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## 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.

### Findings

- |                            |  |
|----------------------------|--|
| 19) EXTERIOR WALL MATERIAL | The cladding is rockcote plaster, it is installed by a licensed applicator. This needs to be cleaned down every 12 months to comply with the warranty requirements. Please check warranty for any painting requirements.   |
| 20) CONDITION              | <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 5px;"><b>OK</b></div> Of areas visible, there was <b>NO VISIBLE EVIDENCE</b> of any <b>MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS</b> likely to cause further deterioration of the dwelling. |
| 21) WALL CRACK FINDINGS    | Of the visible areas, the general condition is <b>ACCEPTABLE</b> or in <b>REASONABLE CONDITION</b> for age of dwelling with <b>NO VISIBLE MAJOR WALL CRACKING</b> indicating any excess differential settlement in the home perimeter footings.  |
| 22) RISING DAMP FINDINGS   | Of the visible and accessible areas, there was <b>NO VISIBLE EVIDENCE OF EXCESSIVE RISING DAMP</b> on the external walls at time of inspection.  |
| 23) CONTROL JOINT FINDINGS | The control joints are <b>SUFFICIENTLY SEALED</b> .  |

### EXTERIOR DOORS

- |                       |   |
|-----------------------|---|
| 24) OVERALL CONDITION | <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 5px;"><b>OK</b></div> Single glazed aluminum Of the visible areas, the general condition is <b>ACCEPTABLE</b> or in <b>REASONABLE CONDITION</b> for age of dwelling with <b>NO VISIBLE MAJOR DEFECTS</b> . |
|-----------------------|---|

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## 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.

#### 25) OVERALL CONDITION

OK

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

#### 26) WINDOW FRAMES

Single glazed aluminum

#### 27) WINDOW PANES

Single glazed aluminum

## EAVES

#### 28) EAVE CONDITION

OK

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

## FASCIA AND BARGE BOARDS

#### 29) FASCIA CONDITION

OK

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

#### 30) BARGE BOARD CONDITION

OK

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.



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## 5 GARAGE - CARPORT

### GARAGE

#### AREAS RESTRICTED

Double internal access garaging

#### 31) ROOF CLADDING FINDINGS



Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

#### 32) WALL CLADDING FINDINGS



Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

#### 33) MAIN DOOR LINTEL FINDINGS



Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

#### 34) DOOR FINDINGS



Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

#### 35) CEILING FINDINGS



Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Gib board

#### 36) WALL FINDINGS



Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Gib board

#### 37) WINDOW FINDINGS



Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE

#### 38) FLOOR FINDINGS



**MINOR HAIRLINE TO 1 MM SLAB CRACKS** - Note. Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a licensed Structural Engineer or qualified concreter for further advice.

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## 6 DECKING-PERGOLA-BALCONIES-VERANDA

### PERGOLA FINDINGS

#### 39) OVERALL CONDITION

**NA**

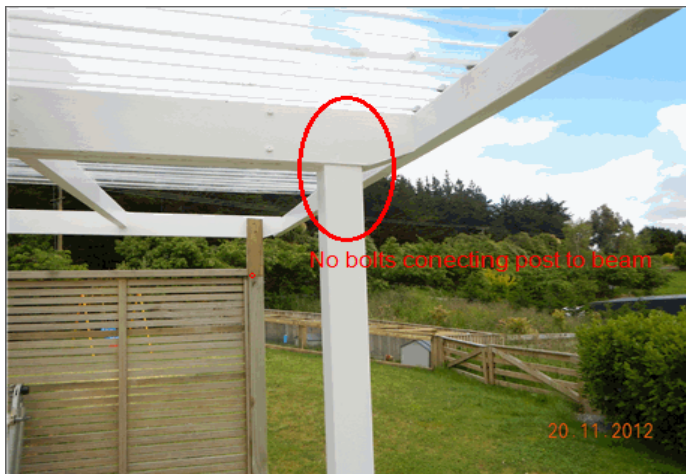
Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

#### 40) PERGOLA FRAMEWORK

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

#### 41) PERGOLA POSTS

The bolts are missing that connect the beams to th the post.



