Report number - F6579ECE-4966-4ED6-82AB-E49B41B2420B-1625899049

MASTER PROPERTY INSPECTIONS

Buy-Sell-Build Hire The MASTER

Building & Electrical Report

Inspection Date: 6 Jul 2021

Property Address: Footscray area

Contents

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:	Footscray area
Date:	6 Jul 2021

Client

Name:	Private
Email Address:	private
Phone Number:	Private

Consultant

Name:	Mason Camilleri
Email Address:	les@masterpropertyinspections.com.au
Licence / Registration Number:	Lic A63493
Company Name:	Master Property Inspections
Company Address:	Essendon Victoria 3040
Company Phone Number:	03 93373884

General description of property

Building Type:	Apartment
Storeys:	Three storey
Smoke detectors:	1 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Gradient:	The land is relatively flat
Site drainage:	The site appears to be poorly drained
Occupancy status:	Occupied
Furnished:	Fully furnished
Orientation of the property:	The facade of the building faces north 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:	Suspended slab, Brick foundation walls
Main building – wall construction:	Full brick, Internal gypsum plasterboard
Other timber building elements:	Architraves, Doors, Skirting, Window frames
Other building elements:	Carport

Overall standard of construction:	Reasonable
Overall quality of workmanship and materials:	Reasonable
Level of maintenance:	Poorly maintained

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

Inspection Agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Inspection agreement supplied: No

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

Damage	The building material or item has deteriorated or is not fit for its designed purpose
Distortion, warping, twisting	The item has moved out of shape or moved from its position
Water penetration, Dampness	Moisture has gained access to unplanned and / or unacceptable areas
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. 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.

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property.

- Building interior
- Brick Work
- Balcony & Exterior Area
- Building exterior
- The site
- Balcony Area
- Internal Wet Areas

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Built-in cupboards
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Stored articles
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Built up areas abutting the building
- Earth abutting the building
- Grass covered areas abutting the building
- Landscaping abutting the building
- Paved areas abutting the building
- Vegetation

- Thick foliage
- Pipe work
- Above safe working height
- Appliances and equipment
- Various stored items

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Roof Space WAS NOT INSPECTED
- Exterior roof

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

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 Hazard	**Found**
Evidence of Major Defect	**Found**
Evidence of Minor Defect	**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.

Not Applicable

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Safety Hazard

Safety Hazard 1.01

Location: The Site

Finding: Outdated - Old Fuse Switchboard.

At the time of inspection it was noted that the switchboard protective devices are old fuse wire type.

A switchboard upgrade with modern circuit breakers and safety switches is highly recommended in accordance with AS 3000.

A safety switch has not been installed to the switchboard. Safety switches are designed to identify any faults in appliances and in the electrical circuits to the house and switch off the power accordingly. This is a safety measure that is aimed at preventing any personal injury that may result when attempting to operate faulty switches or appliances.

In addition, each State and Territory has legislation in place with different requirements that make it mandatory under certain circumstances to have a safety switch installed. These are triggered by the age of the building, its intended use (e.g. as a rental) and sometimes by the sale of the property itself. You should refer to the State-based regulator for electrical safety in your State to determine the requirements and obligations for the upgrade to the electrical switchboard.

Generally, the switchboard is out-dated and should be replaced with circuit breaker protective devices and fitted with a safety switch as soon as possible as a minimum to improve the safety of the property. It is advised that a qualified electrician be contacted immediately to install a new switchboard complete with a safety switch and provide any further advice on additional works that may be required in this State.

Upon completion of electrical works a Safety Certificate (Prescribed) is required to be given to the owner of the property.

Safety Hazard 1.02

Location: Internal Areas

Finding: Mould - Present

It appears as though the property is not adequately ventilated, as the tenant has advised me that he has had problems with the development of mould throughout the property for numerous years and the problem is still yet to be rectified. The areas of mould are occurring around the windows and walls. There are indications that these areas are being cleaned.

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector may be warranted where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately and/or taken out, particularly where the mould is in the silicon / caulking.

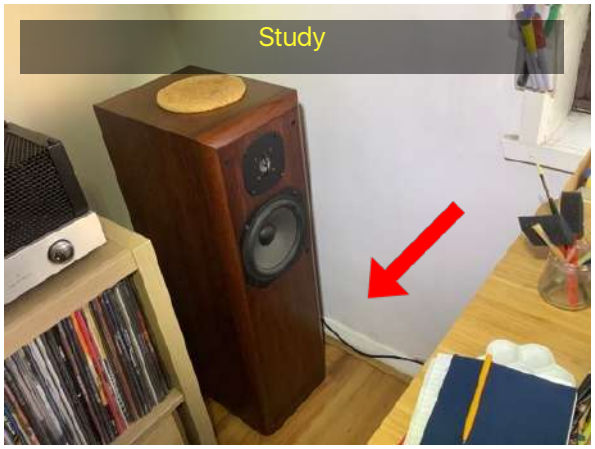
Where mould is particularly serious cleaning or remediation works should be performed by a cleaning contractor.

It is important to determine the cause of mould not just to get rid of mould.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter, however generally where mould is found in bathrooms benches, shower tile junctions, laundry sinks and all other wet area junctions you can get rid of the mould, once you take out the old caulking in most cases.

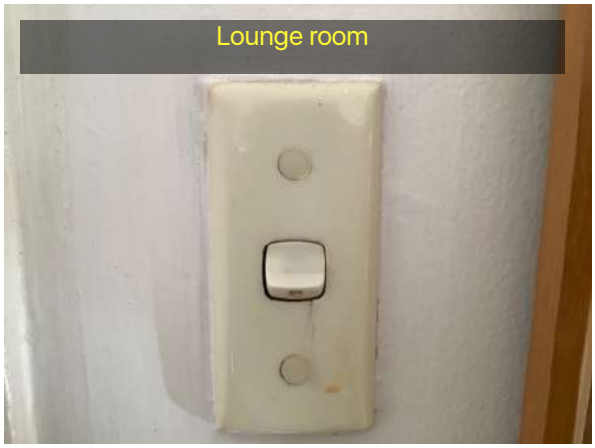
Heavy mould on walls, ceilings and under homes, generally will require proffesionals in this field, like hazardous material company's.
Finally the cause or source of the mould MUST BE TAKEN CARE OF URGENTLY.

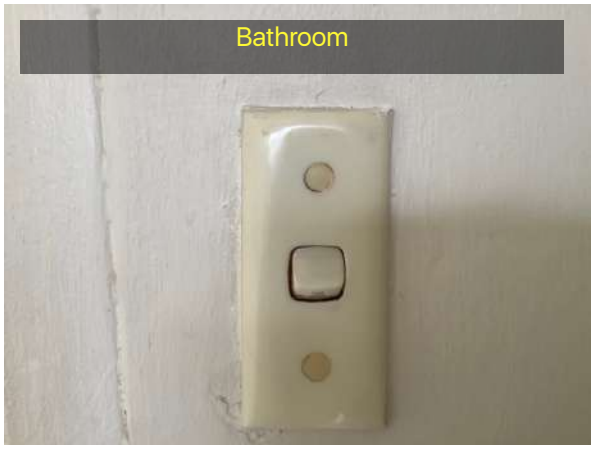
ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

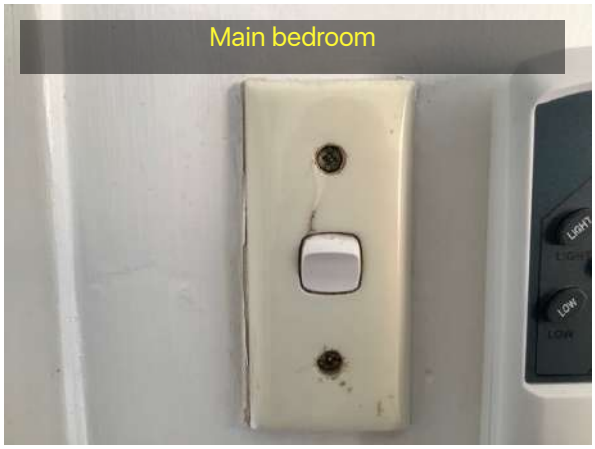


Safety Hazard 1.03

Location:	Electrical - All Areas
Finding:	Electrical Switch - Damaged/Faulty
	The switches in areas were found to be damaged or faulty at the time of inspection. This occurs generally when the switch plate or the switch itself have either worn, decayed or burnt out as a result of electrical arching. Repair and/or replacement of the switch is advised to ensure the fixture and it's associated structures are safe and fully operational. A licensed electrician should be appointed to repair/replace the light switch or switches as soon as possible. Please engage a licensed electrician to further inspect the property for the repairs and replacements as required.







Safety Hazard 1.04

Location:	Electrical - All Areas
Finding:	Electrical - Power Points - Damaged/Faulty
	The power points in areas were found to be damaged or faulty at the time of inspection. This occurs generally when the power point plate or the switch mechanisms have either worn, decayed or burnt out as a result of electrical arching. Repair and/or replacement of the power points is advised to ensure the fixture and it's associated structures are safe and fully operational. A licensed electrician should be appointed to repair/replace the power points as soon as possible. Please engage a licensed electrician to further inspect the property for the repairs and replacements as required.

