



Pre-Plaster Report

Inspection Date: 30 Jul 2020

Property Address: Wollert Area



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection details

Property Address: Wollert Area

Date: 30 Jul 2020

Report Type: New Home Construction

Client

Name: Private

Email Address: Private

Phone Number: Private

Consultant

Name: Les Camilleri

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

General description of property

| | |
|------------------------------|--|
| Building Type: | Detached house |
| Number of Storeys: | Single storey |
| Siting of the building: | Towards the front of a small block |
| Gradient: | The land is relatively flat |
| Site drainage: | The site is inadequately drained, however at this stage of the build |
| Orientation of the property: | The facade of the building faces southeast Note. For the purpose of this report the façade of the building contains the main entrance door. |
| Weather conditions: | Dry |

Primary method of construction

| | |
|-------------------------------------|--|
| Main building – floor construction: | Slab on ground |
| Main building – wall construction: | Brick veneer (timber framed), Fibre-cement sheeting |
| Main building – roof construction: | Finished with roofing tiles, Timber framed, Pitched roof |
| Other timber building elements: | NOT APPLICABLE |
| Other building elements: | Garage |

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Building interior
- Building exterior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

| | |
|-------------------------------------|-----------|
| Evidence of safety hazards | Not Found |
| Evidence of non compliant works | Found |
| Evidence of substandard workmanship | Not Found |
| Evidence of incomplete works | Not Found |

Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Re-Inspection By Master Property Inspections.

Significant items

Safety Hazard

No evidence was found.

Non Compliant

Non Compliant 2.01

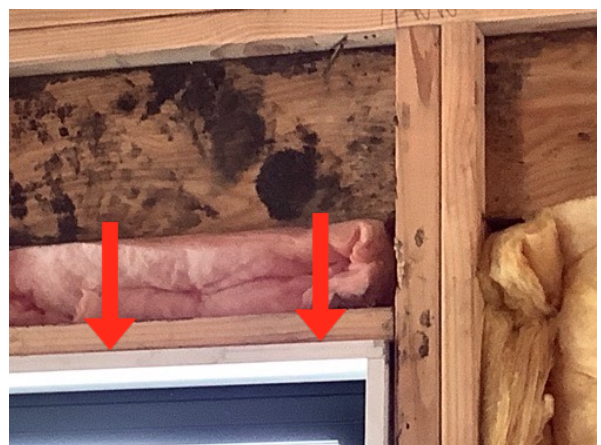
Location: Sample Only - Must Check & Repair Entire Building

Finding: Top Of Window - Undersized Gap.
There are areas where the top of the windows are currently tight or well under 15mm to the underside of the timber lintels.

It is a requirement of Australian Standard, A.S 1684 Residential Timber-Framed Construction, clause 6.2.3 Openings, that 'A minimum clearance of 15mm shall be provided between the underside of the lintel or lintel trimmer and the top of the window frame'.

This opening and/or ALL openings that are under 15mm must all be modified in compliance with the above.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.



Non Compliant 2.02

Location: Sample Only - Must Check & Repair Entire Building

Finding: Window Installation - Gaps To Perimeter Of Windows Defective.
As per AS-2047-1999 and the defect clause is below.
All windows must have sufficient gap around them with a minimum of 15mm at the top of the window to the underside of the timber frame.
In this case the defect in discussion is the sides of the window and the bottom of the window DO NOT have a sufficient gap if any to allow for movement and compression of the frame.

ALL WINDOWS with no or insufficient gaps, also as per manufacturers standards is packing to the sides and bottom of the windows as well, must be reworked to allow a recommended of at least 15mm to 20mm of packing.

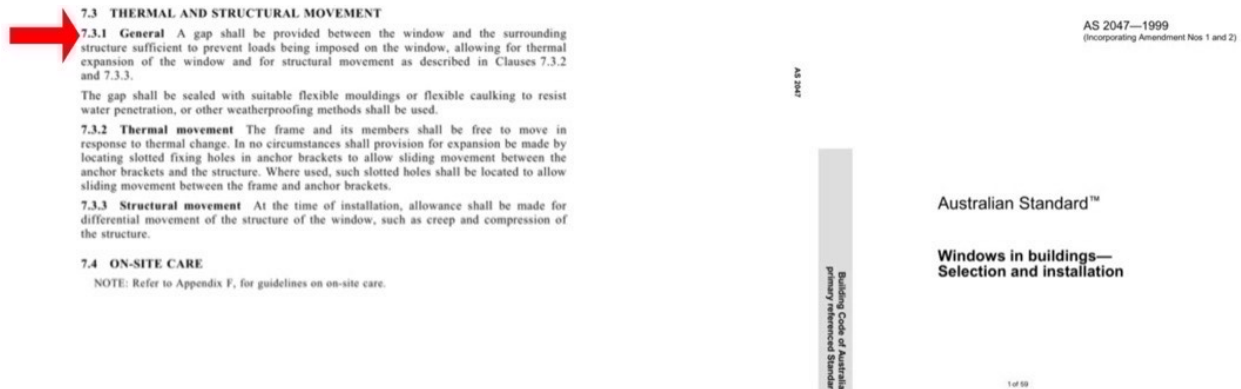
The packers must be as the manufacturers specifications.