#### 42) PERGOLA ROOFING

Corrugated clear light

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## 7 INTERIORS

### Doors

#### 43) Front Entry Doors

Cedar door, Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

### 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.

### RESTRICTED AREAS

### Heating

#### 44) Fire place

**NI**

This house has a masport in-built wood burner. This was not tested. I recommend getting the chimney cleaned be for using it and then annually thereafter.



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## 45) Heat pump

OK

Ducted heat pump. All vents seem to be in working order. Bedroom 2 has it's own heat pump.

Hall

## 46) Overall Condition

OK

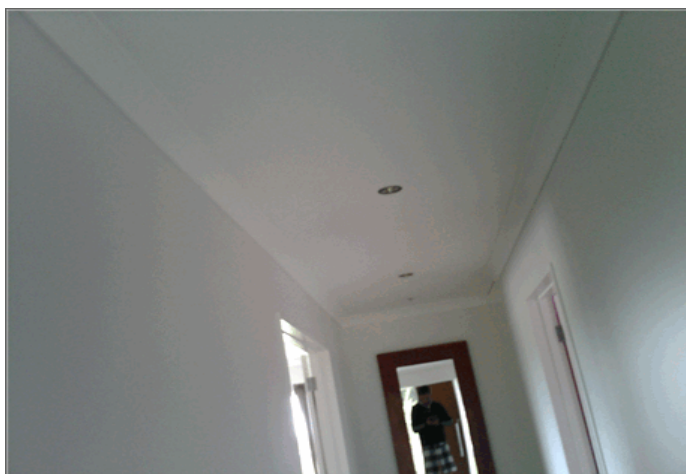
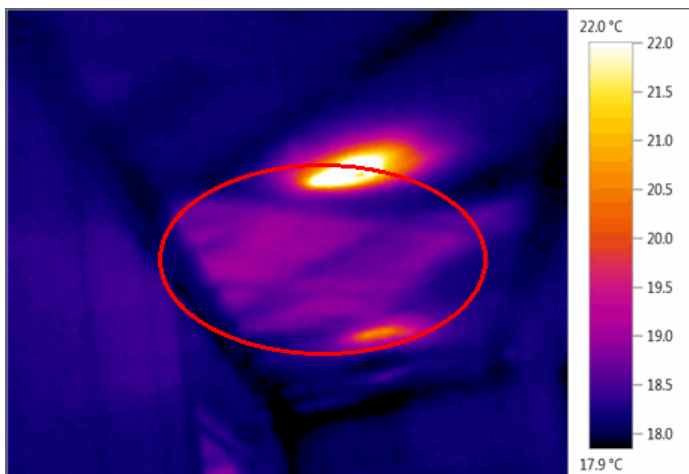
Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

## 47) Door

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

## 48) Ceiling

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is missing insulation.



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**49) Walls**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.

**50) Windows**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Single glazed aluminum. MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE

**51) Flooring**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**52) Power points**

Checked OK

**53) Light fittings and switches**

Checked OK

**Lounge Room****54) Overall Condition****OK**

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS** or **MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

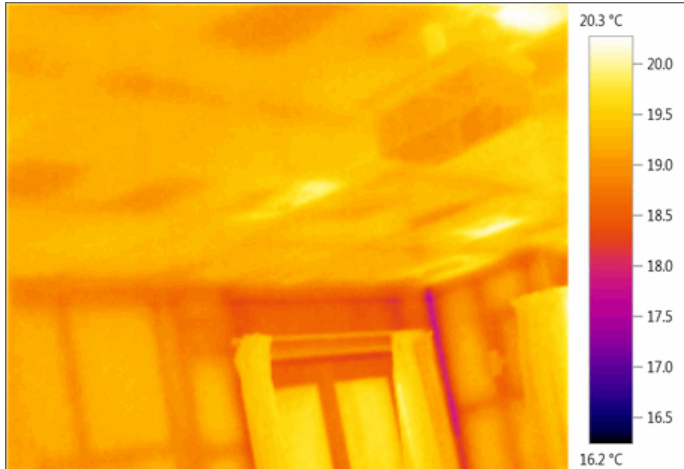
**55) Door**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

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**56) Ceiling**

Thermal images reveal there is no missing insulation.