Safety Hazard 1.05

Location: Windows - Internal

Finding: Window Opening - Not Safe/Defective

The upstairs windows are opening more than the current building code standards allow. It may be possible that at the time of the building there was no regulations to minimum opening of windows in upstairs areas or windows above a certain height. You can get better clarification on this from your local council or a registered builder or carpenter.

However this is a major safety concern & regardless of whether this was legal at the time of this building being built or not it is still very dangerous to have these openings that are not limited to the openings as a child, small person or somebody through accidental circumstances can fall through the window.

I highly recommend that you engage a window manufacturer or a window manufacturers technician to change the window mechanisms so that they limit the opening of the window as a matter of urgency.

Safety Hazard 1.06

Location: Asbestos - Various Areas

Finding: Asbestos - Suspected ACM Identified On Site.

We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos (ACM).

IMPORTANT: The Australian Standards for Pre-Purchase building inspections (AS 4349.1-2007) does not require Asbestos inspections in a report, however Master Property Inspections trained building consultants add this bonus service, as we feel that Asbestos is a very important topic that our clients should have an awareness of.

Asbestos in the older homes can be in the glue adhesive behind the wall tiles or floor tiles, Asbestos can be behind the wall tiles and floor tiles in relation to the cement sheet backing behind the tiles.
Asbestos can be in the old wardrobes and cupboard areas, asbestos can be in the flu systems of the old hot water services or heater flu systems. Asbestos can be on the walls or ceilings. Asbestos can be in the eaves in the older homes and the exterior walls of the older homes. Asbestos can be found in the roof space areas in the floor space areas and in the old sheds. This is only the typical type scenarios in the homes up to 1990 in particular.

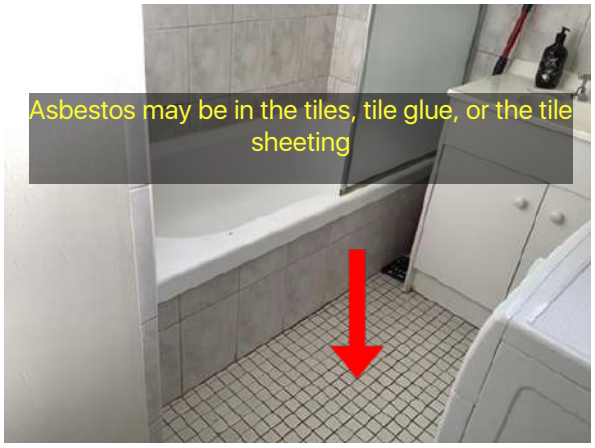
Whilst we are including in this report areas that we suspect is Asbestos, it is important to note that this report in relation to asbestos is a GUIDE ONLY and we do not guarantee that there are no other areas at this property that may contain Asbestos (ACM)

Areas with the red arrows, have a high potential of containing asbestos (ACM). When a red arrow points at a tile for example, the asbestos material may be in the tile, the tile glue and/or the tile backing sheet.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

♦ PLEASE NOTE : We are able to perform an Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.
This inspection as noted above is outside the scope of this inspection but at request of the client we can perform the necessary inspection and take the samples to the laboratory to give you a comprehensive and definitive inspection report, with laboratory results.


Asbestos may be in the tiles, tile glue, or the tile sheeting


Asbestos eaves around the property

Safety Hazard 1.07

Location: External Areas

Finding: Eaves - Sagging / Damaged / Damp

Please not that we would like to mention the damaged eaves are asbestos.

Sagging to the eaves was evident and visibly poor condition as stated in this report at the time of inspection. This type of defect is generally consistent with older properties, where the eave sheeting has worn over time and the damage may have been sustained as a result of a number of possible causes, including poor roof drainage, leaking roof plumbing, blocked gutters which creates back flow of water into the roof and/or minor impact damage. .

Eaves are important in preventing water ingress to associated walls by promoting adequate water run-off from roofing structures. Their secondary function is to prevent shelter to adjoining structures from excessive moisture and hence prevent water damage to these areas.
Sagging eaves are susceptible to the attraction of excessive moisture, and are therefore considered non-functional. This defect also detracts from the overall appearance and condition of the roofing structure and any associated structures.
A roofing plumbing or general handyman is recommended to perform rectification works as soon as possible. Subsequent water damage is likely to result over time if left unattended.

Where eaves show moderate to severe damage, remedial works may be required. Where water damage is suspected as being the underlying
cause, appointment of a licensed plumber is advised as a matter of urgency to identify the source of the water leak.

Major Defect

Major Defect 2.01

Location: Balcony

Finding: Balcony-Metal Damage - Unsafe

Please not this balcony is above the inspection I am performing, however there are many factors that are very important to note, number 1, as this balcony is above the possibility of the balcony collapsing is possible and number 2, whilst the balcony to the property I am inspecting does not appear to be as bad it is obvious that it has been painted and repaired over time, however the damage to the concrete is producing through.

The balcony concrete and metal in this area is weathered / compromised / damaged.

This report does not cover compliance issues however it is of the professional opinion of the inspector that the balcony is NOT SAFE and requires urgent attention as a MATTER OF URGENCY.

The weathered / compromised / damaged area's of the balcony that are of the obvious repair, but not limited to is the ;

Metal framing supporting the concrete is rusted severely.

The damages may be much more severe than they appear to look and by just looking at the metals you may not get an accurate finding. Sometimes owners of properties paint and metal putty damaged areas of metals, Which may hide the severity of the actual damages, in which can create very dangerous situations.

This defect creates a safety hazard and as mentioned above requires URGENT attention and until such time as the balcony has been repaired, NO PERSONS should be within the area of the balcony.

Major Defect 2.02

Location: Balcony

Finding: Tiles - Drummy

This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

Drummy tiled areas were identified at the time of inspection. The term `drummy` refers to tiles that have become detached from their fixing.
Drummy tiles may also be contributed to tiles cracking and what is important is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship
The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

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.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage.
Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

Major Defect 2.03

Location: Concrete - All Areas

Finding: Concrete - Cancer

Please note the concrete cancer to the balconies is spread throughout the properties.

This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

The structure appears to be in a state of decline. Evidence of the damage indicates that there is advanced corrosion to the metal elements and the concrete that encases the metal reinforcement is degraded.

We recommend an assessment by a Structural Engineer particularly and we also strongly recommend further assessment prior to purchasing the property.

Concrete cancer is the common term used to describe a number of factors which cause concrete construction to deteriorate. Generally, water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall (or break away). Alternatively, if the cement component is too alkaline, reactions with the general atmosphere occurs and star-shaped cracks appear which allow rainwater to penetrate. Concrete cancer may also originate from poor original water proofing.

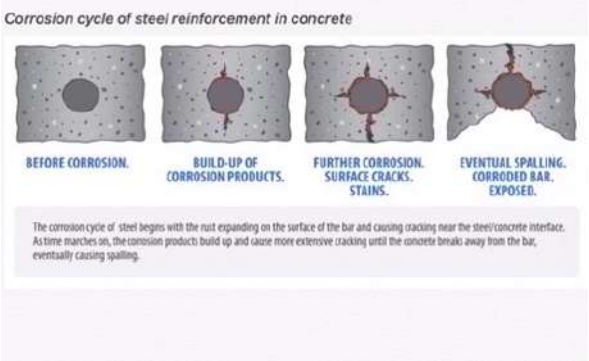
In some instances, repairs are possible; however, repair works will generally involve extensive works, including removal of affected concrete and the treatment or replacement of any exposed steel. Some injection of resins or special mortars may also be possible, however this depends on the size and extent of consequent damage.

Ultimately, the cause of the concrete cancer (e.g. poor water proofing) must also be addressed, otherwise the problem is likely to recur. Treatment of concrete cancer can be expensive and, left unmanaged, the problem is likely to worsen over time, potentially leading to the development of major structural defects or safety hazards.

The client is advised to exercise caution and to prepare for the potential cost of remedial and / or replacement works.

As noted above once again a structural engineer should be appointed to provide estimates on the required works.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.


Corrosion cycle of steel reinforcement in concrete
BEFORE CORROSION.
BUILD-UP OF CORROSION PRODUCTS.
FURTHER CORROSION. SURFACE CRACKS. STAINS.
EVENTUAL SPALLING. CORRODED BAR. EXPOSED.
The corrosion cycle of steel begins with the rust expanding on the surface of the bar and causing cracking near the steel/concrete interface. As time marches on, the corrosion products build up and cause more extensive cracking until the concrete breaks away from the bar, eventually causing spalling.

Major Defect 2.04

Location: Brickwork

Finding: Brickwork - Major / Structural Movement.

This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

There is major cracking throughout the building, please note we have only added some photos as a guide.