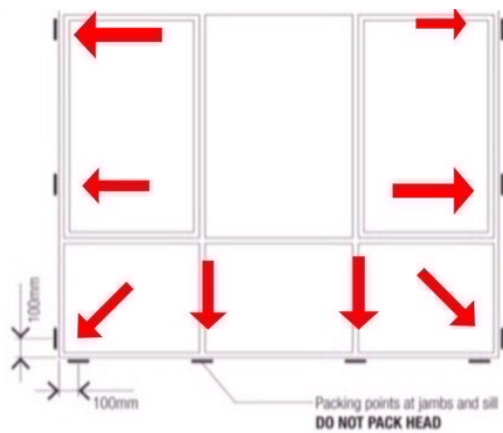
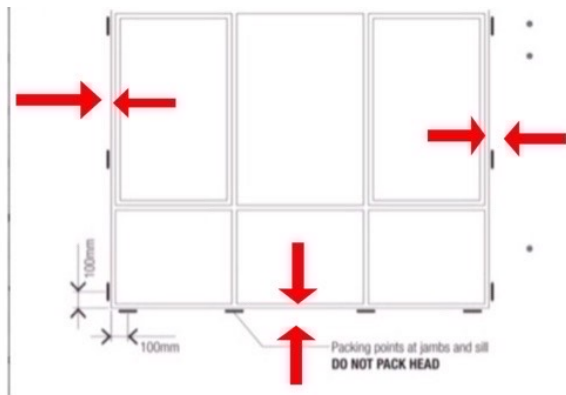
7.3 THERMAL AND STRUCTURAL MOVEMENT

7.3.1 General A gap shall be provided between the window and the surrounding structure sufficient to prevent loads being imposed on the window, allowing for thermal expansion of the window and for structural movement as described in Clauses 7.3.2 and 7.3.3.

The gap shall be sealed with suitable flexible mouldings or flexible caulking to resist water penetration, or other weatherproofing methods shall be used.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.





25 AS 2047—1999

SECTION 7 INSTALLATION

7.1 WINDOW SELECTION A window assembly shall suit the design wind speed or pressure of the site and the building in which it is to be installed. A window assembly shall have a window rating or design wind pressure not less than the wind classification of the site or location on the building in which it is to be installed.

A suitably competent and experienced person shall nominate the window rating appropriate to the site or the building.

7.2 INSTALLATION Openings in buildings into which windows are to be installed shall be of sufficient size to allow the window frame to be installed level and plumb. Windows shall only be installed in locations for which they are designed in accordance with this Standard.

Window assemblies shall be fixed into the building using recognized building practices. Fixing shall not deform the window assembly. Non-load-bearing window assemblies shall not carry building loads.

Installed window assemblies shall prevent water penetration and excessive air infiltration.

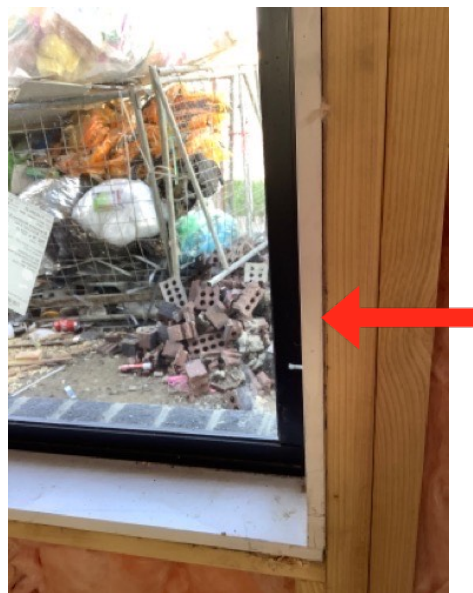
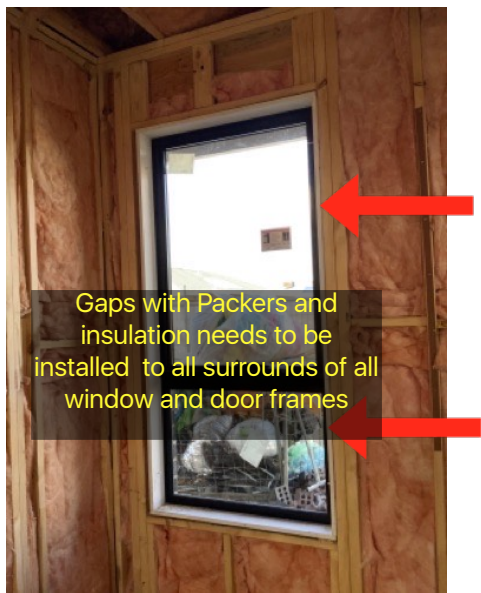
NOTE: Window manufacturers' installation procedures may need to be followed for particular installations.