**57) Walls**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.

**58) Windows**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Single glazed aluminum. MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE

**59) Flooring**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**60) Power points**

Checked OK

**61) Light fittings and switches**

Checked OK

**Formal Dining****62) Overall Condition**

**OK**

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.



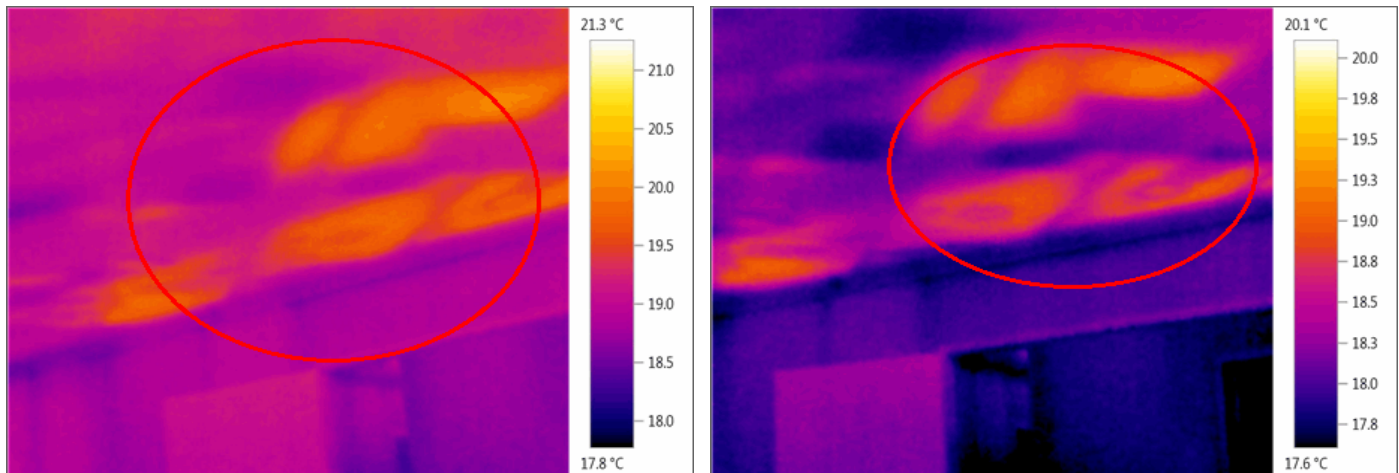
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**63) Door**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**64) Ceiling**

Thermal images reveal there is missing insulation.

**65) Walls**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.

**66) Windows**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Single glazed aluminum. MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE

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**67) Flooring**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**68) Power points**

Checked OK

**69) Light fittings and switches**

Checked OK

**Living Area****70) Overall Condition**

**OK**

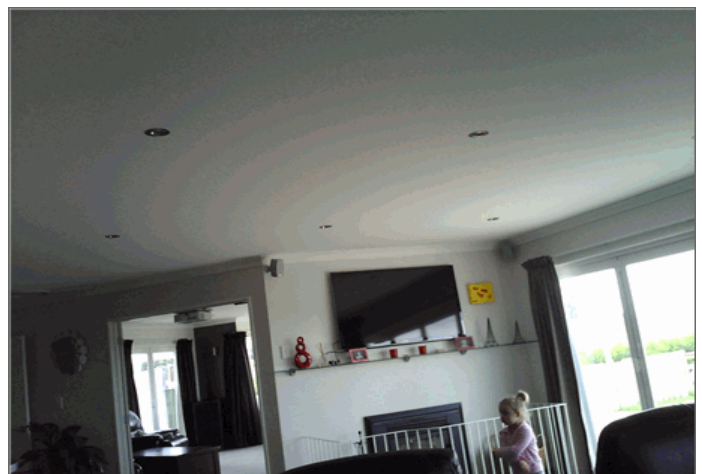
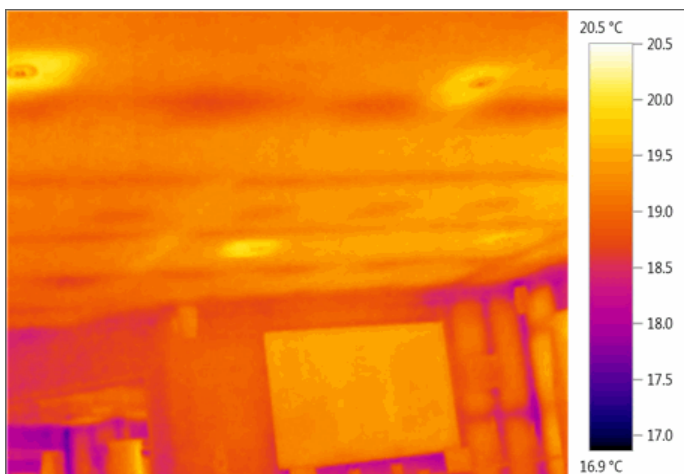
Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

