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Australia's Smartest Property Inspection System



Pre-purchase Inspectors Registry NSW

By PPI Guys: **H & K RYAN & ASSOCIATES** Member No: 01007



PRE-PURCHASE & PRE-SALE PROPERTY INSPECTIONS

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APOPA REGD MEMBER 01007

TECHNICAL REPORTS

A PPI PROFESSIONAL

Pre-Purchase Inspection - Building Report

Complies with Australian Standard AS 4349.1 - 2007

A  Professional

APOPA Regd Member NO: 01007

SKY CITY

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Web: www.hnkryan.com Email: howard@hnkryan.com

Blds Lic No 87025C B/Consult Lic no BC262

ABN: 48 750 627 651

Purchaser/Client:

Invoice & Ref No:

On Behalf of:

You're Ref No:

Phone:

Email Address:

Vendor:

Dwelling at:

Inspection Date:



Front Elevation of the Inspected Property

Inspection & Fee Agreement (IA) as attached from page 4 of this document.

Ref number:

Date & time of the Agreement: @

The IA is attached or as previously emailed or as agreed to by reading from the HnK website now forms part of this Pre-Purchase Inspection Building Report as ordered by the Conveyancer, Agent or a prospective Purchaser and IA as per AS4349.1-2007.

Take the time to fully read this inspection report so you are able to make a fully informed decision prior to its purchase. Howard J Ryan.

The Attached Pre-Purchase Inspection & Fee & Invoice Agreement (IA)

Agreement No:
Client/Purchaser:
Phone/Mobile:
Email:
Property at:

**YOU AGREE TO INSPECTION TYPE ORDERED BY YOU: VISUAL and
INSPECTIONS and REPORTS (as ordered and on behalf of the above Purchaser/s)**

The inspection will be carried out in compliance with AS4349.1-2007 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.

You agree that the inspection will be carried out in accordance with the following clauses.

YOU AGREE TO THE INSPECTION SCOPE & THE REPORT:

1. The Inspection will be carried out in accordance with AS4349.1-2007.
2. Inspection will be for all safe and accessible areas.
3. This inspection by *H & K Ryan & Associates* shall comprise of a visual assessment only for the buildings within 30 metres of the main building and within the properties boundaries.
4. Safe and reasonable access only will be achieved to the following areas, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior of the Roof Loft space and within the Sub Floor areas only
5. We will report on the Defects and Safety Hazards visible **on the date and time of the inspection.**
6. The Australia Standard defines what is a defect and we will give our opinion only as to why it is a defect and where.
7. Our opinions and assumptions are based on the experience and qualifications of the inspector.
8. The Inspector is limited to some areas and will not conduct any invasive inspections. We will only access those areas as defined in part 4 of this IA.
9. The Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, external foliage, roof insulation, floor or wall coverings, any fixtures, external pavers, furnishings or personal belongings whether they are scattered or in place.
10. The Inspector will compare the building with a building that was constructed with Local and BCA Compliance.
11. We DO NOT inspect the inside of walls, between floors, inside skillion roofing, inside the eave areas, behind any stored goods in cupboards, and other areas that are obstructed at the time of our inspection
12. Our Reports are not a Certificate of Compliance.
13. The Building Inspection WILL NOT report on Timber Pest Activity. You should have a full Timber Pest Inspection carried out in compliance with AS 4349.3-1998 by a qualified and insured Timber Pest Inspector. (Unless it is stated that a Pest Inspection is carried out at the same time as the building inspection)
14. When Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection.
15. **No inspection will be carried out for Asbestos.** If during our Inspection asbestos is noticed then we will note this in our report. We state if found it is then essential you seek advice from a qualified asbestos removal expert as to its removal if and when required.
16. **No inspection will be carried out for Magnasite.** If during our Inspection Magnasite is noticed then we will note this in our report. We state if found it is then essential you seek advice from a qualified asbestos removal expert as to its removal if and when required.
17. **No inspection will be made for Mould & and non-wood decay.** Assumptions only will be added in if in the event we notice any mould throughout our inspection.

18. Estimates and Quotations are not provided within this Report.
19. Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.
20. When a property is occupied we bring your attention to be aware that furnishings and other occupier's belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed. If we state within our reports the property is occupied then you agree to requesting a statement from the vendor or the property owners as to any known Pest activity or damage, any previous alterations of other repairs, other works done to the property which may include Pest Management and Termite Treatments, request a copy of the Treatments Warranty and Certification of the details of works carried out to this property, your agree to indemnify us from loss, costs and any other unforeseen issue incurred by you where no statement is to be or has been obtained.
21. The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007.
22. Where a Strata Title property is to be inspected, then we will only inspect the interior and immediate exterior of the unit or apartment to be inspected as detailed in Appendix B in AS4349.1-2007. It is essential that a full Strata Report be obtained for all of the common areas before you make an informed decision to purchase.
23. We will not report on defects which may not be apparent during difficult weather conditions at the time of the inspection.
24. We will at times recommend other types of inspections that are out of our areas of expertise. These inspections must also be carried out prior to acceptance of the contract and prior to the exchange of such contract. If you do not follow these recommendations then you agree you may suffer a financial loss and you indemnify us, the inspector/s, from these losses as you have failed to act on this reports advice.
25. We prepare this report under the assumption that the use of the building will continue as is in its current form.
26. If an Issue or pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs. The Arbitrator or Mediator will determine what costs each of the parties are to pay. The inspectors PI Insurer must be notified in writing of any pending claim or dispute involving this as inspected property within the 28 days of the same. (Do Not Use Inspection entities that are not Insured.)
27. We will not be liable for any loss or damage suffered by any Person other than you in connection with the Inspection Reports use. This is a Pre Purchase Inspection report and cannot be used for any other purpose other than what and who it is intended for. The name of the client/purchaser on the front of this report is the only entity this report is carried out for.
28. We area released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.
29. Definitions of acceptance, access, client/s and property issues are clearly defined in AS4349.1-2007.
30. **You Agree to Safe and Acceptable Access:** This does not include any invasive methods or moving of stored goods. "Accessible areas shall be determined by us at the time of inspection which is solely based on our visible findings at the time of this inspection. We shall determine at the site if sufficient space is available for safe access into the areas stated below. We can not access any areas outside our line of sight and areas that are too close to the ground surface or as otherwise stated."

