



## Building Specific Inspection Report

Inspection Date: 25 Aug 2020

Property Address: 3 Sample street Melbourne



## For Your Information

Location: Site Photo's  
Finding: General Site Photo's  
Area's of interest are provided for your general reference.



# Inspection details

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Property Address: 33 Sample street Melbourne, VIC, Australia

Date: 25 Aug 2020

Report Type: Building Inspection

## Client

Name:

Email Address:

Phone Number:

## Consultant

Name: Les Camilleri

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Essendon Victoria 3040

Company Phone Number: 03 93373884

## **Client Brief (Inspection & Report Particulars)**

We have been requested by the client to carry out a limited inspection on the apartment property at 3 Sample Street Melbourne. The limited inspection is to identify the cause and/or source and the location or locations as to where the water ingress is coming from in the front bedroom area. As the water ingress would appear to be coming from above, according to the client at the time of my engagement to proceed. We have also been requested to carry out a limited inspection on the apartment property above Unit

We obtained approval to pick up the keys from the Property Management - Hampton, Vic.

The property above my clients and also appear to be the builder/developers of the entire complex.

Our role is to assist the Owner in identifying the rectification responsibilities and the costings of repairs to 3 sample, Street, Melbourne, VIC.

It is important to note that without rectification works to the above apartment first, it will not be possible to complete this units rectification works as the damages or water ingress will continue. There has been no costings for the repairs to the above apartment.

## **Notes**

No enquires have been made with any relevant councils, engineers, authorities or the building surveyor.

No furniture, fittings, lining and or claddings, fixtures or the like have been removed or shifted by the consultant/ writer in the conducting of the inspection; unless so noted within the body of the report.

No samples of any nature have been collected or removed from the property unless so noted by the writer and with the agreement of the property owner

## **Observations & Opinion**

On attendance at the property and opening the front door to the apartment with my many years of experience it was quite evident that there is a very strong moldy and musty smell in the apartment. The smell is consistent throughout the apartment and I was quite surprised that a person or persons are or were living in the property and appear to be in the process of moving out as there was not a lot of furniture and their were boxes that appeared to be in the process of being packed.

Once adjusting to the moldy and musty smell in the apartment, we proceeded to the back bedroom where we instantly identified our clients concerns. At the time of the inspection :

- / The ceiling was water stained and water damaged.
- / The bulkhead timber area had water stains and wood rott.
- / There was water stains running vertically down the window and door frames in various areas over approximately a 2.5 metre area.
- / There was actual areas of wetness and dampness running vertically down the window and door frames in various areas over approximately a 2.5 metre area.
- / The timber architraves to the window and door areas, including the timber skirting boards were water stained and contained wood rott.
- / The carpet was wet .

Once we visually inspected the internal areas of the apartment and determined that all the damage appeared at the time of the inspection in the one bedroom, we then proceeded to the exterior balcony directly adjacent to the bedroom of concern.

We noticed that water was dripping through the balcony eaves that protruded the wall approximately one metre out.

We then proceeded up a ladder to look above the balcony eaves that protruded the wall approximately one metre out and could not find any clear areas that may be allowing water ingress into the apartment. However we did notice

that there was some sealant installed along one of the metal flashings that would not have been installed at the time of the construction build as the area that had the sealant was not an area that normally requires sealant and it was clear that only this particular area has this added type sealant, this to me suggested that some person has attempted to stop the water ingress into the apartment.

Above concluded the visual inspection to the apartment of concern. So we then proceeded to the apartment above **as we had the keys and approval to perform a visual inspection ONLY**, to hopefully gain us further knowledge to the situation.

Once again on attendance to the above property and opening the front door to the apartment again it was quite evident that there was a moldy and musty smell in the apartment, however not quite as strong as the apartment in question below.

We found various areas of water staining and wood rott to this apartment as well, however our focus was only on determining if the apartment in question (below) was receiving the water ingress via the upstairs apartment.

We then proceeded to the balcony which is directly above the apartment we have been engaged to determine the source and it was immediately seen that the balcony has various concerns, particularly in a building of such a young age.