**71) Door**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**72) Ceiling**

Thermal images reveal there is no missing insulation. Darker squares are back blocks on gib ceilings this is this good practice

**73) Walls**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.

**74) Windows**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**OK** = Satisfactory only      **NR** = Needs Repair      **NI** = Not Inspected      **CO** = Cosmetic  
**NA** = Needs attention      **RM** = Requires monitoring

DEFECTS. Single glazed aluminum. MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE

**75) Flooring**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**76) Power points**

Checked OK

**77) Light fittings and switches**

Checked OK

**Bedroom 1**

**78) Overall Condition**

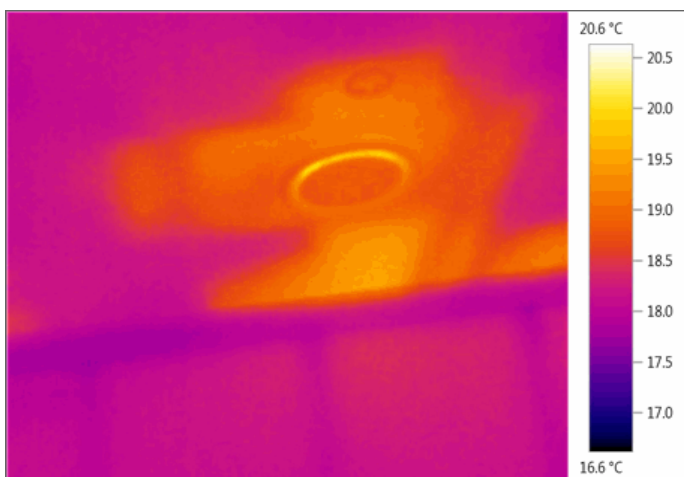
OK

**79) Door**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**80) Ceiling**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is missing insulation.



**81) Walls**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.

**OK** = Satisfactory only      **NR** = Needs Repair      **NI** = Not Inspected      **CO** = Cosmetic  
**NA** = Needs attention      **RM** = Requires monitoring

**82) Windows**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Single glazed aluminum. MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE

**83) Flooring**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**84) Power points**

Checked OK

**85) Light fittings and switches**

Checked OK

**Bedroom 2****86) Overall Condition****OK**

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling. Please read below for details.