<u>Area</u>	<u>Access man-hole</u>	<u>Crawl space</u>	<u>Height</u>
<u>Roof Loft</u>	400mm x 500mm	Crawl space of 600mm	Accessible from a 3.6m ladder
<u>Roof Exterior</u>	N/A	N/A	From a 3.6m ladder on the ground
<u>Sub-floor</u>	Accessible opening	Crawl space 400mm under bearers	400mm under the timber bearers

Any sub-floor areas we notice are sprayed with Chemicals will not be inspected unless it is safe to do so.

IA NOTE: You agree when signing this agreement you have read and understand the contents of this agreement, IA, that the inspection will be carried out in accordance with this document. You agree to pay for the inspection as agreed at the time of ordering the report.

IA NOTE: If you fail to sign and return a copy of this agreement to us and you do not cancel the requested inspection then you agree with its contents and we will carry out the inspection on the basis of this agreement. You agree to a cancellation fee of \$60-00 (each) will apply if cancelled. 24 Hours notice of such cancellation is required.

Clients Special Requirements or changes that have been agreed to: *To carry out the inspection/s ASAP once access is available:*

INVOICE & FEE AGREEMENT *(The offer and Acceptance rule will apply)*

Cost of the Report/s including any Special Requirements: \$..... **PEST & BUILDING INSPECTIONS & REPORTS Inc GST**

ABN: 48 750 627 651 TAX INVOICE NO:


AMOUNT PAID: \$.....**INC** \$.....**GST**

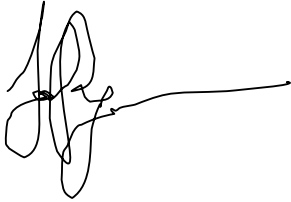
DATE PAID: **PAYMENT BY** *Thank you*

Works accepted by: **on** **at**

Agreement signed by: **at** **AM/PM on**

Signature:

Signed on behalf of:  (name of inspecting entity) **on** **by HOWARD RYAN**

Signature: 

Please fax this page to: 02/8814 5797 once signed and accepted

Details of the Inspection:

Date and time of the inspection: @

Weather conditions at the time of the inspection: *Fine, hot & dry.*

Recent weather conditions: *Raining & damp.*

General comments about the inspected site: *Site has inadequate diversion drainage.*

Sites foundation materials: *The dwelling appears to be on a clay foundation.*

Building furnished: *Yes the dwelling was fully furnished at the time of this inspection.*

Comments: *All cupboards & built-in robes were full of the occupier’s stored goods throughout at the time of this inspection.*

Building tenancy: *Property was occupied.*

The following summary of Good, Fair, Average & Poor apply to the overall condition and to other areas of this Inspected Property:

GOOD	The area inspected appears to be in Serviceable and Sound Condition without any significant visible defects evident.
FAIR	The item or area inspected shows some defects or wear and tear and may require minor repairs or maintenance.
AVERAGE	There will be areas requiring repair or maintenance.
POOR	The area stated requires major repairs or replacement due to being in a neglected state due to age or poor maintenance or deterioration or not finished to an acceptable Australian standard of workmanship.

- (1) OVERALL CONDITION OF THE BUILDING:** *Fair*
- (2) INTERIOR OF THE BUILDING:** *Fair*
- (3) EXTERIOR OF THE BUILDING:** *Fair*
- (4) ROOF LOFT SPACE:** *Fair, with limited access*
- (5) SUB FLOOR SPACE:** *Fair, with very limited access*
- (6) ROOF EXTERIOR:** *Fair*
- (7) THE SITE:** *Fair*

We make a general note that other photos (may) have been taken of this property at the time of our inspection, to reference in relation to any excessive foliage growth, damaged retaining walls, pool areas, property out buildings, areas that are not part of this inspection, termite matters, hindered access areas, building tenancy issues and of any other issues that may not be covered.

H & K Ryan & Associates are not responsible for events or any further damage occurring to this as inspected property after the time of this property inspection, as dated above.

All floor surfaces can become slippery under varying conditions and should you have any concerns regarding slippage to these surfaces, you should seek advice from a slip risk specialist.

Description and ID of the Property Inspected:

Type: Residential dwelling facing due west, approx.

Height: Single story.

Construction Type: Timber floor with concrete areas, Slab floor, cavity brick, brick fender walls, brick veneer, hardiplank clad & tile roofed dwelling with double garage and carport.

Piers: Yes, within the sub floor areas.

Interior: Gyprock lined interiors / Asbestos lined / and rendered interiors.

Flooring/Interior: Timber polished strip flooring, Carpeted with floor tile areas.

Verandas/Patio/s/Decking: Yes to the front, right side and rear.