There are areas of noticeable major cracks to the property. These cracks usually coincide with openings (windows and doors) however they can present in other areas also. Cracks of this type are likely to have been caused by minor expected movement of building elements, but may also have a structural cause that is more significant.

Structural issues are generally the underlying cause of such cracking. It is suspected that this damage has been created due to movement of key structural elements or general subsidence of associated footings.

A structural engineer and bricklayer should be appointed immediately to inspect the structural integrity of the affected brickwork and to assess the safety of the associated structures.
The engineer can also nominate a scope of works required for rectification.
I believe that the building warrants a structural engineer to determine the structural integrity of the foundations.

Major cracking is evident to the brickwork in this area. When managing this degree of cracking, major extensive repair work is generally required. Such work is likely to involve replacement of sections of affected brickwork.

Always contact a building inspector or engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;
H = the height of the tree at its full potential height, not its height today.
D = the distance from the tree to the building at the trees full potential height.
D = varies pending on one tree to 4 trees or more.
- -

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

♦ Category 3 and category 4 are typically known as major defects and major structural defects, but there are variances sometimes in determining if brickwork is a major defect or a minor defect.
IMPORTANT: Below is further information, however with brickwork there is not always a clear answer as there are so many factors that can determine which category of severity brickwork is and there is also variances in whether brickwork is a minor defect or a major defect as brickwork that has perhaps 2mm cracking can still be classed as a major defect if there is what is called spider type cracking where the brickwork cracking is spread throughout areas of the brick walls. Normally there can be other factors as well such as floor movement/subsidence, doors binding and jamming and windows binding and jamming that also can add to the final conclusion of minor brickwork damage and major brickwork damage.

♦ Catergory 3:
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick service pipes can fracture. Weather-tightness often
impaired.

>5.0 mm, ≤15.0 mm (or a number of cracks

>5.0 mm, ≤15.0 mm (or a number of cracks
3.0 mm or more in one
group)

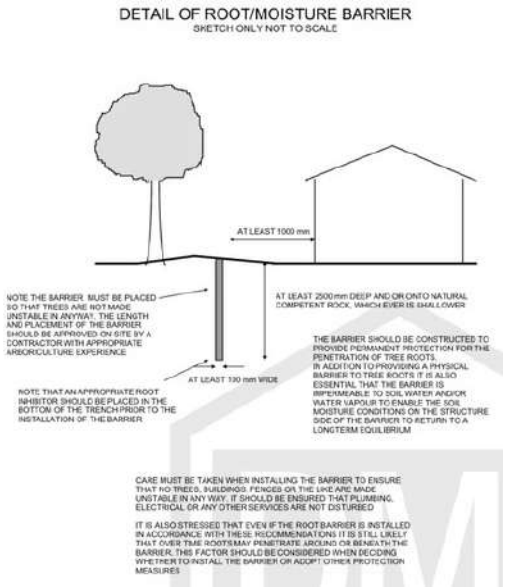
♦ Catergory 4 :
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Doorframes distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.

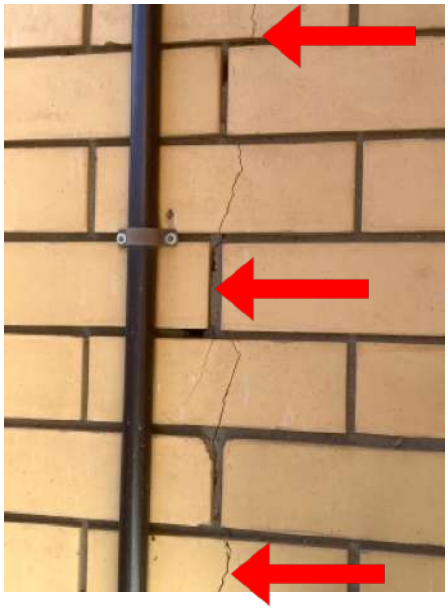
>15.0 mm, ≤25 mm but also depends on number of cracks.

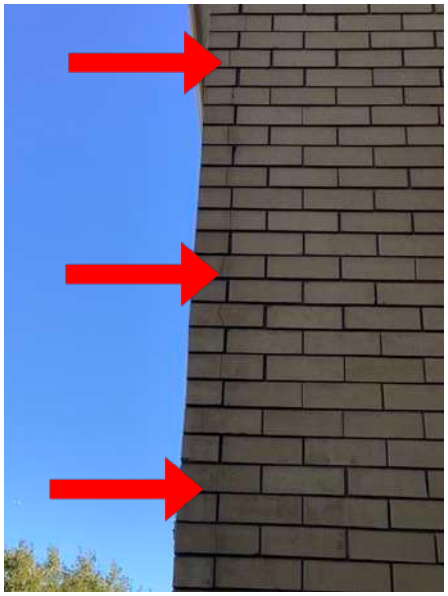
TABLE C 1
CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

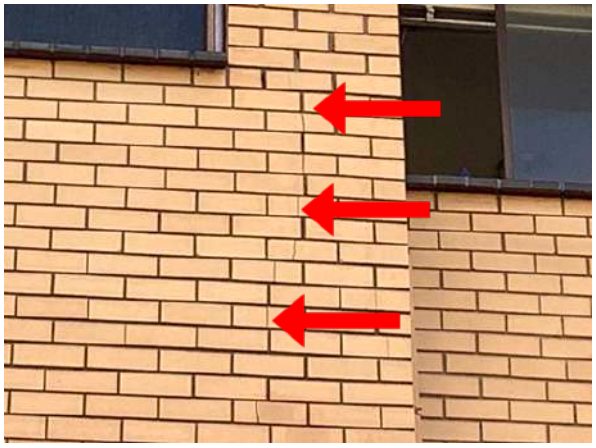
Description of typical damage and required repair	Approximate crack width limit see Note 1	Damage category
Hairline cracks	0.1 mm	0 Negligible
Fine cracks that do not need repair	< 1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	< 5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired.	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks	4 Severe

This table has been adapted from AS 2870 2011.









Minor Defect

Minor Defect 3.01

Location: Balcony

Finding: Tiles - Cracked or damaged

Cracking was evident to the tiling at the time of inspection. While the cracking appears to be minor, these areas are frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

What is important when tiles are cracking is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship
The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Minor Defect 3.02

Location: Balcony

Finding: Balcony Silicone / Caulking To All Wet Area Junctions and Tile Grouting - Missing/Damaged or Poorly Installed

It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. These areas are subjected to water or moisture.

Sealant and/or tile grout where missing, damaged or inadequate to the tiled wet areas allows the water to penetrate through the tiles and has the potential to cause much damage, to the affect were the damage may become a secondary defect and create a conducive environment for termites and/or cause rotting to the timber studs,floor joists and bearers or plaster etc.

Different materials and floor areas move at different rates, generally causing cracking to grout at this point.
A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

A flexible sealant/silicon and tile mortar should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

Regular maintenance and replacement of damaged or missing sealant and tile mortar is highly recommended to the wet areas, as this is a regular wear and tear defect.
Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of the building in the areas required as water damage is one of the main defects in a building that causes the most damage and without sealant and tile grout always being perfect, secondary defects or secondary damages can start instantly.

Whilst in some of the areas there is sealant/silicon , it has become apparent that the sealant has deteriorated and/or is just missing.
Whilst in some of the tile mortar is perfect , it has become apparent that the tile mortar has deteriorated and/or is just missing in other areas.

A sealant specialist, tiling contractor and/or registered builder should be appointed to assess any damage caused by water to the entire internal, sub-floor, walls etc of the building and clean, take off old sealant and tile mortar, then re-seal and re-mortar these works as soon as possible.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Minor Defect 3.03

Location: Tiled Areas

Finding: Tiles - Drummy (loose / structurally compromised)

♦ Important
Whilst the Drummy Tiles under AS4349.1 cannot be stated as a major defect (at this stage) the possibility if the tiles do not get repaired of allowing water ingress through the tile mortar and under the tiles to create further building material damages is HIGH.
The type of damages from Drummy Tiles is timber rot (decay), plaster damage, mould, conducive environments for termites, just to name a few.

