



Commercial Report

Inspection Date: 2 Jul 2021

Property Address: Outer Suburbs Area



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

Inspection Details

Property Address: Outer Suburbs Area

Date: 2 Jul 2021

Client

Name: Private

Email Address: Private

Phone Number: Private

Consultant

Name: Les Camilleri

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Essendon Victoria 3040

Company Phone Number: 03 93373884

General description of property

Building Type:	Commercial Property
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Storeys:	Two storey
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Smoke detectors:	Not Applicable 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.
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Siting of the building:	Not Applicable
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Gradient:	Not Applicable
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Site drainage:	Not Applicable
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Access:	Not Applicable
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Occupancy status:	Occupied
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Furnished:	Not Applicable
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Strata or company title properties:	No
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Orientation of the property:	The facade of the building faces west Note. For the purpose of this report the façade of the building contains the main entrance door.
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Weather conditions:	Overcast, no rain.
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Primary method of construction

Main building – floor construction:	Slab on ground
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Main building – wall construction:	Timber framed, External cladding, Internal gypsum plasterboard, Masonry party wall, Brick veneer
Main building – roof construction:	Timber framed, Flat roof, Pitched roof, Finished with sheet metal roofing
Other timber building elements:	Not Applicable
Other building elements:	Not Applicable
Overall standard of construction:	Not Acceptable, due to repairs required
Overall quality of workmanship and materials:	Acceptable
Level of maintenance:	Reasonably maintained

Special conditions or instructions

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

◆ Reporting on Electrical wiring and electrical installations to this property is outside the Scope of this Report as Under the Australian Standards for prepurchase building inspections AS 4349.1-2007 does not require pre-purchase inspections to cover electrical, however electrical wiring installations and faulty electrical items are very important in relation to safety concerns and/or hazards on all properties.

Master Property Inspections Leading Building Consultant, Les Camilleri, holds a current registered A grade electrical license and in addition, holds a current contractors license.
In addition Master Property Inspections Building Consultant, team member Mason Camilleri holds a current registered A grade electrical license and in addition, holds a current contractors license as well.

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
- Building exterior
- Roof Space - ONLY Partial

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:

- Wardrobes
- as general clothing
- boxing or similar
- obscured inspection to these areas
- Cupboard areas
- such as sink areas
- bathroom cupboards and similar
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation
- ducting and poor clearance or access restrictions.
- Brickwork
- Appliances and equipment
- Areas of low roof pitches preventing full inspection
- Brick wall shared with Neighbour

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

Inaccessible Areas

The following areas were inaccessible:

- Neighbours side

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.

- As identified in the summary and the defect statements in this report.
- Various Other Professionals

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:  NO Safety Switch Installed - Electrical Polarity On The Electrical Installation And Power Point Tests.

NO Safety Switch Installed.

PLEASE NOTE, that there is NO safety switch installed in the switchboard, which is very dangerous in the event of a faulty appliance and/or faulty wiring.

This can place the person in a very dangerous situation in the event of a faulty appliance and may cause electrocution.

Polarity Testing

What is electrical polarity?

Polarity in electrical terms refers to the Positive or Negative conductors within a d.c. circuit, or to the Line and Neutral conductor within an a.c. circuit.

What is a polarity test?

Since a.c. installations consist of a Live and a Neutral conductor, it is extremely important that these conductors are connected the right way around, within all electrical accessories such as wall sockets or plugs. To ensure this, polarity test is done at each relevant point.

The test instrument should indicate full voltage (230V) between Line-Neutral and Line-Earth conductors. No voltage should be detected between Neutral-Earth.

IN ADDITION FURTHER TESTS AS BELOW.

Electrical Polarity On The Electrical Installation And Power Point Tests.

1/ A polarity test , which tests that the Active , Neutral and Earth wires are connected correctly to the power point terminal connections.

This test clarifies that the electrical installation does have Active , Neutral and Earth as well as correct connections.

2/ Fault Loop Impedance Test , This test is done between Active Conductors and Earth.

To test that the loop impedance is below the satisfactory standard.