Roofing: Skillion metal deck roofing/Corrugated iron roofing/Concrete/Terra-cotta roof tiles.

Description: Pitched gable, hip, Dutch gable roofed dwelling.

Other Structures: N/A.

Swimming Pool area: Pool filter unit was not tested, spa unit was not tested, pool fence gate is not compliant with the closure code and needs adjustment and general maintenance, all pool fences and gates must comply with the local council's requirements, pool fence non compliant gapping evident in areas, pool filter unit needs an acoustic cover to protect the exposed cables evident, solar heating unit was not tested, NO CPR chart was visible, pool coping is damaged and cracked in areas, decking timbers in direct ground contact in areas, pool interior is stained in areas.

Garden Shed: Unit was in average/poor/fair condition, rusted and dented in areas, unit is full of stored goods, slab base was cracked and undulated, the door needs refitting and realigning.

Detached Garage: Garage was in fair condition, gutters and downpipes leaking, slab cracked, auto roll-a-doors/tilt-a-doors/auto panel lift doors operation OK, side door wood decay damaged, wood decay damage to the walls base plates, stored goods hindered our inspection internally, termite damage visible to the base plates and wall frames in areas, see Pest Report for further details.

Carport: Unit was in fair condition, unit is poorly braced, slab cracked, downpipe missing, gutters leaking, roofing dented and rusting in areas, all exposed cables to be encased in conduit.

Pergola: Unit was in fair condition, units timbers are wood decay affected, unit is poorly braced, downpipe missing, gutters leaking, all exposed electrical cables should be encased in conduit.

Out building/s: Unit was in poor/fair/average condition, unit needs to be demolished, gutters in poor and rusted condition, asbestos lined in areas, timber frame is wood decay affected in areas.

Description & Identification of the *Granny Flat* Inspected:



Granny Flat unit/As Inspected.

Type: Residential dual Occupancy dwelling. **Height:** Single/Two stories.

Construction Type: Timber/Slab floor, brick, brick veneer & tile roofed dwelling with double garage/carport.

Foundation Material: The foundation materials to this property in our opinion appear to be of sandy soil/rock and clay matter.

Interior: Gyprock lined and rendered interiors.

Flooring/Interior: Timber floors, timber floating floors, Carpeted with floor tile areas.

Roofing: Terra-cotta / Concrete roof tiles. **Description:** Pitched gable, hip and skillion roofed.

Exterior.....

Interior.....

Living/Dining:

Kitchen:

Laundry:

WC/Shower/Bathroom:

Bedroom 1/2/3:

NOTE. Council Approvals / Surveys / Sydney Water approvals must be sought for this Granny Flat, Dual Occupancy Unit to determine the intended use of this additional facility on this property.

Areas Inspected & Areas NOT Inspected and WHY:

1. **The Areas Inspected were:** *The Interior, the Exterior, part of the Roof Void Space, the Roof Exterior, part of the Sub Floor area & the Site.*
2. **The Areas NOT Accessible for Inspection are and reasons why were:** *To sections of the roof void space within the eave areas due to its low pitch within these areas, due to the valley series trusses, due to the A/C unit and its all directional ducting. Further Inspection of these areas above is essential once access has been obtained.*
3. **The Areas in which Visual Inspection was Obstructed and reasons why were:** *To the interior of the roof voids ceilings in areas due to the as laid insulation materials which hinder our visual inspection. To the interior of the garage, the garden shed, the kitchen cupboards, the storage cupboards, the built in robes, the linen press units and the vanity units in areas due to occupiers stored goods, scattered goods, the occupiers belongings as well as this dwelling being fully furnished at the time of this inspection. To parts of the dwellings exterior, the boundary fences and the properties retaining walls in areas due to heavy foliage covering and also within these areas. Further Inspection of these areas is essential once access has been obtained or when this property has been vacated.*
4. **Therefore the Areas or Sections that Access should be fully gained are:** *N/A. (An additional manhole must be put into place to gain access into the areas beyond the hindering valley series trusses.) Further Inspection is essential prior to making your decision to Purchase at an additional cost if required.*

General Limitations to the Inspection as noted above and how these limitations may effect the Inspection are: *In general, any stored or scattered goods, A/C unit's and ducting and any covering foliage areas will hinder our inspection to the areas clearly stated within the body of this report.*

FURTHER DEFINITIONS:

Installation	The component is subject to ineffective installation or missing components.
Access	The ability to be gain entry into an area for inspection within such area.
Undulation	Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.
Foliage	Trees, bushes, hedges, ground coverings and creeping vines are classed as foliage items.
Separation	Gapping formed between the two surfaces stated
Valley Series Trusses	A series of Trusses that form the valley within hip roof construction
Hindered access	Inability to access this area stated
Compliance	To be carried out in a due diligent manner that forms part of a relevant Australian Standard and the Building Code of Australia
PC Item	An appliance, a towel rail or similar fitting

PHOTOGRAPHIC EVIDENCE & FURTHER SUMMARIES OF OUR FINDINGS:

You must read this Report in its entirety as it is broken up into sections being the Exterior, Interior, Sub Floor, Roof Exterior, Roof Loft and the Site. This is to ensure you can have the ability to make an informed decision prior to this inspected properties purchase.