Drummy tiled areas were identified at the time of inspection. The term `drummy` refers to tiles that have become detached from their fixing.
Drummy tiles may also be contributed to tiles cracking and what is important is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship
The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

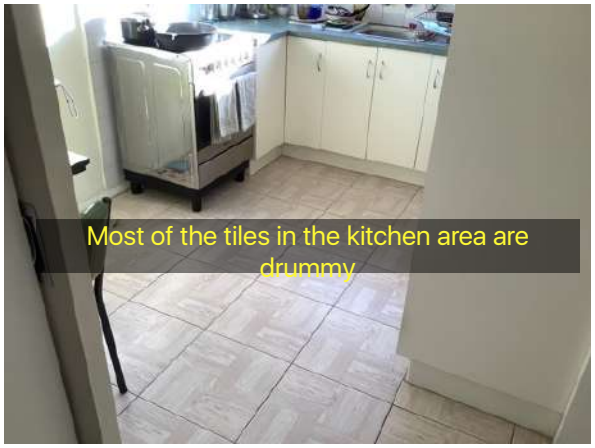
Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage.
Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

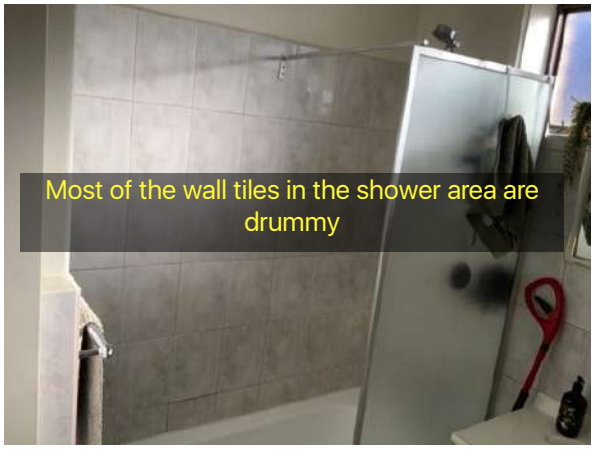
ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.


Most of the tiles in the kitchen area are drummy


Most of the splash back tiles in the kitchen are drummy


Most of the wall tiles are drummy in the toilet area


Most of the wall tiles in the bathroom area are drummy


Most of the wall tiles in the shower area are drummy

Minor Defect 3.04

Location: Plaster-Various Area's

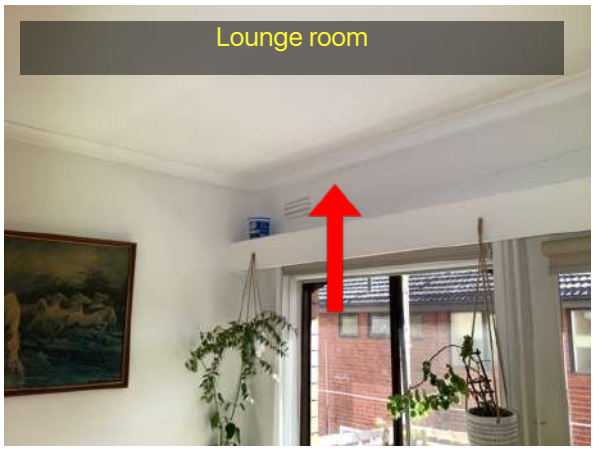
Finding: Plaster Ceiling - Water Damage / Water Staining

Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.



Minor Defect 3.05

Location: Sub Standard Workmanship or Incomplete-All Areas

Finding: Sub Standard Workmanship or Incomplete.

These Defects are of Sub Standard Workmanship or Incomplete and not finished to a tradesmens like manner.
Please discuss these items with your Building Consultant who performed the inspection and report to discuss and clarify, if you are unsure of the defect and repairs required.

The installation of these building elements appear to have been completed to a substandard level of workmanship or is incomplete and does not comply with regular building practices. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements and surrounding structures.

Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification works.

The appropriate tradesperson, specialist or handyman should be appointed to complete the various items for repair and organise the appropriate QUALIFIED trades (or not pending on job) to repair and complete the works to illiminate or reduce further deterioration / disfunction.

Minor Defect 3.06

Location: Internal Areas

Finding: Water Staining / Wood Rott - Damaged Materials.

Water Staining / Wood Rott was evident in this area or areas at the time of inspection.

Water Staining / Wood Rott indicates that surfaces have been exposed to excessive moisture / water over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

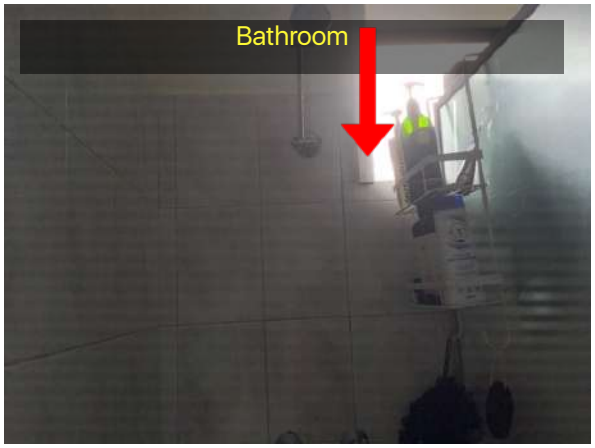
Water Staining / Wood Rott can be indicative of more serious defects, such as plaster damage that has become detached from its fixings and become dangerous not just cosmetic, wood rot, mould, conducive environment for termites and damage to other types of building materials that are concealed or not concealed by other building elements.

Water Staining / Wood Rott can cause minor damages such as paint staining, timber discolouration, etc or water staining can lead to more serious major structural defects.

It is important to identify the cause of water staining and STOP FURTHER DETERIORATION by the appropriate tradesperson.
Where water staining is active, a licensed plumber or appropriate trade must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.
Replacement of any broken or damaged structures is advised in particular if the damage has caused secondary defects that have compromised the building structure or safety of any persons.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion only if the damage is cosmetic though.

It is important to identify the correct proffesional to perform these works, pending on each situation on how minor or major it has become.


Bathroom

Minor Defect 3.07

Location: Caulking / Silicone / Tile Grout-All Wet Areas

Finding: Silicone / Caulking Wet Area Junctions & Tile Grouting - Missing/Damaged or Poorly Installed

It is impossible to demonstrate all areas of damaged Silicone/Caulking and/or Tile Grouting, however as a guide, the areas we suggest require Silicone/Caulking and/or Tile Grouting are the ; ALL THE WET AREAS, AS A MINIMUM.

♦ In noting the above areas, it is important to note that the wet areas are in - Average condition - compared to most wet areas of this type and age.

So if the owner can repair all the Silicone / Caulking To All Wet Area Junctions and Tile Grouting, that is damaged or missing at a minimum, this will prevent possible building damages occurring, as the opportunity for building damages occurring, due to water, is one of the most types of damage and typical types of building damages that occur to wet area's in a home.

It was noted on inspection that sealant and/or tile grout is missing/damaged or inadequate to the tiled wet areas.
This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

Sealant and/or tile grout where missing, damaged or inadequate to the tiled wet areas allows the water to penetrate into the walls and floors which can cause much damage, to the affect were the damage may become a secondary defect and create a conducive environment for termites due to the excessive moisture and/or cause rotting to the timber studs, floor joists and bearers or plaster, etc, especially in showers, baths, laundry and the like

Different materials and floor areas move at different rates, generally causing cracking to tile grout.
A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

A flexible sealant/silicon and tile mortar should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

Regular maintenance and replacement of damaged or missing sealant and tile mortar is highly recommended to the wet areas, as this is a regular wear and tear defect.
Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of the building in the areas required as water damage is one of the main defects in a building that causes the most damage and without sealant and tile grout always being perfect, secondary defects or secondary damages can start instantly.

Whilst in some of the areas there is sealant/silicon , it has become apparent that the sealant has deteriorated and/or is just missing or just installed defectively/messy.

Whilst in some of the tile mortar is perfect , it has become apparent that the tile mortar has deteriorated and/or is just missing in other areas.

A sealant specialist, tiling contractor and/or registered builder in some serious cases, should be appointed to assess any damage caused by water to the entire internal, sub-floor where applicable, walls, etc of the building and clean, take off old sealant and tile mortar, then re-seal and re-mortar these areas as soon as possible.

♦ ALL AREAS should be checked carefully, for the Silicone / Caulking To All Wet Area Junctions and Tile Grouting, that is Missing/Damaged or just installed poorly.

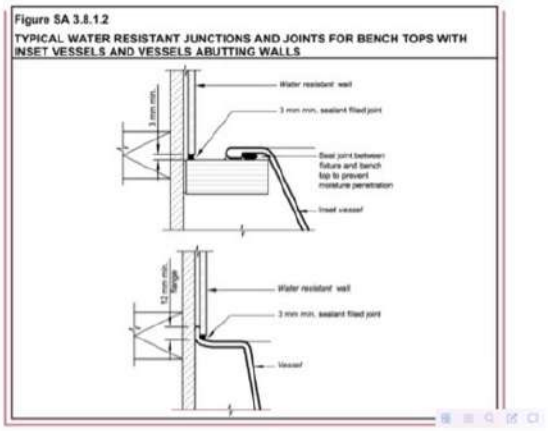
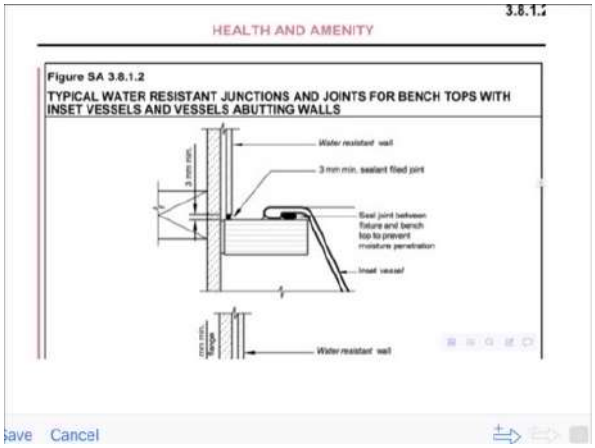
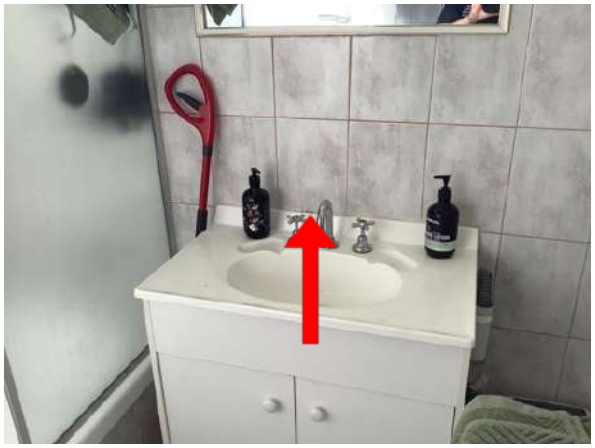