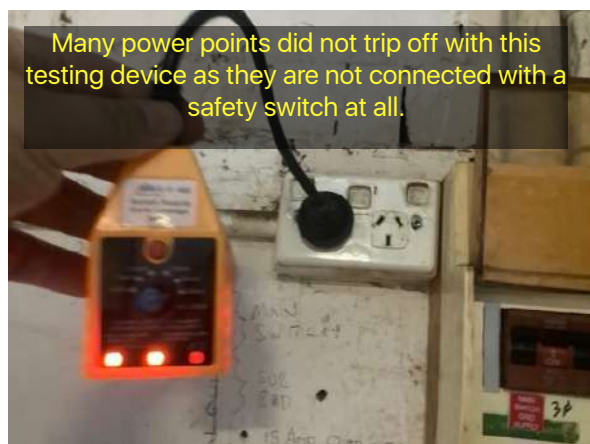
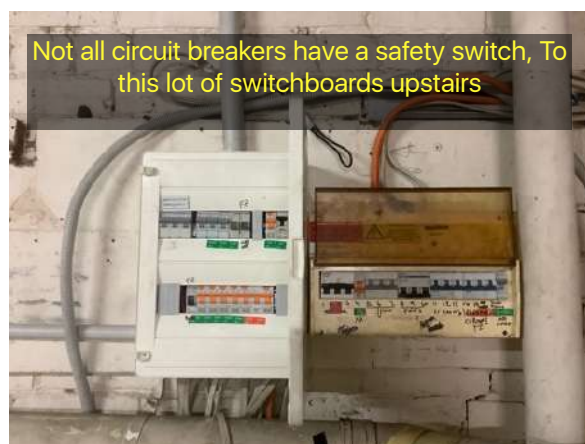
So in short if there is a electrical fault (in a appliance and/or faulty wiring) the safety switch will trip (operate) within the Australian Standards (AS) regulated interval.

3/ Safety Switch test to trip the safety switch at less then 30 milli amps was NOT performed as there is no safety switch installed to this property.

These tests DID NOT pass the AS 3000 requirement and exceptance level as noted above there is NO Safety Switch installed.

It is HIGHLY RECOMMENDED that you engage in a qualified electrician to install a new switchboard with a safety switch or at a minimum install a safety switch.

A Certificate of Electrical Safety is required for all electrical works and a electrical safety inspection is highly recommended upon completion of all electrical repairs.



Safety Hazard 1.02

Location: Electrical - All Areas
 Finding: Electrical - Defective / Unsafe / Non Compliant.

Defective / Unsafe & Non Compliant, Electrical wiring and/or Unsafe Faulty Items are ;

◆ The last tenant that has left the property has not left the electrical safe and compliant. A qualified electrician will need to go right through the entire property and reassess all the electrical work completely and take full responsibility so that the final electrical installation is compliant and safe.

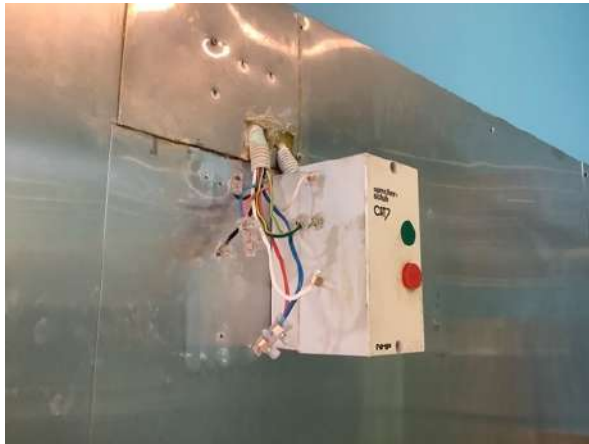
Reporting on Electrical wiring and electrical installations to this property is outside the Scope of this Report as Under the Australian Standards for prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover electrical, however electrical wiring installations is very important in relation to safety concerns and/or hazards on all properties. Master Property Inspections Leading Building Consultant, Les Camilleri, holds a current registered A grade electrical license and in addition, holds a current contractors license.

It appears that the electrical installation does not comply with today's electrical safety standards and electrical regulation codes of AS3000-2018 in all areas, and/or has faulty unsafe electrical items on the property.

We HIGHLY RECOMMEND that the purchaser engage a licensed electrical contractor to check compliance and make good any defective wiring or unsafe items throughout the entire property.