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This Australian Standard was prepared by Committee BD21, Windows. It was approved on behalf of the Council of Standards Australia on 30 April 1999 and published on 5 June 1999.

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Non Compliant 2.03

Location: Sample Only - Must Check & Repair Entire Building

Finding: Windows - No Packing, As Per The Manufactures Specifications. (Or Packing Not Satisfactory)

Windows must be packed at the mullions as specified by the window manufacturers specifications.

ALSO

As per AS-2047-1999 and the defect clause is below.

All windows must have sufficient gap around them with a minimum of 15mm at the top of the window to the underside of the timber frame.

In this case the defect in discussion is the sides of the window and the bottom of the window DO NOT have a sufficient gap if any to allow for movement and compression of the frame.

ALL WINDOWS with no or insufficient gaps, also as per manufacturers standards is packing to the sides and bottom of the windows as well, must be reworked to allow a recommended of at least 15mm to 20mm of packing.

The packers must be as the manufacturers specifications.

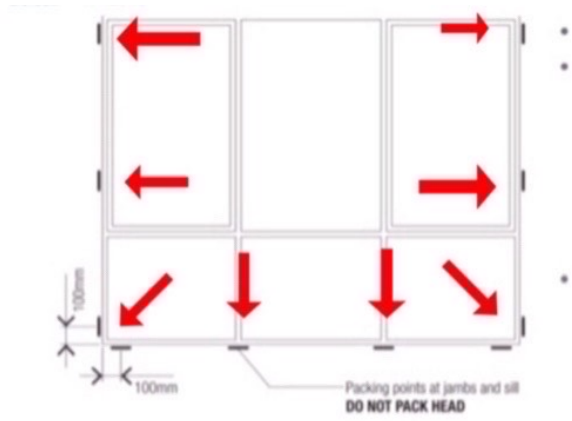
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The gap shall be sealed with suitable flexible mouldings or flexible caulking to resist water penetration, or other weatherproofing methods shall be used.

7.3.2 Thermal movement The frame and its members shall be free to move in response to thermal change. In no circumstances shall provision for expansion be made by locating slotted fixing holes in anchor brackets to allow sliding movement between the anchor brackets and the structure. Where used, such slotted holes shall be located to allow sliding movement between the frame and anchor brackets.

7.3.3 Structural movement At the time of installation, allowance shall be made for differential movement of the structure of the window, such as creep and compression of the structure.

7.4 ON-SITE CARE

NOTE: Refer to Appendix F, for guidelines on on-site care.

25 AS 2047—1999

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A suitably competent and experienced person shall nominate the window rating appropriate to the site or the building.

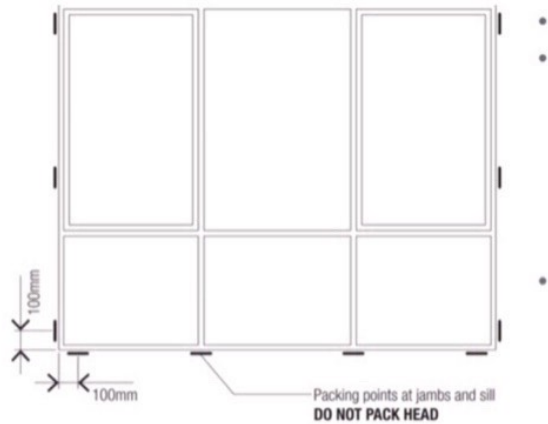
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Window assemblies shall be fixed into the building using recognized building practices. Fixing shall not deform the window assembly. Non-load-bearing window assemblies shall not carry building loads.

Installed windows assemblies shall prevent water penetration and excessive air infiltration.

NOTE: Window manufacturers' installation procedures may need to be followed for particular installations.