The damages we determined which are outlined further in Addendum 'B' are :

- / Drummy Tiles.
- / Tile efflorescence.
- / Severely compromised tile grout.
- / Cracked tiles.
- / Rusted metal to the perimeters the balcony tiles.
- / Severely compromised sealant.

We then proceeded back to our clients apartment and performed an invasive inspection to the plaster ceiling under the above balcony area, in which we had gained our clients permission to further find that the insulation in the ceiling space was wet in areas and there were areas wet coming from what appears to be from the balcony above.

I am advised that the water ingress has been an ongoing problem for a considerable amount of time and in my professional opinion, the apartment is not a healthy environment and immediate action is required for the health of all who enter the premises and to stop further damage to building material.

### **Findings / Conclusion**

There are major deficiencies in the building works at 3 Sample Street Melbourne, Vic, which appears to be why there is water ingress into 3 Sample Street Melbourne, Vic, which is my clients building.

The ingress of water into the building is clearly evidenced by the damage to the plaster ceiling, insulation, walls, timber architraves and skirtings, carpet, but not limited to, until the damaged plaster ceiling has been taken down.

Due to our limited inspection in the ceiling space we have determined that water is ingressing from upstairs, via the front of the sisalation wrapping, which highly suggests that the water is coming from the defective and damaged upstairs balcony installation as water appears to be ingressing the balcony upstairs and running along the concrete floor in between the two buildings, then running in front of the sisalation wrapping to the exterior perimeter wall and at this point now in the ceiling space of our client which then is finding various ways to spread in the ceiling and down the walls, window and door frames, finally ending up on the carpet floor.

The builder has an obligation under the Domestic Building Contract Act to construct the building in a proper manner, this is detailed under the implied warranties and reference to Building regulations, Codes & Standards & in a proper tradesmanship manner.

In particular the Building Code of Australia at Section F2.2.2 states" that a building is to be constructed to provide resistance to moisture from the outside and moisture arising from the ground.

2.2.2 states that a roof and external wall, (including openings around windows and doors), must avoid

the penetration of water that could cause:

- (a) unhealthy or dangerous conditions, or loss of amenity for the occupants, and
- (b) undue dampness or deterioration of building elements

I therefore conclude that the dwelling has not been constructed in a manner that prevents the ingress of moisture. The original works and subsequent attempted rectifications have not been constructed in a proper and workmanlike manner; nor have the attempted rectification works resolved the issue of non-compliance as the dwelling continues to leak.

### **Costing of this Report**

Have been provided in a defect statement under - Addendum 'A' Costings.

### **Report Standard**

The Report has been prepared in accordance with Australian Standard AS4349.0-2007 Inspection of Buildings Part 0: General Requirements and to any other Australian Standards cited in these Terms and Conditions.

The sole purpose of this Report and the associated services performed by Les Camilleri of Master Property Inspections is to display information in accordance with the scope of services set out in the quotation between Les Camilleri & its client. The scope of works and services were defined by the requests of the client, by the time and budgetary constraints imposed by the client & other required parties, and by the availability of access to site/s and information.

### **Terms & Conditions**

All site inspections, meetings via phone, zoom or otherwise, this report, all future reports, correspondence and advice that we provide in relation to this property, whether written or verbal, are provided subject to the limitations and exclusions detailed in the standard terms and conditions set out on the last page of this report.

### **Instructions**

Formal instructions, verbally by way of Phone conversations and Email .

### **Facts, matters and assumptions**

This report is based on a site inspection carried out on 25th of Aug, 2020.

### **Defects List**

Have been provided in Addendum 'B' of this report.

### **Expert's Summary, Statement, Declaration & Experience.**

Has been provided in Addendum 'C'.

### **Access**

Access was gained to all required areas in accordance with clause 6 of the terms and conditions listed on the last page of this report.

### **Addendum 'C'**

COMPLIANCE WITH PRACTICE NOTE 2 UNDER SECTION 158 OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL ACT 1998  
(VCAT PN2)

# Defect items

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## Defect

### Defect 1.01

Location: Addendum 'B' - Defects List

Finding: Addendum 'B' - DEFECT - 1 - Damp Wetness Location  
Water is staining the ceiling, bulkhead, timber skirting and window sill areas









## Defect 1.02

Location: Addendum 'B' - Defects List

Finding: Addendum 'B' - DEFECT - 2 - High Moisture Levels  
As per the photo's in this defect statement, we show and indicate high readings of moisture.