IMPORTANT:

A Certificate of Electrical Safety is ALWAYS required for all electrical works and repairs performed by the electrician on completion of there works, without compromise.







Safety Hazard 1.03

Location: Roof Space
Finding: Electrical - Wiring Not Clipped or Protected

At the time of the inspection we noted that electrical installation items are not compliant with the electrical regulations AS3000-2007 and each picture attached is an electrical installation defect.

We recommend that the purchaser engages a licensed electrical contractor to check compliance and make good any defective wiring or unsafe items throughout the entire property including the outbuildings etc.

A Certificate of Electrical Safety is required for all electrical works and repairs performed to this property.

The wiring in the roof void area has various electrical works that DO NOT comply with AS3000. All wiring must not go over timbers as any person is at risk of stepping or kneeling on the cables and may damage the cables or worse put them selves at risk of damaging or being exposed to damaged cables that have 240 volts in them.

All cables in roof void areas must be clipped to the sides of timbers in compliance with AS3000 and protected from all mechanical protection situations.

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



Safety Hazard 1.04

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.

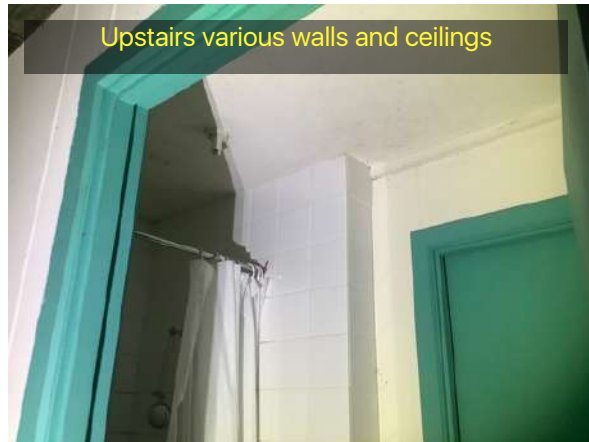
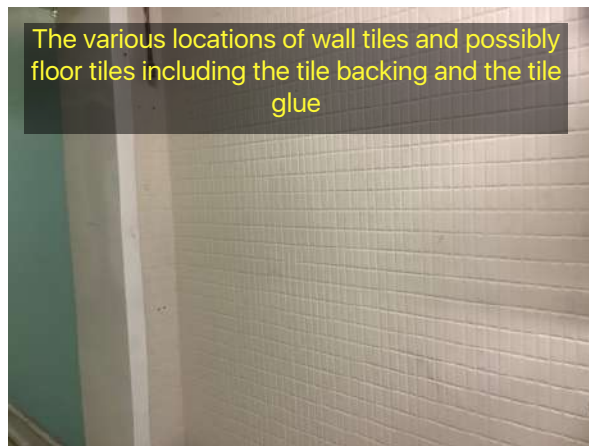
Whilst we are including in this report areas that we suspect is Asbestos, it is important to note that this report in relation to asbestos is a GUIDE ONLY and we do not guarantee that there are no other areas at this property that may contain Asbestos (ACM)

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.



Safety Hazard 1.05

Location: Plumbing - Various Locations

Finding: Plumbing work - appears defective

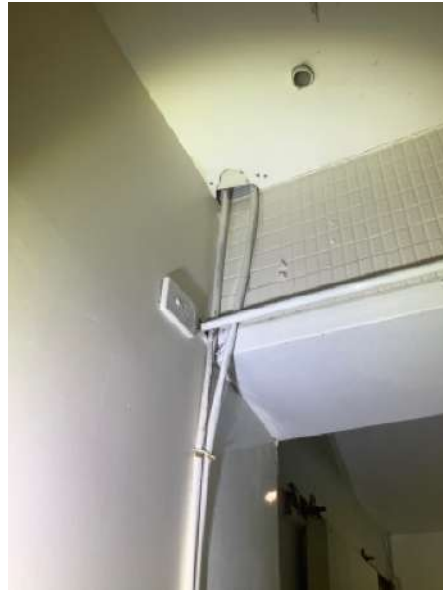
An instance of potentially defective plumbing work was identified.

Whilst we are not licensed plumbers it appears that work which is not compliant with the relevant plumbing regulations and or the contract documents has occurred.