This Inspections Cracking of External and Internal Building Elements:

Is there cracking to these above Building Elements?: *Yes.*

As per AS4349.1-2007 in our opinion cracking is the appearance of a blemished and separated area and the cause of this cracking may be unknown, therefore further information is to be obtained. We may give further opinions as to the function of the impaired cracking area and if the buildings structural performance is impaired in some way then a Structural Engineer is to be obtained and the nominated areas to be assessed by same. *Is this applicable to this site and property: YES / NO.*

<u>The cracked area/s</u>	<u>Photo of crack in report</u>	<u>Approx width & length of the cracking</u>
<i>To the external brickwork of the dwelling in areas and to the internal walls and ceilings in areas as stated within the body of this report</i>	<i>NO / Yes, as in the body of this report</i>	<i>Exterior under 2mm & approx 300mm to 1.0 meters in length and internally under 2mm and up to 300mm in length in areas</i>

EXTERIOR ITEMS OF THE INSPECTED PROPERTY:

The right side stormwater drainage needs to be correctly connected into appropriate stormwater drainage.



The left side of the garage wall is cracked, minor.



Some of the sandstone fender walls are damaged by rising damp in areas.



ADDITIONAL COMMENTS AND IMPORTANT NOTES:

Asbestos findings: *N/A (refer to asbestos section)*

Mould findings: *N/A (refer to mould section)*

Wood decay: *Visible wood decay damage was evident to the dwellings timber decking and their railing materials, to the timbers within the garden areas inclusive to most garden beds, timber paling fences and timber gates, timber barge boards to gables and dwellings fascia boards, timbers under the bathroom / ensuite leaking shower areas within the sub floor as inspected, some of the timber trims to the timber windows and French doors in areas, pergola timbers, carport timbers and posts in areas, timbers in outbuildings and to the garage timber base plates in areas to this dwelling at the time of this inspection.*

OTHER ADDITIONAL EXTERNAL ITEMS:

1. **TERMITE TREATMENT NOTICE:** The pest treatment type, name of applier, warranty and certification documentation for the *dwelling* and *addition* areas must be sought. (As a/the Termite treatment notice ***was not*** evident, dated 2006, within the dwellings meter box unit at the time of this inspection.)
2. **Chimneys:** If evident, then all Flashings, and Brick Deterioration, Mortar Erosion, Lack of support may not be visible due to height restrictions. All fire boxes or fireplaces need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and it is recommended that you have these units, if evident fully tested and inspected before purchase.
3. We recommend a Plumber inspect that the buildings gutters and downpipes are functional and are adequate for their intended situation.
4. The external paint finish was in average & flaky condition generally around the exterior of this dwelling.
5. The gutters and downpipes are rusting and leaking at some joints in areas.
6. The gutters and roof valleys need regular cleaning out around this dwelling.
7. Gutters appear to have poor falls as they are overflowing in areas causing issues to areas under.
8. The downpipes need correct connection into their base stormwater fittings, in areas.
9. Some of the older downpipes are in rusting and poor condition.
10. The weep holes to this dwelling need to be / made compliant and then must be / completely exposed and unobstructed for their compliance.
11. Aluminium / Timber windows and timber/sliding/French doors when tested: were “inadequate” to the units that were not locked at the time of this inspection: Some units will need general adjustment to correct their as intended operation, slight easing due to excessive paint use, lock maintenance, repairs and general lubrication.
12. Flyscreens are damaged in areas to doors and windows to this dwelling.
13. External door locks are exposed and tarnished in areas.
14. The exposed electrical cables under the pergola need to be completely encased in conduit.
15. The front veranda tiles are drummy & loose in areas.
16. The front and rear veranda steps have uneven riser heights, this being a safety hazard.
17. The dwellings eave linings are stained in areas caused by overflowing gutters and valley gutters.
18. The eave linings timber storm moulds are gapping in areas around this dwelling.
19. *In general:* All veranda/decking/balcony railing must be a minimum height of 1.0 high for compliance with the most recent Australian Standards.
20. *In general:* Any pool fences and pool areas that are part of a dwellings exterior must be compliant with the Local Council/s legal requirements. All windows and doors that directly face a pool area must be self closing or a non removable security mesh screen must be fitted.

THE SUB FLOOR SPACE OF THE INSPECTED PROPERTY:

The rear left side sub floor access into an area that can not be accessed.



The other sub floor access area under the rear decking.



The other sub floor access area under the rear decking.



ADDITIONAL SUB FLOOR SPACE ITEMS WE NOTED:

1. N/A Under STRATA
2. The sub floor area has inadequate cross flow ventilation.
3. The sub floor area was very damp in areas.
4. The sub floor area needs to be raked clean, any loose timbers, all rubbish, occupiers belongings & their stored goods and any left over timber formwork timbers as well as any loose and structural timbers that are in direct ground contact **must** be removed.
5. Low lying foundation areas within this sub floor must be levelled appropriately to prevent ponding waters building up within this area.
6. Stored timbers within a sub floor area will form a conducive condition to pending and possible termite attack.
7. We recommend a full diversion drainage system be put into place on the high side of this dwelling to prevent further surface waters from entering the sub floor area in the future and causing further settlement damage to this as inspected dwelling.
8. Some loose and hanging cables will need clipping.
9. Phone and data cables have been poorly laid on the ground in areas.
10. Antcapping was inadequate and rusting in areas.
11. Access into this sub floor area was hindered in areas.
12. See Pest Report in relation to the Termite and Wood Decay damaged in areas.
13. Wood decay damage was evident under the leaking shower areas within this sub floor.
14. Black substance, (*possibly Creosote*) was visibly evident on the sub floor timber bearers and joists.
15. Spider control is required due to excessive spider webbing visible in this area.
16. The entry foundation door needs refitting.