Figure SA 3.8.1.2
TYPICAL WATER RESISTANT JUNCTIONS AND JOINTS FOR BENCH TOPS WITH INSET VESSELS AND VESSELS ABUTTING WALLS
Water resistant wall
3 mm min. sealant filled joint
Seal joint between fixture and bench top to prevent moisture penetration
Inset vessel
12 mm min. flange
Water resistant wall
3 mm min. sealant filled joint
Vessel


3.8.1.2
HEALTH AND AMENITY
Figure SA 3.8.1.2
TYPICAL WATER RESISTANT JUNCTIONS AND JOINTS FOR BENCH TOPS WITH INSET VESSELS AND VESSELS ABUTTING WALLS
Water resistant wall
3 mm min. sealant filled joint
Seal joint between fixture and bench top to prevent moisture penetration
Inset vessel
12 mm min. flange
Water resistant wall
ave Cancel




Tile grout damaged

Minor Defect 3.08

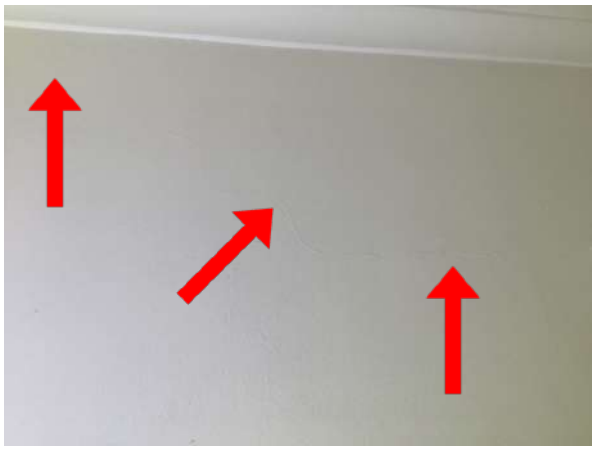
Location: Plaster-Various Area's

Finding: Plaster & Timber Cracking - Damage Category 1 - Fine (up to 1mm)

Please note that some cracks in the plaster work and/or solid plaster work have been repaired, so it is unknown how severe the cracks in the plaster work and/or solid plaster work really were, before they were repaired.

Cracking - Damage Category 1 - Fine (up to 1mm)
Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.
Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Minor Defect 3.09

Location: Doors - All Areas

Finding: Sliding Cavity Door - Missing/Damaged Bottom Guide

The sliding cavity door is missing the bottom guide and/or the bottom guide is damaged. The guide allows the door to move freely and straight, without wobble that will damage to the side of the door paint and timber surface.

A carpenter, builder or component handyman can install the bottom guide.

Minor Defect 3.10

Location: External Areas

Finding: Rusted / Corroded - Building Materials - Minor Repairs

This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanised (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture.

Depending on repair, A registered builder, competent person or handyman may be appointed to replace any building elements that have been severely affected by rust or water damage.

Minor Defect 3.11

Location: Concrete - All Areas

Finding: Cracking - External Concrete Paving Damage Category 3 - Wide Cracks (Over 3 to 5mm)

Wide cracks were identified in external concrete paving Wide cracks are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Wide cracks may also have a more significant structural cause, such as subsidence of soils.

Where the crack is located adjacent to structural elements of the building, the advice of a Structural Engineer is advisable before undertaking repairs. Significant repair and likely replacement of the concrete paving is probable.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Minor Defect 3.12

Location: Tiled Areas

Finding: Tiles - Cracked or damaged

Cracking was evident to the tiling at the time of inspection. While the cracking appears to be minor, these areas are frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

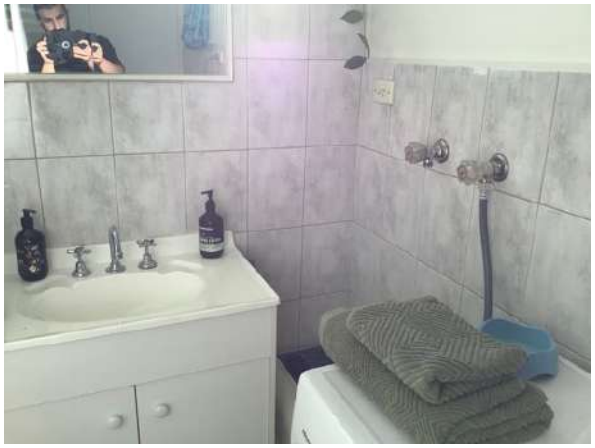
If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

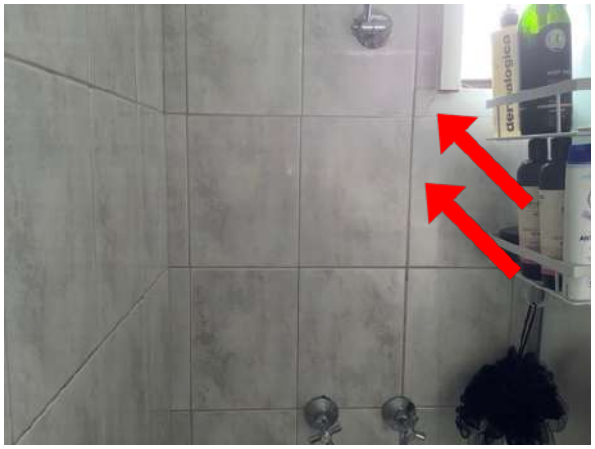
What is important when tiles are cracking is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship
The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Minor Defect 3.13

Location: Cabinetry / Wardrobe Doors Internal Areas

Finding: Cabinetry - Loose hinges / Re-adjustment

Several cupboards / wardrobe doors are not level and detract from the operational state of the cabinetry and doors.
Upon further inspection, it was noted that the hinges to the cupboard doors have deteriorated or just need adjustment.
This is a result over time, where the hinges have come loose from their original fixings, or the hinges need adjustments and/or the hinges are damaged/worn and require replacement.

To improve operation of the affected doors, a general handyman / cabinetmaker/ carpenter may be appointed to replace the faulty hinges and/or adjust .

Such works should be completed at the discretion of the client, but we do recommend repairs so that there is no further damages to the existing cabinets or cupboards.

Minor Defect 3.14

Location: Bathroom

Finding: Toilet roll holder - Loose

The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the toilet roll holder to its original fixing.
A general handyperson may be required to perform these works.

Minor Defect 3.15

Location: Windows - Internal

Finding: Windows - Water Staining

Water staining was evident to various window frames.

Generally water staining to window frames, may be due to the window seals to the perimeter of the glass edges, have deteriorated. This may be due to damaged rubbers, particularly to metal window frames or may be due to deteriorated silicon and/or may be due to timber rott. In addition water staining may be a combination of damaged silicon, damaged rubber seals and wood rott.

Water staining indicates that surfaces have been exposed to excessive moisture / water over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

Water staining can be indicative of more serious defects, such as plaster damage that has become detached from its fixings and become dangerous not just cosmetic, wood rot, mould, conducive environment for termites and damage to other types of building materials that are concealed or not concealed by other building elements.

Water staining can cause minor damages such as paint staining, timber discolouration, etc or water staining can lead to more serious major structural defects.

It is important to identify the cause of water staining and STOP FURTHER DETERIORATION by the appropriate tradesperson.

Replacement of any broken or damaged structures is advised in particular if the damage has caused secondary defects that have compromised the building structure or safety of any persons.

It is important to identify the correct proffesional to perform these works, pending on each situation on how minor or major it has become.

Additional comments

There are no additional comments

Observation

Observation 4.01

Location: For Your Information

Finding: Gas & Electrical Appliances - Inspection & Servicing

For you information

All gas appliances need to be serviced and maintained in good order.
Plumbing inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Tradesperson.
It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend that all other installations should also be checked.

Whilst we note and comment of visually apparent defects that are present during the building inspection, legislation requires the checking and documenting of compliance for plumbing requirements be done by licensed plumbers respectively to ensure they are functioning correctly.