The plumber is required to provide a Certificate of Compliance when required by the relevant regulations or if the home is out of warranty and/or aged a qualified plumber should be engaged to do any repairs that are creating secondary defects or are unsafe or not up to code as we suspect.

A plumber is required to give you a compliance certificate for all works they have performed to this property.





Major Defect

Major Defect 2.01

Location: The Site

Finding: Identification Procedures Designed To Help Identify High Moisture Readings

All areas accessible of the dwelling are checked with particular attention paid to the wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

In attempt to identify the presence of high moisture readings, due to water ingress, a variety of techniques are adopted to identify irregularities including a moisture meter.

◆ HIGH MOISTURE READINGS FOUND ◆

Further information - High moisture readings creates building concerns for various reasons. High moisture readings, maybe due to water ingress and the cause or the source of the High moisture readings is very important to find because the potential for wood rot, structural concerns is highly possible and where there is high moisture readings an invasive inspection is required to determine the cause or the source of this high moisture to the building materials. It is always important that once you have determined or rectified the high moisture readings, You engage the appropriate professionals to then repair the property Damages in the areas where the high moisture readings were present and it is also important to determine that all areas are structurally sound.

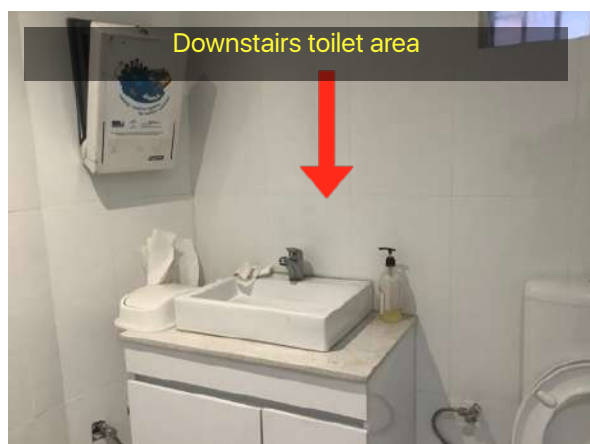
The moisture content variation was HIGH and NOT within the acceptable range of 5% to 20% in all areas.(Areas with high moisture levels, should be attended to by the appropriate professionals as a matter of urgency to determine the cause, in order to stop further deterioration to associated building materials generally caused by water damage.

◆ TIMBER FLOORING - Areas of the timber flooring were found to have a higher moisture content that is acceptable. This may suggest that there is excessive moisture and dampness to the subfloor area.

High moisture readings can be caused by various reasons, however high moisture readings are normally caused by excessive moisture or dampness, so this could mean that the subfloor is damp and wet and/or there is bad ventilation to the subfloor area, there may also be wood rot which may make the property structurally unsound/compromised.







Major Defect 2.02

Location: Added Structures
 Finding: Non Compliant & Additional Structures Suspected To Be Built Without A Permit

IMPORTANT NOTE :

WHILST THIS DEFECT IS A MAJOR DEFECT, MORE IMPORTANTLY IT IS ALSO A SAFETY HAZARD, MEANING THAT THERE ARE SAFETY CONCERNS FOR PERSONS TO BE LOCATED IN AREAS OF THE DEFECTS MENTIONED IN THIS STATEMENT.

I highly recommend that you further investigate this home as the Stair Case & Upstairs Platform Areas may or may not have the correct permits / paperwork through the council, architects, engineers, etc regardless if the works have been done to a quality tradesmens like manner or not.

The structural integrity of the area may have been compromised, which creates potential for the development or presence of major safety issues.

It is highly recommended that any planned repair, remodelling or demolition works be carried out by a registered builder.

I HIGHLY RECOMMEND that you engage the professionals as stated above. I also highly recommend that persons keep clear of the areas until further investigations are made , repaired and cleared by the appropriate people.

Whilst my services are engaged for inspection of the property, I am not a professional in permits, insurance and legal documents and further more the PRE-PURCHASE (AS 4349.1-2007) AUSTRALIAN STANDARD does not require additional structures that may not have a permit be noted in a building inspection & report, however our experience and knowledge does raise concerns for further investigations, so I recommend you seek the appropriate organisations for further information and so that insurances that you will require upon ownership of the property will cover you for ALL ASPECTS OF THE PROPERTY.