THE ROOF LOFT/ROOF VOID SPACE OF THE INSPECTED PROPERTY:

The photos below show a roof loft area that is of trussed construction which appears to comply with the code as to when this dwelling was first built. Access was hindered in this roof loft area by the valley series trusses and the A/C unit and its ducting.



ADDITIONAL ROOF LOFT ITEMS WE NOTED:

1. This roof loft area was sarked, (being a silver foil material,) under the roof tiles.
2. This roof loft area was insulated at the time of this inspection.
3. Some loose cables will need to be correctly clipped in areas.
4. Purlin undulation was evident, which causes visual external roof tile undulation.
5. Termite damage is evident within the areas of
6. Access was limited to the areas over 600mm in crawling space only.
7. Roof leaking was evident in areas, rectification is required.
8. Spider control is required due to excessive spider webbing visible in this area.
9. Ceiling undulation is visible in areas.
10. This roof frame has inadequate strutting in areas under the purlin areas.

THE ROOF EXTERIOR OF THE INSPECTED PROPERTY:

The lead flashings to the roof tile areas need to be painted to prevent further deterioration.



ADDITIONAL ROOF EXTERIOR ITEMS WE NOTED:

1. N/A Under STRATA
2. Settlement cracking was visible to the roof tile ridging, bedding and pointing areas.
3. Gutters & valley gutters need regular cleaning out around this dwelling as part of general maintenance.
4. Valley gutters are rusting in areas.
5. Bird proofing is required to be put in place to the tops of the valley gutter areas.
6. Gutters & downpipes are leaking at their joints in areas & need rectification. (*Excessive leaking can cause conducive conditions to possible termite attack.*)
7. Roof undulation was visibly evident in areas due to its construction type.
8. Protruding sewer vent pipes and lead flashings should be painted the roof tile colour.
9. Gutters have poor falls and are overflowing in areas.
10. Gutters appear to be rusting in areas and these sections need to be replaced.
11. Metal deck skillion / addition roofing was in average condition with the side and end flashings needing general repairs to prevent further / possible / future leaking at these points.
12. The lower level roofing, Dutch gables lead flashings are splitting and need repair works.
13. Roof tiles are chipped in areas.
14. Roof tiles need cleaning and sealing.
15. This roof exterior was not accessed due to being unsafe as the roof was damp / over 3.6 in height above the ground level. It is essential that this roof exterior be completely inspected once it is safe to do so.

THE INSPECTED PROPERTIES SITE:

We make a general observation that there are Termite damaged timbers evident in the yard areas.



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We make a general observation that there are Termite damaged timbers evident in the yard areas.



GENERAL SITE NOTES AND REQUIREMENTS TO APPLY:

Stormwater & Surface Drainage: All of the properties existing stormwater drainage and connection points and any surface drainage and/or grated inlet drainage points around this inspected dwelling, are to be checked and kept **unobstructed and unblocked at all times**. We recommend additional or new larger surface inlet and diversion drainage be put into place, if not evident, to any low lying or moss effected ground foundation areas. NOTE: For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building.

Pitched Roofs: For pitched roofs with valley gutters and any Dutch Gables that are fitted, we recommend that compraband prestite flashings or similar be fitted between the valley gutters and the underside of the existing roof tiles to prevent possible future leaking at these points. Valley gutters must have their top ends sealed to prevent bird or vermin entry into the roof loft areas at these points. This is required as well when excessive leaf and/or bird entry is clearly visible and evident within an inspected dwellings roof void/loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard.

Concrete Paths and Driveways: We make a general note that where any concrete paths or concrete slabs or concrete driveways have been placed directly against any of the dwellings downpipes and/or their stormwater drainage points, that this may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations, therefore we recommend these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. (In normal building practise there should have been or should be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete was or is yet to be poured.)

Stored Goods: Also as a general note, all or any stored goods including building materials, bricks, fire wood stacks etc etc, around the perimeter of this inspected dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. (In the event of no Pest Report being carried out, then remove these stored goods immediately.) Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make a complete informed decision whether to purchase this property.

Retaining Walls: (Reference to: Retaining walls supporting other structures within their vicinity and landscaped retaining walls, more than 700mm high.) Where a major defect is identified in any retaining wall regardless of height it is essential that an Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. This report is NOT a structural report and should not be deemed as such under any circumstances.

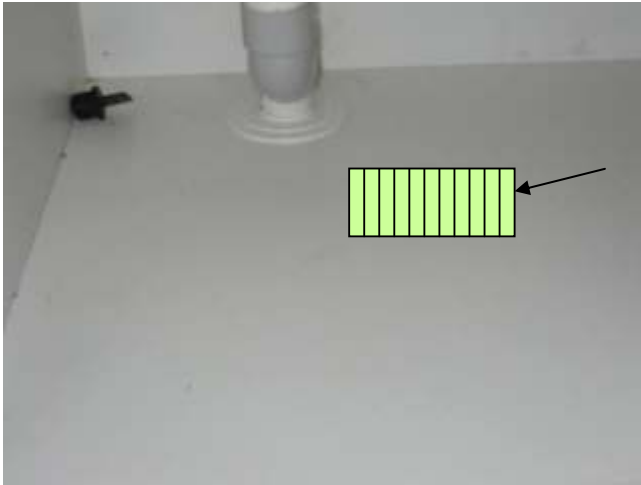
Weep Holes: Relating to concrete slab properties and also multi level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the Dwelling/Building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the dwellings/buildings interior and within the wall cavity areas. This also includes wall area above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over 900mm in width and be no more that 1.200mm centres.

Trees: Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees. Also, see a Pest Report for further details.