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Non Compliant 2.04

Location: Sample Only - Must Check & Repair Entire Building

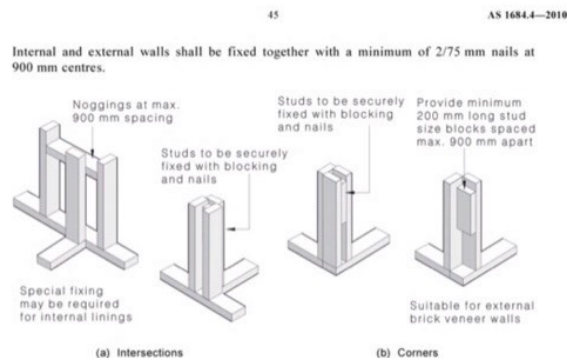
Finding: Blocking at intersecting walls - insufficient / undersized
 It was observed that the blocking of intersecting walls are insufficient in the nominated locations throughout the Structure.
 The AS1684.2 indicates that three blocks are required at intersecting walls (minimum length 200mm)
 At spacings not exceeding 900mm and each stud must be fixed to the block with 2/75mm nails.
 Where wall junctions are within a deemed wet area, blocks must be installed at a maximum of 600mm centres .

In particular the standard notes that all walls must be installed with noggings at a spacing not exceeding 1350mm and wall intersections don't negate this requirement.

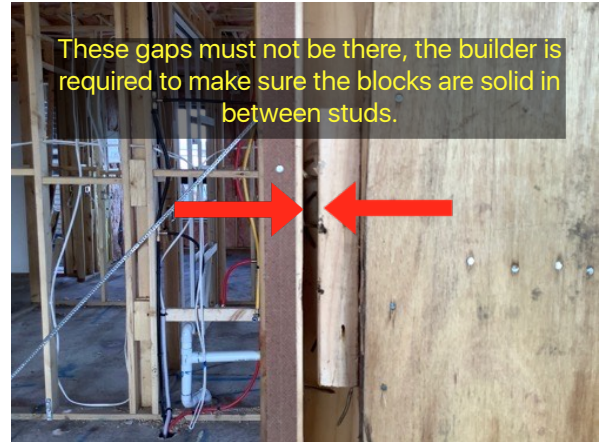
6.2.1.3 Wall junctions

Studs at wall junctions and intersections shall be in accordance with one of the details shown in Figure 6.2. Studs shall be not less in size than common studs. All junctions shall have sufficient studs, which shall be located so as to allow for adequate fixing of linings. Internal and external walls shall be fixed together with a minimum of 2/75 mm nails at 900 mm centres.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.



It may be hard to see in the photo, however the three blocks that are minimum 200 mm long at all the intersections must be hard against the studs there are areas where there is a gap between the blocks and the studs of about 15 mm



Non Compliant 2.05

Location: Sample Only - Must Check & Repair Entire Building

Finding: No Space Between Beam And Brickwork
The brickwork had been installed hard up to the underside of the roof beams.

Part 3.3.1.10 Shrinkage Allowance for Timber Framing of the BCA requires that 'In masonry veneer walls a gap must be left between the timber frame and the top of the masonry wall, including window sills ect, to allow for settlement of the timber framing caused by timber shrinkage.

These clearances must be not less than 5mm at sills of lower and single storey windows; and 8mm at roof overhangs of single storey buildings'.

The brickwork below these beams will need to be lowered to achieve the required 8mm clearance.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.





Non Compliant 2.06

Location: Sample Only - Must Check & Repair Entire Building

Finding: Posts to portico and alfresco area, need to be bolted to roof beam.
The roof beams over the portico and alfresco area has not been tied or bolted to the post supporting them.

I refer the builder to AS 1684.2, clause 9.5, and Table 9.4 under the heading of nominal fixings. It states; Verandah beams and roof beams shall be joined to post with 1/M12 or 2/ M10 bolts.

Nails and hooping iron are not noted on the engineering or the Australian Standard. To substitute hooping iron at the front or rear will require an engineering compliance assessment.

Framing nails installed are clearly inadequate.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.

TABLE 9.4
NOMINAL FIXINGS FOR TIMBER MEMBERS

| Joint | Minimum fixing for each joint |
|----------------------------|---|
| Posts to bearers or joists | 1/M12 or 2/M10 bolts (unless otherwise specified) |



3. The gang nails universal brackets must be nailed with:

Non Compliant 2.07

Location: Sample Only - Must Check & Repair Entire Building

Finding: Services holes and penetrations - over sized
It was observed during inspection that the diameter/size of holes and penetrations exceeded the maximum size allowable as defined in AS1684.
AS1684 states that service penetrations to studs and plates shall not exceed 25mm and shall be placed central to the breadth or width of the member.
Consultation with the building surveyor or certifier is recommended to establish the correct course of action to overcome the existing installation of services to comply with AS1684.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.