It is highly recommended that a registered plumber is required to inspect all the gas appliances and the gas Installation for defective workmanship and for carbon monoxide leaks and/or gas leaks.

Observation 4.02

Location: The Site

Finding: 🔶Smoke Detectors Battery Replacement.

This inspection DOES NOT test operation of smoke detectors .

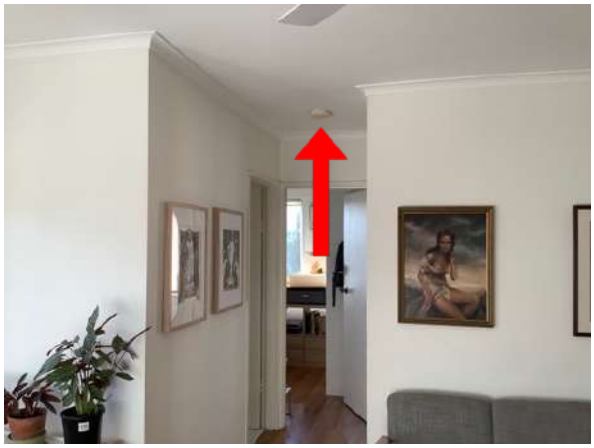
Upon moving into a new property, it is highly recommended that the batteries to the smoke detectors all get replaced instantly.

Smoke detector batteries should be replaced every 12 months at a minimum.

It is highly recommended that replacement dates of the batteries be kept in a log book.

Also

Testing of smoke detectors is required monthly.



Observation 4.03

Location: Paint & Plaster-Various Areas

Finding: Paint & Plaster To The Doors, Various Timber's, Plaster Walls & Ceilings, ETC.

It appears that the property has had plaster work repairs to various areas of the property.

It appears that the property has been painted in some areas in recent times.

There is the possibility that various plaster/solid plaster cracks may have been covered up and/or repaired, so there is always the possibility that the cracks in part or full will come back if the repairs have not been professionally completed AND/OR the property has movement and/or continuing subsidence to the property. It is unknown how severe the cracks in the plaster work and/or solid plaster work really were, before the plaster & paint work was performed.

==========

Superficial scuff marks, damaged plaster, holes in walls,missing paint,sub-standard paint work were noted to the internal walls / ceilings and/or architraves as per the photos attached at the time of inspection.

While these minor defects are detracting from the overall appearance of the affected building element, they do not indicate any operational or structural damage.
This degree of surface damage is consistent with general damage, accidents, movement and wear and tear.

These type of minor defects are appearance cosmetics but they can also lead to the development of secondary building defects over time.

Incomplete areas of paint finish, holes in plaster, exposes the area to moisture, potentially accelerating the deterioration of underlying building materials especially in wet areas such as laundrys and bathrooms.

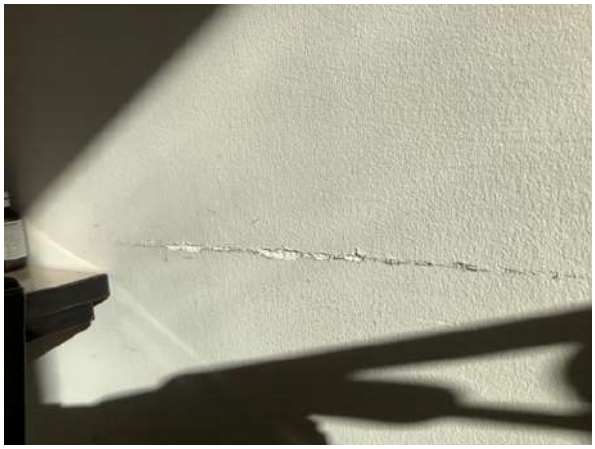
Superficial scuff marks, damaged plaster, holes in walls,missing paint,sub-standard paint work should be sanded back, filled, levelled and painted, as applicable. Where inadequate or missing protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor,builder, plasterer and/or suitable handy person may be appointed to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration.

Wet areas are the main areas that MUST have SUFFICIENT paint coverage to the walls, ceilings and timber work as moisture can deteriorate the areas.

ALL AREAS should be checked carefully, attached are a some PHOTO EXAMPLES as a GUIDE.



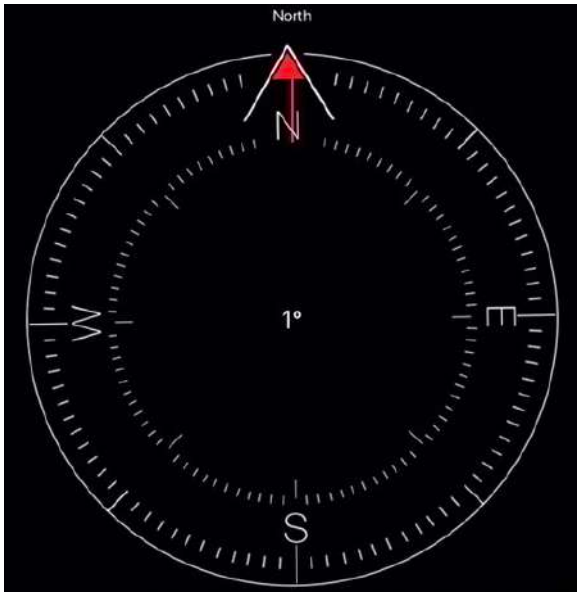



Observation 4.04

Location: For Your Information

Finding: General Site Photos

General site photos and other areas of interest are provided for your general reference.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Observation 4.05

Location: Perimeter Of Building - Exterior

Finding: Drainage - Inadequate and/or Perimeter Building Ground Fall Defective.

Water pooling near foundations and footings is a serious concern with the potential to adversely impact on the longevity of the dwelling. The Building Code of Australia (BCA) outlines that the soil or concrete must be graded away from the dwelling at a minimum of 50mm over 1m (1:50 fall).

The site drainage in this report was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements, such as foundation subsidence, brickwork cracking, windows and doors moving, concrete paths cracking, etc.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls of the building.
Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains.

Ground levels may need to be lowered, re-levelled and/or falls in various directions with drains installed, which can be achieved with concrete or ground soils, etc.

Where site drainage is inadequate, another option can be installation of an Agricultural (Aggie) Drain may be required or more serious remedial works.

These drainage concerns in this report can have grave potential for foundation subsidence and/or secondary damages such as structural defects such as brick movement / cracking as already mentioned above.

It is highly recommended that a plumber and/or builder and then pending on the outcome, other forms of professionals be appointed to further inspect the area and to install / repair adequate drainage equipment where necessary.
If secondary damages have ALREADY accured we highly recommend that you engage a structural engineer, geotechnical engineer to start with then engage a registered builder, qualified plumber to further inspect the property and perform any remedial works as necessary. Note, this is only if there is any building damages that have occurred.

ALL AREAS should be checked carefully for drainage concerns and attached are a few PHOTO EXAMPLES as a GUIDE.

INFORMATION BELOW AS A GUIDE.

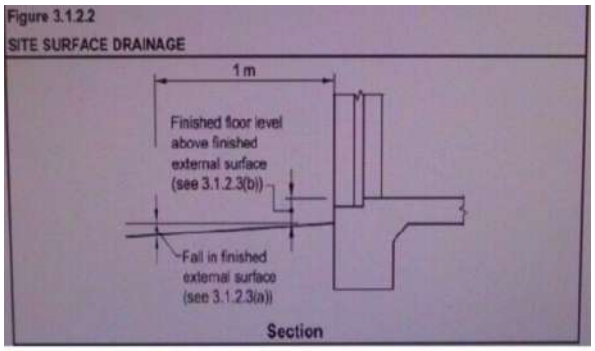
Surface water drainage
Surface water must be diverted away from Class 1 buildings as follows:
(a) Slab-on-ground — finished ground level adjacent to buildings:
the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
(i) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving) or
(ii) 50 mm over the first 1 m from the building in any other case.

(b) Slab-on-ground — finished slab heights:
the height of the slab-on-ground above external finished surfaces must be not less than
(i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
(ii) 50 mm above impermeable (paved or concreted areas) that slope away from the building in accordance with (a); or
(iii) 150 mm in any other case.

In relation to termites, Defective drainage and falls create high water and moisture which creates a very high risk for termites as the environments to the property are very conducive with many

a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenace to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.



Observation 4.06

Location: Plaster-Various Area's

Finding: Plaster & Timber Cracking - Damage Category 2 - Noticeable (up to 5mm)

Please note that some cracks in the plaster work and/or solid plaster work have been repaired, so it is unknown how severe the cracks in the plaster work and/or solid plaster work really were, before they were repaired.

Whilst we may have a photo of damaged paint, or a minor plaster cracking, etc, there may be many more paint/plaster defects and plaster cracking in other areas throughout the property.

Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/ contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

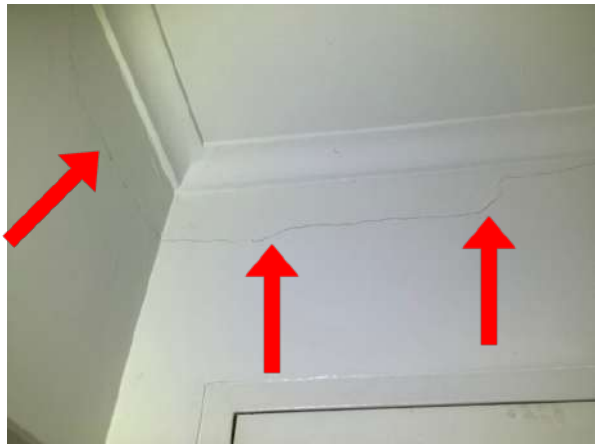
Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

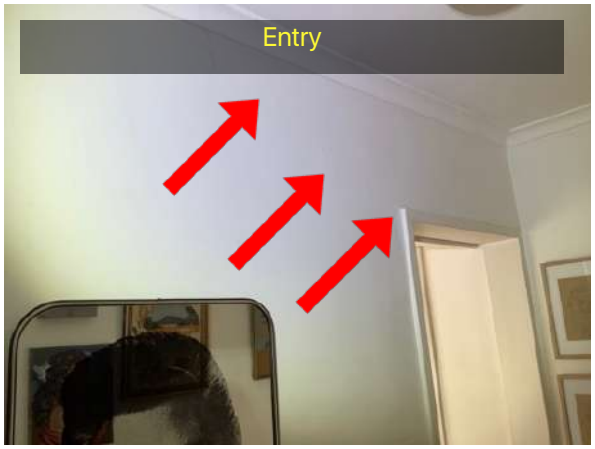
Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

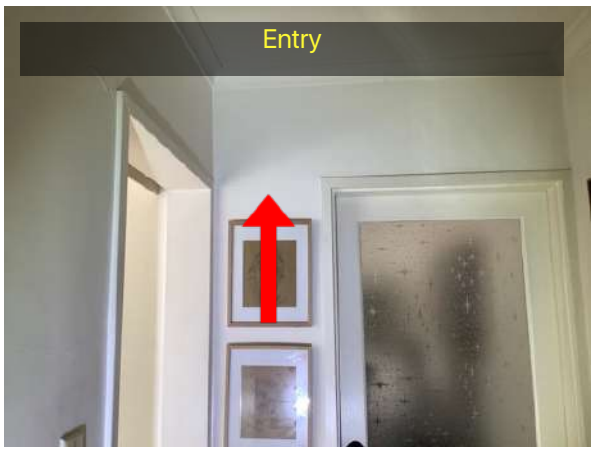
Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

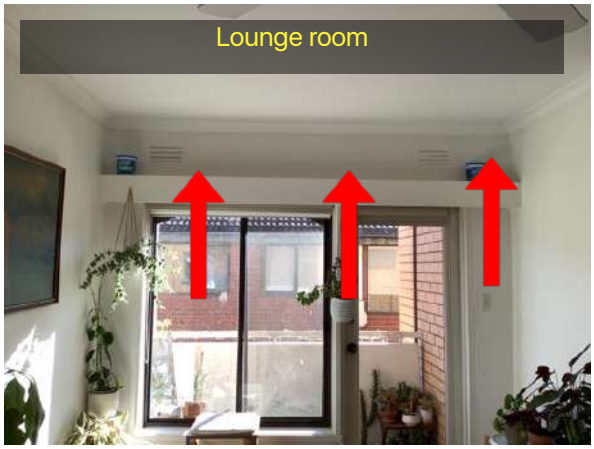

Entry

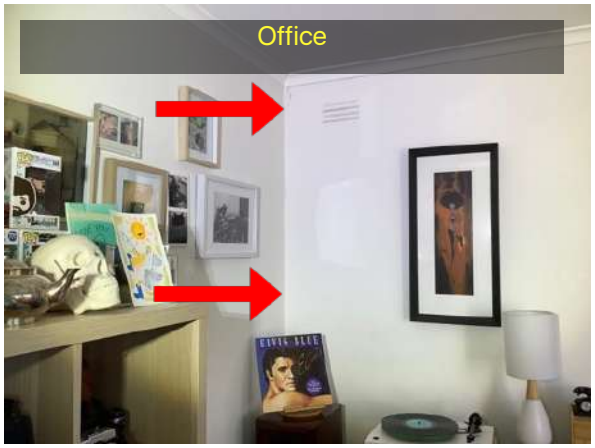


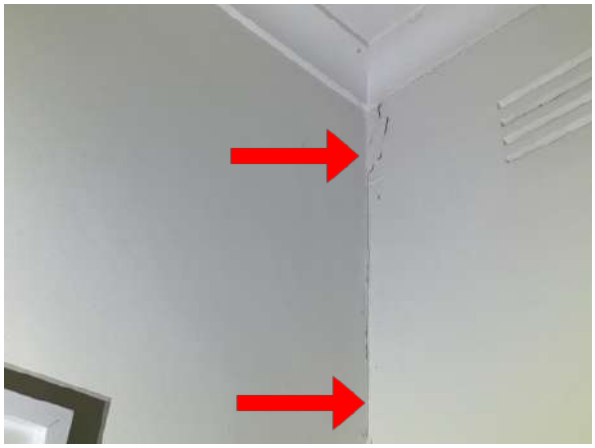

Entry


Entry


Kitchen


Lounge room


Office
ELVIS BLUE



Observation 4.07

Location: Termite - Damage Identified.

Finding: Termite - Damage Identified.

It is suspected that termite activity is occurring or has occurred as there is evidence of termite damage.

Damage caused by termites found in termite areas is considered a defect if the termite management system is not installed in accordance with the BCA / NCC and relevant Australian Standards.

Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

A building contractor should be appointed immediately to advise on options to prevent further damage and repair on all affected building materials, if any areas of damage are noticeable.

The application of a post-construction chemical termite barrier or other termite treatments is ALWAYS highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

We HIGHLY RECOMMEND the client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.

It is recommended that obtaining such advice be treated as HIGH PRIORITY.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Please Note :

Timber pest damage WAS FOUND on the property and further information is in the report.

The property is a HIGH risk for termites as the environments to the property are very conducive with many susceptible areas as noted in this report.

I can not stress how important it is to reduce and keep clean the trees, vegetation, timber and/or all other debri and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

It is impossible to identify all areas for termites, timber pest and timber pest damage, however keeping the garden clean, dry and taking away all mulch, mulching, bark and heavy and over grown areas will certainly reduce the risk and help identify termite evidence.

Please read the report carefully and Maintenace to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

The client IS HIGHLY RECOMMEND gaining further advice from a licensed pest controller as to the costs and procedures involved with application of a termite management system and/or eradication, which should be treated as HIGH PRIORITY.

♦ IMPORTANT - HIGH RISK. Please note that when trees have been cut down, leaving the old tree stump remaining, the stump will die.
The tree stump dries out and dies, this becomes a VERY CONDUCIVE ENVIRONMENT FOR

The tree stump dries out and dies, this becomes a VERY CONDUCIVE ENVIRONMENT FOR TERMITES and I cannot stress enough how this type of condition becomes so very high risk for TERMITE ACTIVITY as so many of our inspections with tree stumps have been found with live termites damage and/or termite damage.
Tree stumps by far in my career has been the highest location, where I have found live termite activity or termite damage in a property, without any doubt whatsoever.
I highly recommend you seek further professional advice from a licensed pest controller and termite management system controller in relation to any trees that have been cut on the property and what can be done overall from just the typical termite management systems to a property.

Observation 4.08

Location: Garden Areas - All Areas

Finding: Garden Plants - Overgrown .

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

At the time of the inspection it was found that the plants are overgrown and close to the exterior building.
This has the effect to create a conducive environment for termites and restricts visual contact to the weep holes in the event that termites create a barrier into the property.
It is highly recommended that the plants be trimmed and/or moved away from the immediate area of the perimeter building...

The property is a high risk for termites as the environments to the property are very conducive with many susceptible areas.
As noted above, I can not stress how important it is to severely reduce the trees, vegetation, timber and other debri and all other items not only around the home but to the entire property as a matter of urgency.
It is impossible to identify all areas for termites, timber pest and timber pest damage.