FURTHER SITE FINDINGS:

1. Large trees are in the vicinity of this dwelling and its surroundings.
2. We recommend that additional site surface inlet drainage be put into place around this property.
3. If site drainage is inadequate then additional site surface/diversion drainage needs to be put into place for a dwellings foundation protection.
4. Front kerb is cracked in areas.
5. The front cross-over is cracked and undulated.
6. Front council path is cracked and undulated in areas / caused by large trees in this vicinity.
7. The paved / concrete / stencil driveway is cracked and undulated in areas.
8. The paving / concrete paths were in undulated and cracked condition around this dwelling.
9. The stormwater drainage laid on the right side should be connected appropriately.
10. Timbers in garden areas should be removed unless they are of a treated type.
11. Other paved areas are also in undulated and cracked condition.
12. Single / Three phase power appears to be evident to this dwelling, confirmation of this plus any other electrical related items to this dwelling like smoke alarms, earth leakage and safety switches can be clarified by engaging a Licensed Electrician to confirm the power supply and these other as listed items to this dwelling.
13. Gas connection is evident.
14. This appears to be a recycled water area.
15. Metal fences were in fair yet wavy and dented condition generally and they appear to be rusting at their base in the areas that have been poorly filled against by dirt or garden materials.
16. Timber fences were in average, wavy, damaged and wood decayed condition generally.
17. Left / Right side gates are / in damaged, wood decayed, metal fittings are rusting / dented and out of alignment.
18. Whilst we are not Plumbers the wall mounted / Hot Water unit appeared to be in fair / average condition generally and it is essential that the external pressure relief overflow pipe be redirected into or over an appropriate drainage inlet point with a *clear hose only*. Exposed cables to the wall mounted hot water unit must be encased in conduit to prevent weathering damage to these cables. THEREFORE A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE, IF REQUIRED. (Please note that we do not test the pressure relief valves on freestanding hot water units as this valve may break, seize or leak due to lack of testing over a period of time by the owners of properties)
19. As a general comment, any A/C unit/s condensation drainage outlets must also be directed into or over an appropriate drainage inlet point, also with a *clear hose only*.
20. NOTE: Any timbers that are in direct ground contact should be removed or relocated unless evidence is provided that these timbers are of a treated or specific type suitable for its as applied application.
21. Properties retaining walls are out of plumb, wood decay damaged, cracked and damaged in areas.
22. There appears to be drill holes in the concrete paths / areas against this dwelling indicating a Pest/Termite treatment may be in place, therefore the documentation like warranties and company of application must be sought. See Pest Report for further details.

INTERIOR OF THE INSPECTED PROPERTY:



In General:

We recommend that removable vents be fitted to the ground floor levels kitchen, laundry and vanity cupboard/s pipe penetrations for ease in the future termite inspections to concrete slab floored dwellings.

This garage ceiling joist has been poorly cut out to fit the roll-a-door, poor tradesman like works.



The front veranda room ceiling appears to be water stained from leaking above this area.



The front veranda room ceiling appears to be water stained from leaking above this area.



The front veranda room ceiling appears to be water stained from leaking above this area.



The front veranda room ceiling appears to be water stained from leaking above this area.



OUR RECOMMENDATIONS, AT THE TIME OF THIS INSPECTION:

1. AS 3786 – Advises, that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to seek advice on these detectors. Smoke detectors must be ceiling mounted and not wall mounted. Smoke detectors operated OK at the time of this inspection.
2. The finish of the internal painting was in average and patchy condition generally with some marks and stains visible in areas which can be rectified at the next time of repainting.
3. We make note that the tops and bottoms of all doors to this dwelling must be sealed or painted as per all manufacturer's installation and finishing requirements.
4. Any other associated marks, indents, holes, scratches, cracks and/or poorly patched areas to some of the wall and ceiling areas internally can be rectified prior to the next time of repainting.
5. Taps will need general maintenance and new washers within the near future.
6. We recommend that additional ventilation be put into place into all of the wet room areas.
7. Some of the doors will need new door stops to be fitted to prevent wall or door lock damage.
8. **NOTE:** Cornice joint cracking and cornice separation may be visibly evident in some of the room areas; this is minor and is normally common settlement only, unless otherwise stated.
9. **NOTE:** When "OK" appears in the interior room section of this inspection report, this means there is no visible defects evident to that room area at the time of this inspection.
10. **NOTE:** A dwellings A/C units are not tested at the time of this visual pre-purchase inspection and we recommend the units return air filters be cleaned on a regular basis as per the manufacturer's specifications.
11. **NOTE:** Handrails are required were a person has the potential to fall one meter or more.
12. External door locks were tarnished.
13. Floor movement is evident to the top floor in areas that can be rectified by re-screwing the affected floor areas at the next time of recarpeting.
14. Floor movement is evident in some room areas, therefore rectification works are now required within the sub floor area.
15. Floor is undulated in areas internally.
16. Wall and ceiling cracking was visibly evident in areas internally to this dwelling.
17. Floor tiles were cracked and drummy in some room areas.
18. Non tradesman like works was evident to the bedroom built-in robes, wall and floor tiling and to the painting of this dwelling.
19. The bathroom and WC wall and floor tiling has been poorly done by a non tradesperson.
20. Carpets were soiled and need cleaning.
21. Wall render finish is cracked and drummy in areas, which is common for dwellings of this age.
22. Window blinds are damaged in areas to some units.
23. The internal steps/stairs have uneven riser heights making this a safety hazard.