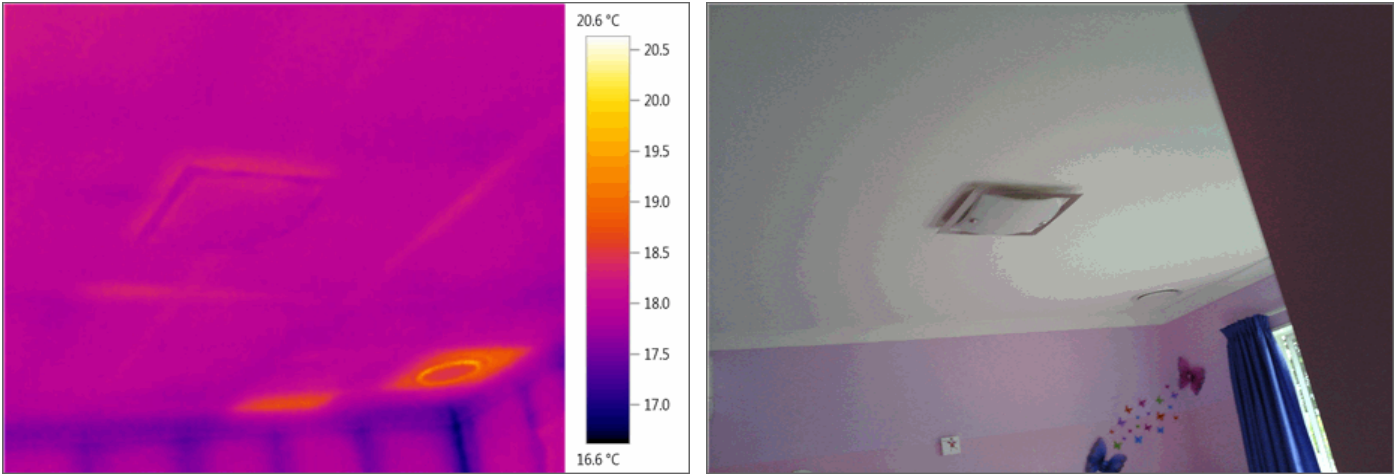
**87) Door**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**88) Ceiling**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.

**OK** = Satisfactory only      **NR** = Needs Repair      **NI** = Not Inspected      **CO** = Cosmetic  
**NA** = Needs attention      **RM** = Requires monitoring



- 89) Walls

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.
- 90) Windows

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Single glazed aluminum. MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE
- 91) Flooring

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.
- 92) power points

Checked OK
- 93) Light fittings and switches

Checked OK

**Bedroom 3**

- 94) Overall Condition

OK

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.



**OK** = Satisfactory only      **NR** = Needs Repair      **NI** = Not Inspected      **CO** = Cosmetic  
**NA** = Needs attention      **RM** = Requires monitoring

**95) Door**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**96) Ceilings**

Thermal images reveal there is no missing insulation.

**97) Walls**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.

**98) Windows**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Single glazed aluminum. MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE

**99) Flooring**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**100) Power points**

Checked OK

**101) Light fittings and switches**

Checked OK

**Bedroom 4**



**OK** = Satisfactory only      **NR** = Needs Repair      **NI** = Not Inspected      **CO** = Cosmetic  
**NA** = Needs attention      **RM** = Requires monitoring

**102) Overall Condition****OK**

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS** or **MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

**103) Door**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

**104) Ceiling**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**. Thermal images reveal there is no missing insulation.

**105) Walls**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**. Thermal images reveal there is no missing insulation.

**106) Windows**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**. Single glazed aluminum . **MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE**

**107) Flooring**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

**108) Power points**

Checked OK

**109) Light fittings and switches**

Checked OK

**OK** = Satisfactory      **NR** = Needs Repair      **NI** = Not Inspected      **CO** = Cosmetic  
**only**      **NA** = Needs attention      **RM** = Requires monitoring

## 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.

### RESTRICTED AREAS

### Bathroom 1

Location

MID

110) Overall Condition

OK



Ventilation

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

111) Door

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

112) Ceiling

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**. Thermal images reveal there is no missing insulation.

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**only**      **NA = Needs attention**      **RM = Requires monitoring**

<b>113) Walls</b>	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.
<b>114) Window</b>	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Single glazed aluminum. MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE
<b>115) Flooring</b>	Vinyl, Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.
<b>116) Sink</b>	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.
<b>117) Shower-Walls-Screen</b>	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.
<b>118) WC Suite</b>	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.
<b>119) Bath tub</b>	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.
<b>120) Toilet</b>	Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.
<b>121) Power points</b>	Checked OK

## **Bathroom 2**

**Location**      MASTER BEDROOM

**OK = Satisfactory only**     
 **NR = Needs Repair**     
 **NI = Not Inspected**     
 **CO = Cosmetic**  
**NA = Needs attention**     
**RM = Requires monitoring**

**122) Overall Condition**

NA

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

**Ventilation**

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

**123) Door**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

**124) Ceiling**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**. Thermal images reveal there is no missing insulation.