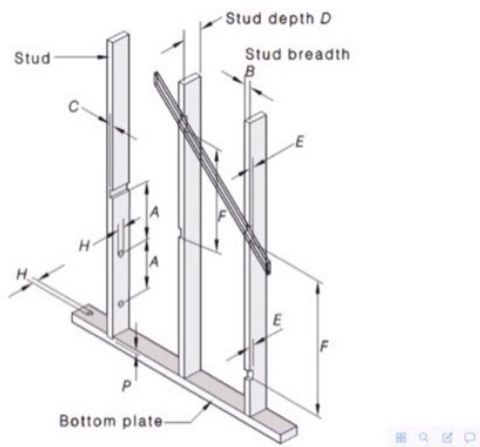


TABLE 6.1
HOLES AND NOTCHES IN STUDS AND PLATES

| Symbol | Description | Limits | |
|--------|---|---|-----------------------------|
| | | Notched | Not notched |
| A | Distance between holes and/or notches in stud breadth | Min. 3D | Min. 3D |
| H | Hole diameter (studs and plates) | Max. 25 mm (wide face only) | Max. 25 mm (wide face only) |
| C | Notch into stud breadth | Max. 10 mm | Max. 10 mm |
| E | Notch into stud depth | Max. 20 mm (for diagonal cut in bracing only) (see Notes 1 and 2) | Not permitted (see Note 1) |
| F | Distance between notches in stud depth | Min. 12B | N/A |
| P | Trenches in plates | 3 mm max. | |



Non Compliant 2.08

Location: Sample Only - Must Check & Repair Entire Building

Finding: Holes and notching - insufficient distance.
It was observed during inspection that the minimum distance between holes for services (electrical and / or plumbing) and notching has not been maintained. The AS1684.2 2010, Page 60 and 61 requires a minimum distance between holes and notching in a 90mm stud and top plates is 270mm apart.
The standard (table 6.1) states that the distance between holes and other holes or holes to notches in studs can be no closer than $3 \times D$. This is calculated as $3 \times$ the depth of the material used. In this case $3 \times D$ is $3 \times 90\text{mm}$ or 270mm minimum distance apart.

Two Options.

Option One:

Install a noggin on edge hard up against the top plate..Install two nails to each side of the studs and nail two nails into the top plate and into the noggin on edge.

Option Two:

The timber must be replaced and the rough in reinstalled at 270mm separation or the area beside the rough in cleated to add additional support to the stud.

Consultation with the building surveyor or certifier is recommended to establish the correct course of action to overcome the existing installation of services to comply with AS1684.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.

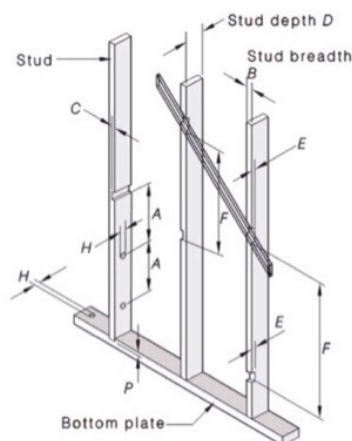
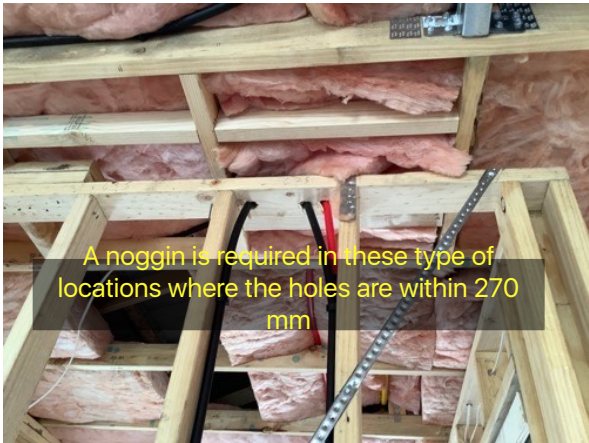
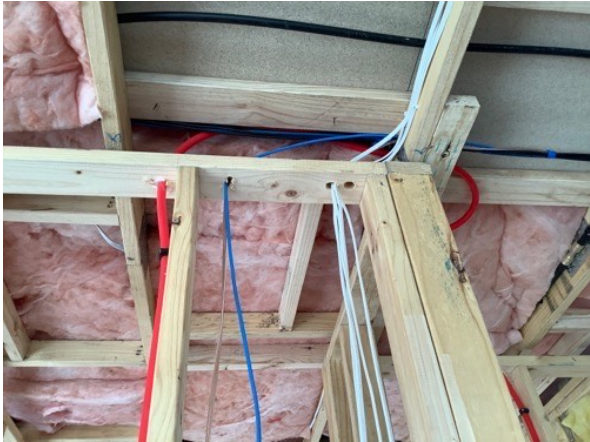