## Defect 1.03

Location: Addendum 'B' - Defects List

Finding: Addendum 'B' - DEFECT - 3 - Plaster & Timber Work  
These photos show the plaster and timber work, water staining damage.





## Defect 1.04

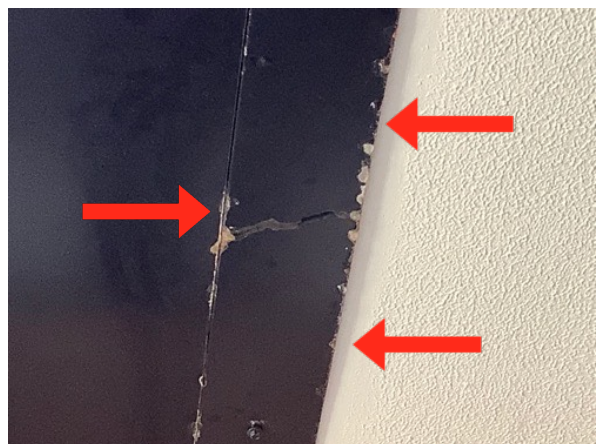
Location: Addendum 'B' - Defects List  
Finding: Addendum 'B' - DEFECT - 4 - Wet Carpet  
Wet carpet area.



## Defect 1.05

Location: Addendum 'B' - Defects List

Finding: Addendum 'B' - DEFECT - 5  
Photo's indicate the minor repair attempt of sealant to the flashing area.





## Defect 1.06

Location: Addendum 'B' - Defects List

Finding: Addendum 'B' - DEFECT - 6, Upper Apartment 306 - Tile Efflorescence  
There is evidence of calcification or efflorescence to Upper Apartment 306, affecting the tiled balcony area.  
Where calcification or efflorescence is caused by water coming from the deck or balcony .  
This is considered a defect.





## Defect 1.07

Location: Addendum 'B' - Defects List

Finding: Addendum 'B' - DEFECT - 7, Upper Apartment 306 - Drummy Tiles  
Drummy tiled areas were identified in Upper Apartment 306 at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing.

Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.



## Defect 1.08

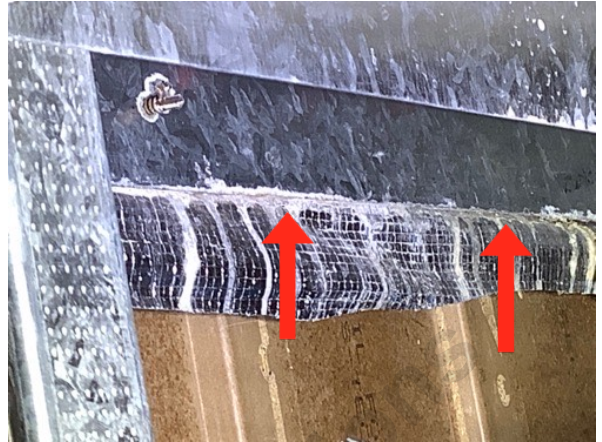
Location: Addendum 'B' - Defects List

Finding: Addendum 'B' - DEFECT - 8, Upper Apartment 306 Material Corrosion / Rusting  
There is severe corrosion and rusting in Upper Apartment 306 to the balcony perimeter. This indicates that the materials used are not as the manufacturer has intended the material to be used for.  
This damage also will not allow the very important sealant to adhere to the rusting metal areas.