INTERIOR DESCRIPTION OF EACH ROOM:

BOTTOM FLOOR:

DOUBLE/GARAGE:

Slab is cracked and poorly finished and oil stained, auto roll-a-doors / panel-lift doors / tilt-a-door face is dented and the units operation are OK needs general maintenance and lubrication, stored goods hindered our complete inspection of this area, all exposed electrical cables to be encased in conduit, ceiling is not lined, ceiling sheet joint shrinkage visible in this area, nails popping on the ceiling.

ENTRY/FOYER/HALLWAY/STAIRWELL AREAS:

Smoke alarm operation OK, ceiling is cracked in areas, as tested high moisture readings were evident opposite the shower area.

STUDY/GUEST BEDROOM:

Door is binding, wall cracking is evident.

LIVING/DINING:

Flooring appears to have been repaired in areas, French doors were binding.

SITTING ROOM:

Smoke alarm operation OK, wall cracking is evident.

WC:

WC pan was loose, floor tiles were drummy in areas.

KITCHEN/DINING/FAMILY/MEALS:

Cupboards were in fair / average condition generally and the doors need minor adjustment and the interiors need general cleaning, cupboards were dampness affected in internal areas, sink drain is to be sealed through its base, PC Appliances like Dishwashers, Range Hoods, Ovens, Hot Plates & Microwave units are not tested in a visual pre purchase inspection as this is out of our area of expertise, bench top perimeters need resealing, cutlery divider was missing to the top drawer unit, bench top joints were dampness affected and swollen in areas.

LAUNDRY:

Tubs are loose and rusting, tub door does not operate as intended, floor tiles are drummy in areas, door is binding, WC pan is loose, hot and cold buttons missing.

WC/SHOWER/BATHROOM:

WC pan is loose, no shower leak was visibly evident at the time of this inspection, therefore we recommend the shower base be resealed by a qualified and licensed tradesperson and a warranty must be sought, door timbers are dampness affected at their base caused by the leaking shower in areas, the shower tap flanges should be sealed then must be re-sealed annually to the wall tile surface for the prevention of internal wall damage, vanity tap hot and cold buttons missing, wall mirror edging is dampness affected, bath perimeter needs resealing, bath was chipped in areas, spa bath's operation was not tested, vanity drain to be sealed through its base, exhaust fan unit to be cleaned.

TOP FLOOR:

Floor movement is evident to the top floor in areas, this can be rectified by re-screwing and crimping the affected floor areas, at the next time of recarpeting these areas.

STAIRWELL/SITTING ROOM/HALLWAY:

Smoke alarm operation OK, ceiling is cracked in areas, as tested high moisture readings were evident opposite the shower area.

WC:

WC pan loose, WC roll holder is loose.

BATHROOM:

WC pan is loose, no shower leak was visibly evident at the time of this inspection, therefore we recommend the shower base be resealed by a qualified and licensed tradesperson and a warranty must be sought, door timbers are dampness affected at their base caused by the leaking shower in areas, the shower tap flanges should be sealed then must be re-sealed annually to the wall tile surface for the prevention of internal wall damage, vanity tap hot and cold buttons missing, wall mirror edging is dampness affected, bath perimeter needs resealing, bath was chipped in areas, spa bath's operation was not tested, vanity drain to be sealed through its base, exhaust fan unit to be cleaned.

1ST BEDROOM/ROBE:

Door is binding, the door lock striker was inoperative into the door jamb striker area, the robe railing pillars have been poorly fitted to the underside of the robe shelving only, robe sliding doors need adjustment and roller maintenance and lubrication, robe doors need new catches, nails are popping on the ceiling, wall cracking is evident in areas.

ENSUITE/WC/SHOWER:

WC pan is loose, no shower leak was visibly evident at the time of this inspection, therefore we recommend the shower base be resealed by a qualified and licensed tradesperson and a warranty must be sought, door timbers are dampness affected at their base caused by the leaking shower in areas, the shower tap flanges should be sealed then must be re-sealed annually to the wall tile surface for the prevention of internal wall damage, vanity tap hot and cold buttons missing, wall mirror edging is dampness affected, bath perimeter needs resealing, bath was chipped in areas, spa bath's operation was not tested, vanity drain to be sealed through its base, exhaust fan unit to be cleaned.

2ND BEDROOM/ROBE:

Door is binding, robe railing pillars have been poorly fitted to the underside of the robe shelving only, robe sliding doors need adjustment and roller maintenance and lubrication, robe doors need new catches, nails are popping on the ceiling, wall cracking is evident in areas.

3RD BEDROOM/ROBE:

Door is binding, robe railing pillars have been poorly fitted to the underside of the robe shelving only, robe sliding doors need adjustment and roller maintenance and lubrication, robe doors need new catches, nails are popping on the ceiling, wall cracking is evident in areas.

4TH BEDROOM/ROBE:

Door is binding, robe railing pillars have been poorly fitted to the underside of the robe shelving only, robe sliding doors need adjustment and roller maintenance and lubrication, robe doors need new catches, nails are popping on the ceiling, wall cracking is evident in areas.

Other Inspections, Certificates &/or Reports Required:

It is Essential that these Inspections and/or Reports be obtained prior to any decision to purchase so the purchaser can be well equipped to make an informed decision.

These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are totally excluded from this Report. (Unless otherwise agreed to.)