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HOLES AND NOTCHES IN STUDS AND PLATES

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|--------|---|---|-----------------------------|
| | | Notched | Not notched |
| A | Distance between holes and/or notches in stud breadth | Min. $3D$ | Min. $3D$ |
| H | Hole diameter (studs and plates) | Max. 25 mm (wide face only) | Max. 25 mm (wide face only) |
| C | Notch into stud breadth | Max. 10 mm | Max. 10 mm |
| E | Notch into stud depth | Max. 20 mm (for diagonal cut in bracing only) (see Notes 1 and 2) | Not permitted (see Note 1) |
| F | Distance between notches in stud depth | Min. $12B$ | N/A |
| P | Trenches in plates | 3 mm max. | |



A noggin is required in these type of locations where the holes are within 270 mm



Non Compliant 2.09

Location: Sample Only - Must Check & Repair Entire Building

Finding: Plumbing lines passing through framing - Not Packed / Siliconed.
It was identified that there are instances where the water plumbing supply lines pass through studs and top plates and between noggins that have not been packed with silicon or similar material at each hole to stop water hammer or vibration.

AS 3500.1, clause 5.5.2.1 calls for the space to be filled.

All pipes that run through walls must be fully secured in place with all movement restricted by all possible means.

Also

5.5.2.1 Walls

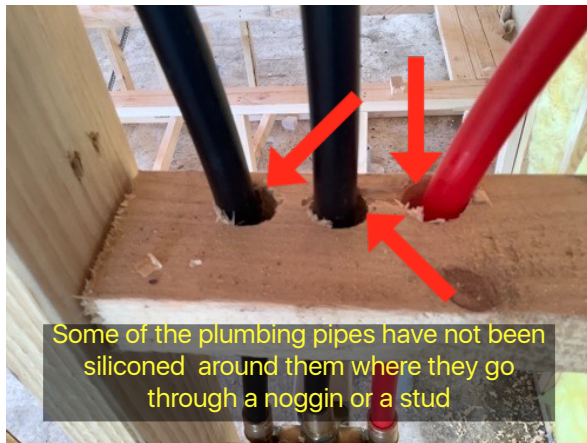
Water services located in timber- or metal-framed walls of brick veneer construction shall be installed as follows:

(a) Timber wall framework holes or notches made in timber studs and plates in walls shall be in accordance with the following:

(i) The maximum size and spacing of holes or notches in studs shall be in accordance with Figure 5.2 and Table 5.1.

(ii) Where uninsulated pipes are used, a collar of lagging material or a neutral cure silicone sealant shall be used to fill the annular space.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.



Non Compliant 2.10

Location: Sample Only - Must Check & Repair Entire Building

Finding: Walls / Bulkhead built hard up to the trusses

The bulkhead along the Kitchen wall has been blocked up off the top plates to align the ceiling, a practice that will now stop the trusses from being able to deflect as they were designed too; as well as now making the internal non load-bearing walls load-bearing.

The relevant Australian Standards A.S 1684 Residential Timber-Framed Construction, states in section 6.2.5.2 Internal Walls – Trussed Roofs, that ‘Non Load-bearing walls shall be kept a minimum of 10mm below the underside of the bottom chord, or ceiling battens when used’. While A.S. 4440 Installation of Nail-plated Timber Roof Trusses, state in section 2.2.2 Non Load-bearing Walls, that ‘Non load-bearing walls, as designated, shall not carry any truss loading and shall not be packed to touch the underside of trusses (see Figure 2.1)’.

A.S. 4440 Installation of Nail-plated Timber Roof Trusses, also state in Appendix B2 Camber, that ‘Trusses are built with camber to allow for the initial deflection at the take up of load and some creep (i.e. long-term deflection) as the timber settles. Thus, packing to the underside of a truss over a non load-bearing wall may stop these deflections and in turn support the truss in an incorrect position’.

This blocking must be removed and the ceiling lines straightened using one of the other available methods.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.

Installation of Nail-plated Timber Roof Trusses, state in section 2.2.2 Non Walls, that ‘Non load-bearing walls, as designated, shall not carry any tru shall not be packed to touch the underside of trusses (see Figure 2.1)’.