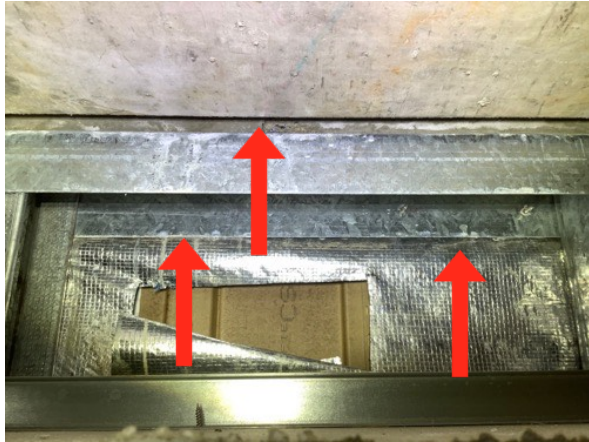
## Defect 1.09

Location: Addendum 'B' - Defects List

Finding: Addendum 'B' - DEFECT - 9, Ceiling Space Water Traveling  
 We have cut 2 squares in the plaster ceiling at approximately 330mm x 330mm to identify the water ingress and also the water travel.  
 At the time of the inspection we did identify that the water appears to be coming from the front of the sisalation wrapping. This would appear to indicate that the water would be travelling from the upstairs balcony area as the exterior cladding is on the other side of the sisalation wrapping, so if the water ingress was coming from the exterior roofing or cladding the other side of the sisalation wrapping area should be wet.







## Defect 1.10

Location: Addendum 'B' - Defects List

Finding: Addendum 'B' - DEFECT - 10, Upper Apartment 306 - Defective Caulking & Materials  
The sealant is non-existent and severely compromised to the balcony in Upper Apartment 306. The sealant is an extremely important and integral part of a balcony area. Due to the corrosive and damaged metal surround, it is impossible for a sealant to adhere to the metal.





## Report Information

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Inspection Date : 25/8/2020

Report Date : 7/9/2020

Nature of works: Water Damage.



## Addendum 'A' - Costings

Location: **Addendum 'A' - Costings**

Finding: Addendum 'A' - Costings For Defects 1 to 4.  
Rectification Cost Estimate (approximately) :

### **Notes when reading this rectification costing estimate:**

- a) The cost estimate has been prepared on the basis that the works will be undertaken by a Registered Builder specialising in renovations and repairs to buildings.
- b) The engaged Builder will be operating as a project manager and will take on the responsibility of managing all trades.
- c) Built into the reported costs to rectify is a margin of 25% that a builder would receive to cover supervision, administrative and other cost associated with project managing the rectification. This fee of 25% is considered consistent with current industry practice for a small type job.
- d) The rates column also has an additional margin or allowance that allows for addition preparation time, insurances risk, and profits on working in a rectification environment, rather than a green field site.
- e) Each item has been separately costed. We would assume that one builder would be engaged to carry out all works.
- f) Costing Analysis is based on Rawlinsons Construction Cost Guide 2020, EDITION 28, where possible.
- g) The Goods and Services tax has been added at a rate of 10 % on the overall cost of rectification, including the builder's margin.
- h) The Goods and Services tax estimate is indicative only and would be subject to the final costing for all rectification.
- i) Master Property Inspections have taken every care to ensure that the information in this report is factual and the conclusions reached are fair and reasonable, however the writer of this report accepts no liability or responsibility for any loss or damage of whatever kind whether a result of negligence or any other cause.

### **For Defects - 1 to 4, ONLY**

Costings below is based on Rawlinsons Construction Cost Guide 2020, EDITION 28

-/ DETAILS - Disconnect electrical and make wiring safe.      TRADE - Electrician.  
 Labour. (hours)6    UNIT - 120.    RATE - 720

-/ DETAILS - Removal and take down plaster, Insulation, Timber Joinery & Carpet. TRADE - Labourer. 20sqm. UNIT - 49.80. RATE - 996

-/ DETAILS - Take removed builders waste to bin. TRADE - Labourer Labour (hours) 6. UNIT - 50. RATE - 300

-/ DETAILS - Bin hire and tip fees. TRADE - MATERIAL. 980

-/ DETAILS - Mould and damp removal & clean. TRADE - Hazmat. 1500

-/ DETAILS - Repair Sisalation Wrapping. TRADE - Builder. LABOUR. (Hours). 2. UNIT.- 120. RATE - 240

-/ DETAILS - Supply & Install, ceiling space insulation. TRADE - Insulation Installer. MATERIAL - 260. LABOUR. (Hours). 3. UNIT. 50. RATE 410

-/ DETAILS - Supply & Install plaster ceiling and bulkhead. TRADE - Plasterer LABOUR/ MATERIAL. RATE. 5000