Timber Pest Inspection	Full Electrical, PC and Fittings Inspection <i>* Its recommended that a Licensed Electrician be consulted, for further advice</i>	Full Plumbing, Stormwater & Sewer Drainage Inspection <i>* Its recommended that a Licensed Plumber be consulted, for further advice</i>
Smoke Alarm Certification	Appliances, PC Items & Hot Water unit/s Inspection	Air Conditioning unit/s Inspection
Pest / Termite Treatment Type, its area of application, Warranty and certification	Council Approvals to be sought for the rear additions / pergola / carport / Granny Flat dual Occupancy	Asbestos / linings and pipe lagging Inspection
Full STRATA Inspection and Documentation Search	Engineers Inspection and Certification to be sought for Structural Steel beams	Stormwater / Hydraulic Inspection
Home Owners Warranty Insurance Certificate	Wet area Flashing, Shower trays and Waterproofing / Balcony Waterproofing Certification	Strata Fire Services Inspection
Complete Swimming Pool Inspection for the Filtering system operation, Solar Heating operation, Safety issues, Pool Fencing, gate operation and its Structural Integrity	Mould Inspection by and Industry Hygienist	Septic Tank Inspection in relation to its operation

Information Regarding the Scope & Limitations of our Inspection and Report

1. **THIS IS A VISUAL INSPECTION ONLY:** Limited to those areas and sections of the property that is fully accessible on the date of this Inspection.
2. This Report does not make comment on area that may or are concealed. This report is an assessment or detection of any defects, (including rising damp and any leaks) which may be due to certain weather conditions. Whether or not services have been used (*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. Any Gas fittings. Common property areas. Local or near noise levels. Any health and safety issues. Any security concerns. Fire protection. Any detection of illegal building or plumbing of electrical works. We do not comment and any arrears out of our area of expertise.
3. If an Issue or pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs. The Arbitrator or Mediator will determine what costs each of the parties are to pay. The inspectors PI Insurer must be notified in writing of any pending claim or dispute involving this as inspected property within the 28 days of the same. (Do Not Use Inspection entities that are not Insured.)
4. Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.
5. This as inspected properties site classification should be confirmed with your local Council. In addition the C.S.I.R.O has a brochure available from your local Council on and in reference to foundation maintenance. We recommend this brochure be obtained if and when visible foundation problems exist on this property. A Geotechnical Report can also be obtained if in doubt.
6. Once this Inspection report document has been emailed, picked up or delivered it is then deemed as being totally read and accepted including the reports terms and conditions and understood by the Purchasers, unless otherwise notified in writing.
7. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.

SPECIAL NOTE:

It is essential that a **Pest Inspection and Report** to AS 4349.3 be sought on this property, unless it was arranged with this Building Inspection Report. (If a Termite Treatment was evident to this inspected dwelling then contact must be sought to the Pest Inspector in relation to this item for clarification and warranty details. If no Termite Treatment is in place then a complete Termite Treatment must be put into place for future protection of this property)

We also refer to the Australian Standards, AS 3660.1-2000 Part 4.4, in relation to slab edge exposure and the Pest Report, if obtained, must refer to this standard.

In relation to properties slab edges, in the event the slab edge is not exposed, then this creates a high risk for potential Termite Attack. Termites can enter via the dwellings weep holes or at the base of the drop edge beam areas. High coverage of foliage can also hinder visible access areas of Termite Attack. See **"Pest Report"** for further details.

Conclusion & Summary: (High, Typical of Low)

The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment only of the property to identify any defects and to form an opinion regarding the condition of the property at the time of the inspection.

The incidence of any form of Defects within this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: *LOW*

Important Inspector's Advice:

Note: In the case of **Strata** or **Company Title** properties, like **Town Houses**, **Units** and **Villa Units** 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. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.

The Septic Tanks: It is our opinion that this item, if applicable, should be inspected by a licensed plumber. Septic Tanks and their operation is out of our area of expertise.

Swimming Pools: Swimming Pools/Spa's are not part of the Standard Visual Building Report under AS4349.1-2007 and are not covered by this Report unless we show in our opinion some assumed items of concern. It is essential a pool expert be consulted to examine the pool and the pools equipment and its 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 current legislation. CPR charts can be obtained from your local Council. The Swimming Pool Fencing codes can also be obtained from your local Council.

IMPORTANT DISCLAIMER:

No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.

DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report.

NEED TO MAKE CONTACT WITH THE INSPECTOR?

Please contact the Inspector who carried out this inspection. At times it is difficult to explain situations and access difficulties to what is and isn't inspected. Any building matters of importance in that needs a further understanding by the client. You should contact the inspector and have any misunderstood or other matters explained to you. For a complete clarification then contact the inspector prior to purchase of this property. Additional fees will apply if required to provide further written information from the inspector. The Inspector will only answer questions relating to this inspected property and no questions will be entered into in relation to the properties or the dwellings future structural ability will be entered into. The inspector is at your service so feel free to ask them anything throughout the term of your life within this new home. This inspection and report is based on the expertise and qualifications as a Licensed Builder and a Qualified Building Inspector.

Howard James Ryan, Licensed Builder, Accredited Consultant

Accredited by AON Insurance 1/11/2009

Members:

[I.B.C Institute of Building Consultants NSW](#)

[B.D.P.S Inc Building Dispute Practitioners Society Inc VIC](#)



[P.P.I. REGISTRY NSW Pre-Purchase Inspectors Registry NSW](#)



[S.H.B.C Sydney Hills Business Chamber](#)

A.P.O.P.A. Australian Property Owners Protection Association Regd 01007

*** Time taken to produce this Inspection and Report: 5 hours 25mins**



Signed for & on behalf of: **“H & K RYAN & ASSOCIATES” Howard J. Ryan**

End of report.....