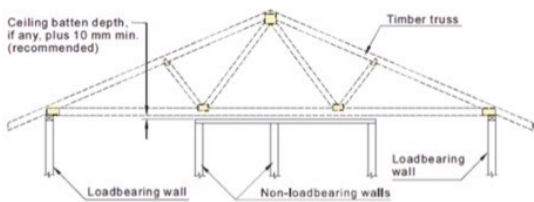


FIGURE 2.1 LOADBEARING AND NON-LOADBEARING WALLS

A.S. 4440 Installation of Nail-plated Timber Roof Trusses
Camber that Trusses are built with camber to allow for the initial deflection

6.2.5.2 Internal walls—Trussed roofs

Non-loadbearing walls shall be kept a minimum of 10 mm below the underside of the bottom chord, or ceiling battens when used. Trusses shall be fixed to internal non-loadbearing walls as shown in Figure 6.11, or as required for bracing (see Clause 8.3.6.9).

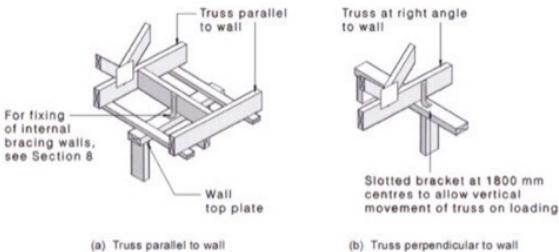
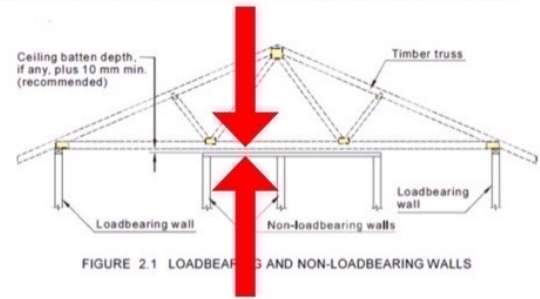


FIGURE 6.11 FIXING OF TRUSSES TO A NON-LOADBEARING INTERNAL WALL

Walls, that 'Non load-bearing walls, as designated, shall not carry any truss load. They shall not be packed to touch the underside of trusses (see Figure 2.1)'.



A.S. 4440 Installation of Nail-plated Timber Roof Trusses, [Combar](#) that 'Trusses are built with camber to allow for the initial deflection'.



Non Compliant 2.11

Location: Sample Only - Must Check & Repair Entire Building

Finding: Vapour barrier - Defective (AS2870- 2011)
 I HIGHLY RECOMMEND that the builders dig the entire perimeter carefully, without damaging the plastic and extends the vapour barrier plastic 600mm as it was in the slab inspection statement.
 The over lap must be a minimum of 200mm and the correct tape must be used and sealed both sides 100%.

If something happens and by some chance the builders warranty finishes , this will be classed as defective workmanship and HAS THE POTENTIAL to affect the insurance claim.

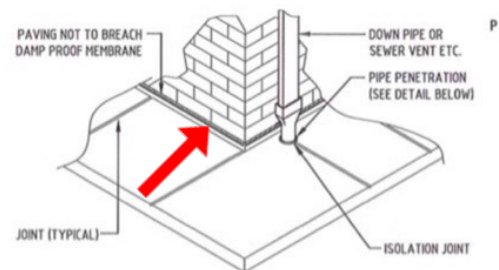
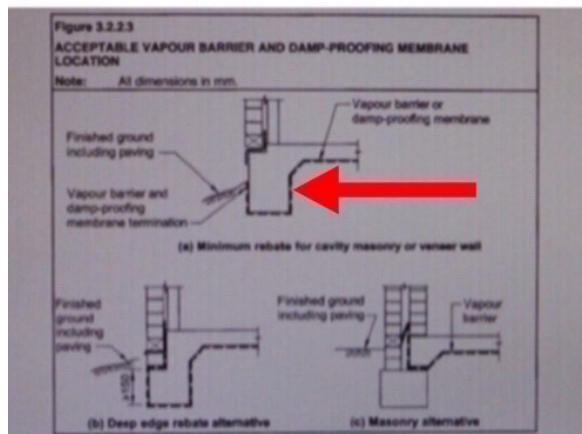
The functionality of the vapour barrier to the entire perimeter of the building including, between the the buildings each side of the house is being compromised due to poor workmanship during the installation/construction process.

It is a requirement of AS 2870-2011 5.3.3.4 that vapour barriers are turned up and terminated at ground level above pavement adjacent footing. The vapour barrier is defective if building materials and fill has been left on top of the membrane, as this prevents it from being pulled up against the slab when installing perimeter paving as it is intended to be.

This must be remedied immediately to prevent slab edge dampness.