-/ DETAILS - Supply & Install timber joinery, consisting of timber framing and skirting. MATERIALS - 400. LABOUR (hours) 8. UNIT. 100. RATE 800

-/ DETAILS - Re-Install electrical lighting. TRADE - Electrician. LABOUR (hours). 4. UNIT - 120. RATE - 480

-/ DETAILS - Painting. TRADE - Painter. MATERIALS - 500. LABOUR (hours). 5 by 3 days. UNIT - 70. RATE - 1050

-/ DETAILS - Cleaning. TRADE - RATE - 300

-/ DETAILS - Supply & install carpet. MATERIAL/LABOUR. RATE 1000

-/ DETAILS - Sundries, which is typical for a project of approximately 20,000. RATE - 1500

SUBTOTAL - \$15276  
MARGIN 25% - \$3819  
GST - \$1909.50  
ITEM TOTAL - \$21,004.50

**NOTE :**

It is important to note that there has been no allowances for the cause or source of the water ingress repairs into the property.

It is imperative that the cause or source be sorted and repaired prior to any of the above works in Addendum 'A' - Costings For Defects 1 to 4 begins.

### **A. Expert's Duty to the Tribunal**

I acknowledge that:-

An expert witness has a paramount duty to the Tribunal and not to the party retaining the expert.

An expert witness has an overriding duty to assist the Tribunal on matters relevant to the expert's experience.

An expert witness is not an advocate for a party to a proceeding.

### **B. Expert**

Les Camilleri of Master Property Inspections has been engaged to provide an Expert Report ('Report') in relation to a dispute concerning the above property, to assist the Victorian Civil and Administrative Tribunal (VCAT) to determine the matter.

Les Camilleri, is a full time building consultant who has has over 32 years in the building industry and 11 years conducting property inspections and has the expertise and experience to provide building advice in this matter.

I started my career over 32 years ago as a qualified A grade electrician with a contractor's license and ran my own electrical business for 10 years. I did a range of work including Domestic, Commercial and Industrial work obtaining many large name clients including Toll transport, Magnetic automation, Community aid abroad and Tasman meats.

I started in the building industry project managing specific type projects, below are some of my projects to date:

**\*\*Extension on Property at 34 Cimperwood Dve Craigieburn.** House was originally 10 squares, added a large family area with Bar, Main bedroom and ensuite creating a 25sq house. Coordinated and supervised all trades.

**\*\*Subdivision of Commercial property at 445 Grimshaw St Bundoora Unit 1** was subdivided into Unit 1a and Unit 1b. Created two separate Commercial properties. Coordinated and supervised all trades.

**\*\*Built a new home, which was an American Queen Anne double story property built at Greenvale.** This project was from start to finish including landscaping and coordinating and supervising all trades.

**\*\*New French Provincial Double story at Essendon.** This project was from start to finish including landscaping and coordinating and supervising all trades.

**\*\*New Victorian split level property at Reservoir.** This project was from start to finish including landscaping and coordinating and supervising all trades.

My work is always specific and high quality.

I have done Electrical and various building projects for 32 years.

I am now a full time Private Building Consultant/Inspector, my clients rely on me to give detailed and accurate reports based off the building codes of Australia, Australian standards and the like.

My Inspections and work are varied and my reports cover:

New construction, from the Pre-Slab, Post-Slab, Frame, Pre-Plaster, lockup, Practical Completion Inspection and finally the Handover inspection. Re-Inspections when necessary.

I also Inspect and report on Pre-purchase existing homes and cover Building structural and minor defects, Termite and timber pest, Electrical, Asbestos, Dilapidation and Methamphetamine contamination with Laboratory results.

In the later years of my career I became a consultant with Jim's building inspections from 2015 to 2019. Most recently in January 2020 I went out on my own still providing the same services under my own company name,

Master Property Inspections and now have a full time building consultant working in my company as well.

### **C. Experts Experience to make this Report**

This matter involves the construction of a single storey apartment with a balcony area, which I have had extensive experience in renovating and inspecting new-construction final inspections and pre-purchase building inspections on a very regular basis for many years.