Upstairs perimeter walls



Upstairs perimeter walls



Major Defect 2.03

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 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.

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.

♦ Category 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
3.0 mm or more in one
group)

♦ Category 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.

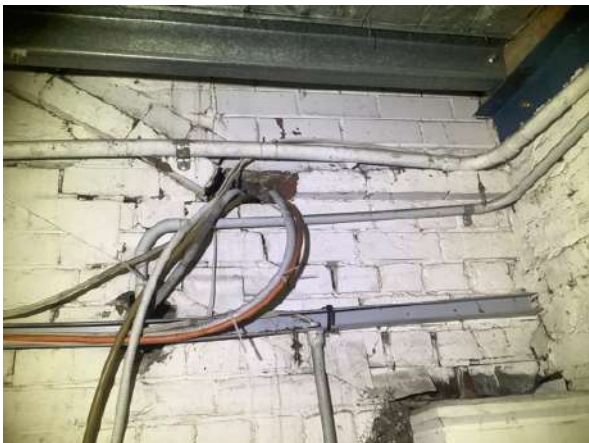
>15.0 mm, ≤25 mm but also depends on number of cracks.

>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.



Major Defect 2.04

Location:  Property Condition - Overall Assessment

Finding: Property Condition - Overall Assessment - Dilapidated / Poor & Run Down
Overall Poor Conditions - To the internal and external of the entire property.

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)

PLEASE NOTE, THAT THIS DEFECT STATEMENT IS A MAJOR DEFECT, BUT MORE IMPORTANTLY THIS STATEMENT IS ALSO A SAFETY HAZARD.

The overall condition of the internal and external of the building would be classed as POOR to FAIR at best .

It is very obvious that the Internal area of the shop needs to be completely reworked. However the rear of the property downstairs and upstairs is in a dilapidated state. The shower is completely damaged and needs to be completely re-done by a professional, the flooring is damaged upstairs and the last tenant has left a complete mess, so a registered builder will need to go right through the internal of the property to make it structurally sound and safe.

In addition the damp rising is a very big problem and the repair costs could be quite large.

The property is overall run down with maintenance neglected over the years.

There are a number of defects listed in this report, particularly the wet areas and areas exposed to moisture and/or water ingress which will require URGENT attention to rectify and comply with Australian Standards, to prevent further deterioration / damage to the property.

The electrical and plumbing need to be completely re-done or at a minimum every piece of electrical wiring and plumbing material needs to be checked.

The shower is in a critical state as the floor & wall tiles are allowing water through the walls, causing wood to the flooring.

The plaster work is severe cracking and impossible to repair as it is the old lathen plaster and hair type plaster.

Overall the internal of the shop requires a renovation, pending on budget, but making sure once again that all the wet areas are taken care of and non-compliant building works.

There are URGENT repairs required just to get the building to a point so that the building stops deteriorating and the safety hazards such as the electrical etc are in a safe using condition.

The objective would not be to repair the visual cosmetic repairs, such as paint first but prioritise repairing the defects that are creating secondary damages causing further deterioration, again relating to water, safety and the like. The other works would then be the visual aspect and keeping in mind that the structural items are all taken care of first.

Please keep in mind that once repair works proceed by the correct and licensed professionals, there normally will be HIDDEN DEFECTS uncovered, which may be minor and sometimes Major Structural and Safety Hazards.

On closing this statement as mentioned above it is IMPERATIVE that you engage registered and qualified trades and at the end of there works they must supply certificates, such as an electrical safety certificate, plumbing and gas certificate, waterproofing certificate and the builder must use an appropriate contract, such as a HIA contract or a Master Builders contract.









Major Defect 2.05

Location: Steel Support Beams & Posts

Finding: Rusted / Corroded - Building Materials - Major Items

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)

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.



Major Defect 2.06

Location: Perimeter & Separating Walls

Finding: Damp - Rising

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)

WITHOUT FURTHER INVASIVE INVESTIGATIONS BY A PLUMBER, BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER, A COMPLETE ANALYSIS WILL NOT ALWAYS BE DETERMINED.