It is a requirement of AS 2870-2011 5.3.3.4 that vapour barriers are turned up and terminated at ground level above paving adjacent footing. The vapour barrier is defective is building material and fill has been left on top of the membrane as this prevents it from being pulled up against the slab when doing perimeter paving as it is intended to be.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.





Non Compliant 2.12

Location: Ensuite Shower

Finding: Shower stud width NOT Acceptable.
The shower recess requires additional studs to be added to comply with the requirements of the BCA and the framing standard.
Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance. This wall or common studs need to be placed at centres no greater than 30cm and noggins must be spaced between at the same line as the rest of the dwelling no greater than 180mm off set.
Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.



Substandard Workmanship

No evidence was found.

Incomplete

No evidence was found.

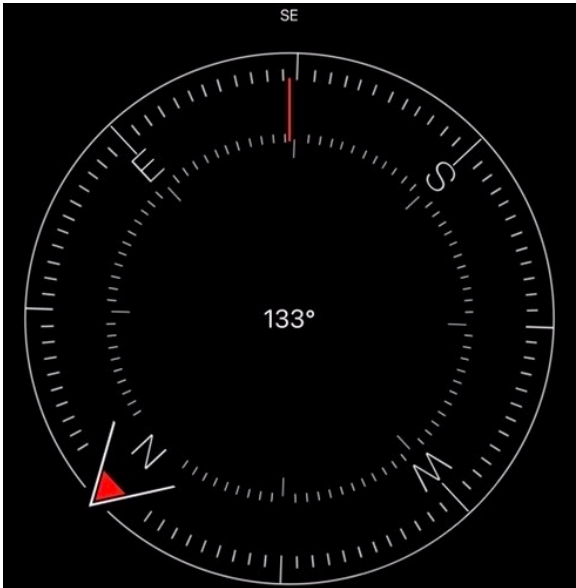
Additional comments

My client has requested a reinspection so it is imperative that the builder does not continue the build process until all repairs are complete and I have re-inspected the job

For Your Information

For Your Information 5.13

Location: The Site
Finding: Site Photos
Additional photos are provided for your general reference.





For Your Information 5.14

Location: The Site

Finding: Special Notes.

Particulars of Our Inspection and Report

Our Inspection is a visual inspection of the overall finishes and the quality of those finishes presented by the Builder. This Report is a list of items that in our judgement do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner, in relation to the Building Code of Australia, (BCA's) the Building Regulations, any relevant Australian Standards and the acceptable standards and tolerances as set down by the Building Commission.

1. Purpose

The purpose of our inspection is to identify any defects in the finishes and the quality of those finishes presented by the builder at the stage of works nominated on the front of this report. This report contains a schedule of building defects that in the writer's judgement do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner relative to the Building Code of Australia, the relevant Australian Standards or the acceptable standards and tolerances as set down by the Building Control Commission.

2. Scope

Our engagement is confined to that of a Building Consultant and not that of a Building Surveyor as defined in the Building Act, of 1993. We therefore have not checked and make no comment on the structural integrity of the building, nor have we checked the title boundaries, location of any easements, boundary setbacks, room dimensions, height limitations and or datum's, glazing, alpine and bush-fire code compliance, or any other requirements that is the responsibility of the Relevant Building Surveyor, unless otherwise specifically noted within this report.

For Your Information 5.15

Location: The Site

Finding: Advice Summary.

This inspection was performed in accordance with current "Australian Standards" & in accordance with current "Standards & Tolerances" as outlined by the Victorian Building Authority.

The inspection is a visual inspection of the property as presented by the builder.

This inspection performed does not in any way attempt to verify site dimensions, finished dimensions of the completed sections or parts of the building, levels, wall alignments, floor alignments, or ceiling alignments.

The inspection performed does not in any way attempt to verify contractual conditions.

This report contains a list of a number of defects that in our judgement require rectification.

For Your Information 5.16

Location: Bathroom Only

Finding: Shower Stud Width Acceptable In The Main Bathroom
Additional photos are provided for your general reference.

Upon inspection of the shower areas, it appears that the stud width installation is at 300mm centres which is suspected to be adequate for shower areas as per BCA and the framing standard.



Conclusion

Building consultant's summary

In summary the building, (in particular the frame) compared to others of similar age and construction is built to a reasonable standard.

However there are areas of non completed works identified in which repairs are required as per AS 1684 and Standards & Tolerances.

Please notify us once ALL repairs are completed as our client as requested a re-inspection as soon as all defect items are repaired and completed, so that the frame is compliant with all the Australian Standards and Standards & Tolerances.

Please DO NOT cover any defects before we have performed our re-inspection and report.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.