I therefore believe that I am competent to provide expert opinion in relation to this matter.

### **D. Facts, matters and assumptions**

The facts and matters which I have accepted, and assumptions that I have made in the preparation of this Report, are fully detailed within it.

### **E. Documents and materials**

I was not provided with any Architectural plans, Engineering, Surveyors Reports and the like to assist me with my inspection and the preparation of this report.

### **F. Reference material**

Australia Standard AS 3500.2000 Plumbing & Drainage: Part 5: Domestic Installation

SAA HB39-1997 Installation Code for Metal Roofing and Wall Cladding

Building Code of Australia - Housing Provisions

BCA - Reference to Australian Standards

The Building Commissions Guide to Standards & Tolerances 2007.

Past VCAT rulings.

Building Act 1993

Domestic Building Contracts Act 1995

AS4654. 1-2012.

Ceramic tiles - Guide to the installation of ceramic tiles-AS 3958.1-2007

Rawlinsons Construction Cost Guide 2020, EDITION 28

### **G. Tests & Experiments**

Non Invasive assessments and minor invasive plaster works to the plaster ceiling as detailed in Addendum 'B'

### **H. Opinions that have not been fully researched**

There are none that I am currently aware of.

### **I. Questions outside the Experts Expertise**

There are none that I am currently aware of.

### **J. Practice Note VCAT 2**

At the time of being retained I was aware of the contents of Practice Note VCAT 2.

### **K. Declaration**

I have made all the enquires that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Tribunal.

### **L. Summary**

According to my expertise and findings, the balcony area above my clients apartment has very clear damages that is

highly unusual for a building of this age.

### **M. In addition Summary**

Contained within the body of this report

THE STANDARD TERMS & CONDITIONS THAT MY SERVICES ARE PROVIDED  
SUBJECT TO:-

### **1. Engagement**

My engagement is confined to that of a Building Consultant and not that of a Building Surveyor or Inspector as defined in the Building Act of 1993. I do not hold qualifications as an Engineers, Land Surveyor or Pest & Timber Infestation Inspector and therefore have not check and make no comment on:- 1/. The structural integrity of the building; 2/. The capacity and/or consistency of the sites foundation material; 3/. The correctness of the buildings footing system; 4/. The site and roof drainage systems; 5/. The title boundaries and the location of any easements and/or their assets; 6/. The buildings boundary set backs; 7/. Compliance with any requirement of Part 4, Sitting, of the Building Regulations; 8/. Glazing for compliance with their codes and standards; 9/. The presents of termites & borers or at the completeness of any termite risk management procedures and barriers; 10/. Any other requirements that are the responsibility of the above mentioned professions.

### **2. Assumed Finishes**

My inspection is carried out on the quality of the fixtures, fittings and materials as installed and presented at the time of my inspection and I rely on as fact that they have been installed in accordance with their manufacturer's installation instructions and/or designer's specification, including all associated and substrate works.

### **3. Documentation**

No Documentation was made available to me during my inspections and for use in the preparation of my correspondence and reports.

### **4. Non-Destructive Inspection**

My inspection is carried out on a non-destructive basis and excludes anything that would require the removal of any fixture, fitting, cladding, insulation, sisalation, membrane, roof covering, lining material or the excavation of any soil.

### **5. Measurements/Levels**

Non Applicable

### **6. Access**

My inspections are limited to areas that can only be safely accessed with the standard equipment that I carry, being an 1800mm high set of aluminium steps and a 3300mm long extension ladder, and that can be readily accessed without causing me to breach any of WorkSafe Victoria's current Code of Practices or any part of the current Occupational Health and Safety Act.

### **7. Services, Appliances, Plant and Equipment**

I do not test or check for appropriateness, capacity, correct installation & connection, certification, or completion of any service, appliances, plant and/or equipment, heaters, hot water units, air conditioners, evaporative coolers, ovens, hotplates, dishwashers, range-hoods, spa pump, smoke detectors, electrical & data wiring, duct work, gas lines, electricity supply, water supply, sewer drains, stormwater drains, agricultural drains, water tanks, solar panels,

etc.