**125) Walls**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**. Thermal images reveal there is no missing insulation.

**126) Window**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**. Single glazed aluminum **MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE**

**127) Flooring**

Vinyl. Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

**128) Sink**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

**129) Shower-walls-screen**

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**. However the moisture meter test gave a high reading in the bottom corners of the shower on the outside of the glass walls.

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**NA** = Needs attention      **RM** = Requires monitoring



**130) WC Suite**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**OK** = Satisfactory only     
 **NR** = Needs Repair     
 **NI** = Not Inspected     
 **CO** = Cosmetic  
**NA** = Needs attention     
**RM** = Requires monitoring

## 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.

#### RESTRICTED AREAS

##### 131) Overall Condition

**OK**

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.



##### 132) Ceiling

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.

##### 133) Walls

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS. Thermal images reveal there is no missing insulation.

##### 134) Floor

Vinyl Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.



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**NA** = Needs attention      **RM** = Requires monitoring

**135) Sink and Taps**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**136) Bench Top**

The benchtop has a chip in it.

**137) Joinery units**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**OK** = Satisfactory      **NR** = Needs Repair      **NI** = Not Inspected      **CO** = Cosmetic  
**only**      **NA** = Needs attention      **RM** = Requires monitoring

## 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

##### 138) Overall Condition



Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.



##### 139) Door

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

##### 140) Ceiling

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

##### 141) Walls

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**.

##### 142) Windows

Of the visible areas, the general condition is **ACCEPTABLE** or in **REASONABLE CONDITION** for age of dwelling with **NO VISIBLE MAJOR DEFECTS**. Single glazed aluminum. **MOISTURE CHECKS ALL APPEAR TO BE IN THE NORMAL RANGE**

**OK** = Satisfactory only      **NR** = Needs Repair      **NI** = Not Inspected      **CO** = Cosmetic  
**NA** = Needs attention      **RM** = Requires monitoring

**143) Flooring**

Vinyl. Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

**144) Taps and Tub**

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

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 **NR** = Needs Repair     
 **NI** = Not Inspected     
 **CO** = Cosmetic  
**NA** = Needs attention     
**RM** = Requires monitoring

## 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

##### ROOF FRAME TYPE

The roof frame is a TRUSS timber frame.

##### 145) ROOF DEFECTS

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

##### 146) ROOF CLADDING

Of the visible areas, the general condition is ACCEPTABLE or in REASONABLE CONDITION for age of dwelling with NO VISIBLE MAJOR DEFECTS.

### INSULATION

##### 147) TYPE

The roof space is insulated with **FIBRE GLASS BATTS**.

##### 148) INSULATION DEFECTS

Sections of the insulation were **POORLY INSTALLED / LAID WITH GAPS VISIBLE IN SECTIONS**. Recommendations: Engage insulation contractor to assess.

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**only**      **NA = Needs attention**      **RM = Requires monitoring**

## 12 INFORMATION

### 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.

### WALL CRACKING INFORMATION

**PLEASE READ**

WALL CRACKING

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

### RISING DAMP INFORMATION

**PLEASE READ**

**INFORMATION RE RISING DAMP**

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 0.5mm 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 metres. 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

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**only**      **NA = Needs attention**      **RM = Requires monitoring**

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**

### **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.



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**NA = Needs attention**      **RM = Requires monitoring**

**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 with NZS 4306:2005 is not a statement that a property complies with requirements of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details. 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.

<b>The incidence of Major Defects.</b>	None found
<b>The Incidence of Minor Defects</b>	The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered LOW
<b>The Overall Condition Of This Dwelling</b>	The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is ABOVE 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 Geotechnical 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; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

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

4) 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.

#### **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: Michael Binns

SIGNED FOR AND ON BEHALF OF: Advanced Inspections LTD

Signature: Micheal Binns (Signature Implied)