Please read the report carefully and Maintenace to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

Observation 4.09

Location: The Site

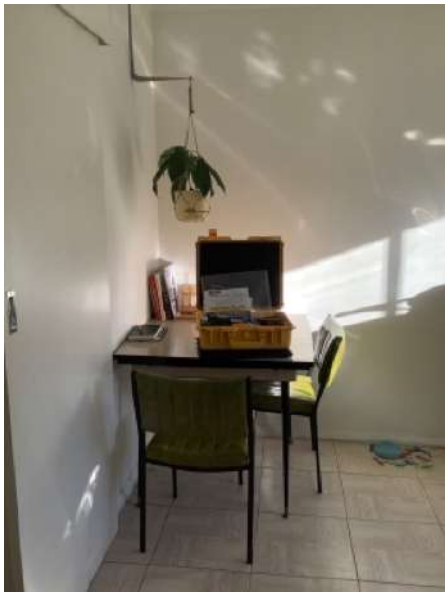
Finding: Obstructions and Limitations

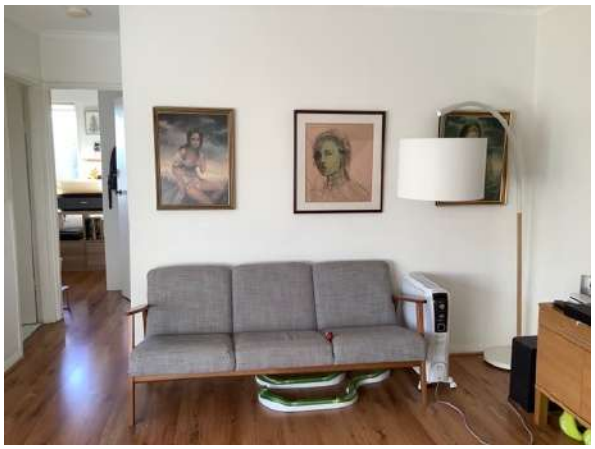
These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.
These obstructions can hide an array of defects such as minor defects , major defects , safety hazards , termite activity and conducive environments for termites but not limited to.

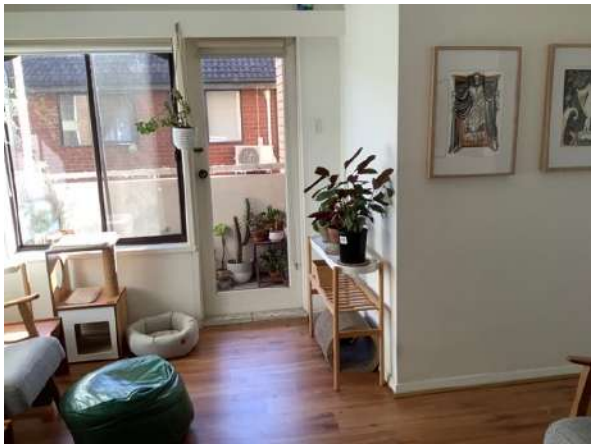
Whilst we have taken many photos of the home and surroundings of the obstructions and limitations, there may be some areas not photographed for reasons of difficulty and/or hard to reach areas.

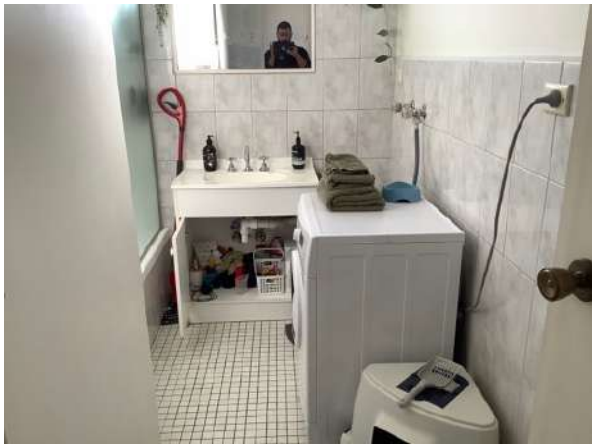
These photos in the report are for you to understand the type of obstructions and limitations on site, that restricted our inspection process.

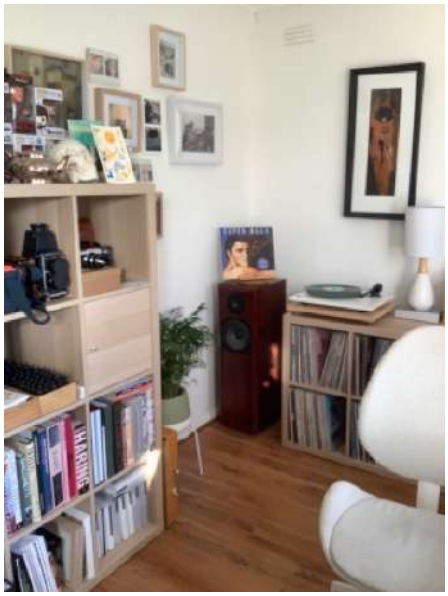
Once the property is emptied, a re-inspection is at the client's discretion.

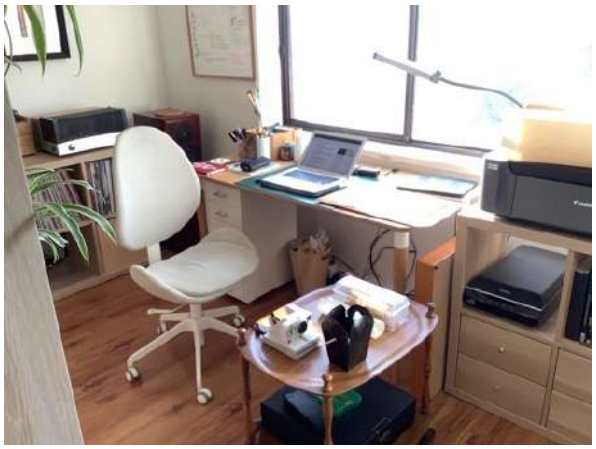












Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

Building consultant's summary

Master Property Inspections, whilst engaged by the client, is not an advocate for the client and all statements and information in this report are completely of an unbiased proffesional opinion on all matters in this report.

♦ BUILDING INFORMATION ♦
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Note : The Australian Standards for
prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover items such as footings belowground, concrete slabs belowground, concealed plumbing, appliances such as air-conditioners, ovens and the like, carpet, quality of paint and typical paint defects, fixtures and fittings, mirrors and all other typical minor defects to the interior of the home and the exterior of the home including landscaping.
In saying the above, we are proud to say that we go over and above in our inspections & reports to provide

In saying the above, we are proud to say that we go over and above in our inspections & reports to provide information on certain items above or not listed for a better understanding of the property.

The condition of the building when compared to similar buildings of its type and similar age in the immediate area and other areas, appears to be in LESS THAN AVERAGE condition, with repairs and concerns as detailed in this report.

There are a number of defects listed in this report which will require attention to rectify and comply with Australian Standards, to prevent further deterioration / damage to the property as listed in this report.

Minor defects such as paint quality, plaster quality, damaged or worn items / materials can be repaired at your discretion, however minor defects such as caulking, silicon and water related damage should be repaired at your very earliest convenience to prevent and/or stop any damages or further damages.
Major defects, major structural defects and safety hazards should all be attended to as a matter of urgency, to prevent further deterioration to the building and provide safety to yourself and all occupants that come with in the building and within the area of the building.

♦ ASBESTOS INFORMATION ♦
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Asbestos in the older homes can be in the glue adhesive behind the wall tiles or floor tiles, Asbestos can be behind the wall tiles and floor tiles in relation to the cement sheet or the tile backing.
Asbestos can be in the old wardrobes and cupboard areas, asbestos can be in the flu systems of the old hot water services or heater flu systems. Asbestos can be on the walls or ceilings. Asbestos can be in the eaves in the older homes and the exterior walls of the older homes. Asbestos can be found in the roof space areas in the floor space areas and in the old sheds.
This is only the typical type scenarios in the homes up to 1990 in particular.

Master Property Inspections can offer further asbestos sampling and testing, once you own the property.

Asbestos-Suspected ACM Identified on Site.

IMPORTANT: The Australian Standards for Pre-Purchase building inspections (AS 4349.1-2007) does not require Asbestos inspections in a report, however Master Property Inspections trained inspectors add this bonus service, as we feel that Asbestos is a very important topic that our clients should have an awareness of.

Whilst we are including in this report areas that we suspect is Asbestos, it is important to note that this report in relation to asbestos is a GUIDE ONLY and we do not guarantee that there are no other areas at this property that may contain Asbestos (ACM)

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos (ACM).

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

PLEASE NOTE : We are able to perform an Asbestos Inspection and Condition Audit, which can include the taking of samples to the laboratory for definitive confirmation of the presence of Asbestos.
This inspection as noted above is outside the scope of this inspection but at request of the client we can perform the necessary inspections and take the samples to give you a comprehensive and definitive inspection report.

Definitions to help you better understand this report

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:
(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."

Terms on which this report was prepared

Service

1. This agreement is between the building consultant (“Inspector”) and you (“Client”). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report (“Report”) to you outlining their findings and recommendation from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector’s findings at the time of the inspection and advice as to the nature and extent of their findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.

5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
(a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
(b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
(c) any Serious Safety Hazard.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector’s visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the

the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
(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;
(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; and
(c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a 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.

Exclusions

11. This Report does not consider or deal with the following:
(a) any individual Minor Defect;
(b) solving or providing costs for any rectification or repair work;
(c) the structural design or adequacy of any element of construction;
(d) detection of wood destroying insects such as termites and wood borers;
(e) the operation of fireplaces and chimneys;
(f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(g) lighting or energy efficiency;
(h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
(j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
(k) a review of environmental or health or biological risks such as toxic mould;
(l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
(m) 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
(n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 (“Hello Inspections”) nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.