## **8. Copyright**

This report, including its layout, format, contents and presentation is the copyright of Master Property Inspections. Any person, party or entity, other than the party named as the client/s on the front page hereof, that uses or relies upon this report without my expressed written permission is in breach of this copyright.

## **9. Client Use**

This report has been prepared for the exclusive use of the party named as the client/s on the front page hereof. Any other person, party or entity that uses or relies on this report without my written consent does so at their own risk and I accept no responsibility for such use.

The party named as the client accepts that by using, referring too, forwarding or causing this report to be forwarded onto a third party, either in part or in full, that they are accepting it as the completed report and agree to make full payment when and as invoiced.

## **10. Report Reproduction**

This report cannot be reproduced in part; it must only be done so in full.

## **11. Reference**

References contained within this report to the Building Acts & Regulations, the Building Code of Australia (BCA), any Australian Standards, a Building Commissions document, a manufacturers technical data sheet or installation instruction, or any other document are neither exhaustive, complete or a substitute for the original document & are provided to facilitate the understanding of this report only. I therefore accept no responsibility for any reliance upon the part references contained within this report.

## **12. Exclusions**

This is a visual inspection only of structural elements, where access is available and there are no visibility obstructions, such as vegetation, finishes, fixtures and fittings, cupboards, stored goods, floor coverings and debris. Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances are available, or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length." Reasonable access does not include the use of destructive or invasive inspection methods, nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

This is not a structural report but does include a photographic record of structural defects visible at the time of the inspection. The Report does not cover all maintenance items, particularly those such as jamming doors, windows or catches, decorative finishes and hairline or slight cracks (Category 0 and 1 of Appendix C – Australian Standard AS 2870-2011). Please note that this is not an exhaustive list of minor defects, which are found in nearly all buildings as a result of general wear and tear.

Where we have used the terms 'left-hand' and 'right-hand', we are assuming that the observer is facing the item being described.

- a) Defects outside the scope of the client brief;
- b) Defects not evident by visual inspection;
- c) Defects in inaccessible parts of the building, including but not limited to, the roof space and sub-floor areas;
- d) Defects only apparent in different weather or environmental conditions as to those prevailing at the time of my inspection;
- e) Defects not consider significant enough to warrant any rectification work at the time of my inspection;
- f) Defects that would be rectified as a consequence of any other defect listed within this report;
- g) Defects that I consider to be Work in Progress or already clearly marked for rectification by the builder;
- h) Check measure of rooms, walls and the overall building, for size, height, parallel and squareness unless



specifically noted;

i) Landscaping, retaining walls, or any structures outside the roofline of the main building unless specifically noted;

j) Enquiries of Councils, the relevant Building Surveyor and/or any

Statutory Authority;

k) Items that meet accepted industry practices and/or generally comply with the Performance Requirements of the BCA even if they are not strictly meeting the Deemed-to-Satisfy provisions of that document.

l) Minor cracking of cornice and architrave joins; minor alignment of cupboard doors and draw fronts; minor alignment of doors and their latches as it is my considered opinion that these items are best addressed at the maintenance stage.

**We have not reported on:**

\*asbestos related products or other hazardous material

\*Operation of swimming pools, spas and similar facilities

\*condition or adequacy of underground pipes or drainage systems

\*condition or adequacy or compliance of electrical, gas and plumbing

\*operation, adequacy or compliance of security and communications systems, smoke detectors, building services, building automation, automatic garage door mechanisms, plant, equipment and mechanical or electrical appliances or fittings

\*footings below ground or soil conditions

\*compliance with BCA, planning, sustainability or environmental matters including but not limited to the adequacy or safety of insulation, waterproof membranes and/or other installations, or BAL assessments.

Every attempt has been made to identify all visible defects for inclusion in this report. We cannot be held liable for any defects that have not been recorded during the site attendances.

This Report is prepared with information supplied by the client and possibly others which is presumed to be accurate and complete. No responsibility is accepted for information that is withheld, incorrect or that is inaccurate, nor for changes to the conditions over the passage of time or from latent circumstances or conditions.

This Report has been compiled at the level of detail specified in the report and no responsibility is accepted for interpretations made at more detailed levels than so indicated.

The Report is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.

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Master Property Inspections  
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