DAMP RISING:

This building has severe damp rising unfortunate not just to the lower part of the building as it is spread throughout the perimeter walls and is going to take some time to determine all the damages and without a structural engineer, plumber and registered builder working together it will be difficult to determine all costs involved.

Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a PLUMBER, BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER, and also more then likely a structural engineer is advised immediately to identify the cause of the damp and perform remedial works as required.

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



Upstairs perimeter wall



Upstairs perimeter wall



Upstairs perimeter wall





Major Defect 2.07

Location: Upstairs Flooring

Finding: Timber Flooring - Soft

There are areas of soft timber flooring found.

Without further invasive inspections, we can not determine if these areas are wood rott, termite damage, water leaking, dampness, mould aged worn items and/or other defect items.

The severity of the defects will depend on what type of defect or defects they are. It is imperative to determine if the damage is minimised to the timber flooring itself and/or the damage is spread to the timber floor joists, timber beams, as it will depend where the timber floor softness is.

Generally when the timber floor softness is upstairs, it possibly can be related to water damage generally from wet area room such as showers, water basins, etc.

We highly recommend that you engage a qualified carpenter or in some cases a registered builder to perform invasive inspections which may include lifting up some flooring or cutting plaster to determine the extent of the damage. Once the extent of the damage has been found, at that point a structural engineer may also be required.



Major Defect 2.08

Location: Steel Beam

Finding: Steel Work - Appears Rusted

Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.



Minor Defect

Minor Defect 3.01

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.

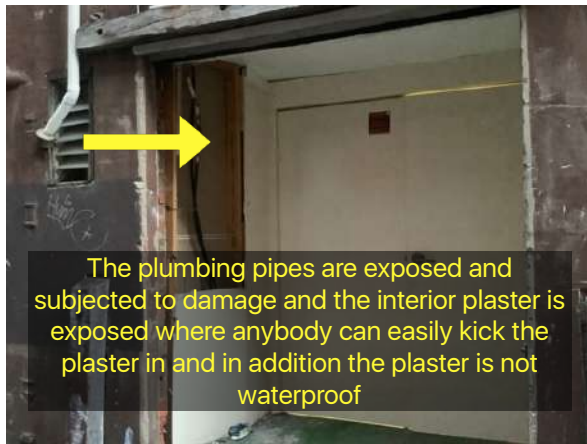
The installation of these building elements appear to have been completed to a substandard level of workmanship or is incomplete and does not comply with regular building practices. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects 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 3.02

Location: Roof & Stormwater Areas

Finding: Roof Sheetting, Flashing & Gutters - Rusted or Corroded

The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing or sometimes just age combined with premature excess water is also a factor.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects, such as timber rots to the roof framing, etc.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.

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





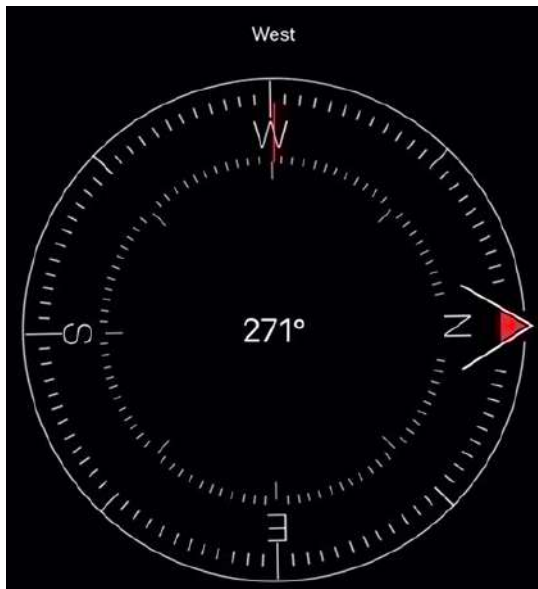
Additional comments

There are no additional comments

Observation

Observation 4.01

Location: For Your Information
Finding: General Site Photos
General site photos and other areas of interest are provided for your general reference.







Observation 4.02

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:

Above 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:

Above 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:

Below 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 professional opinion on all matters in this report.

◆ BUILDING INFORMATION ◆ =====

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 EXCESSIVELY LESS THAN AVERAGE condition, with repairs and concerns as detailed in this report.

There is excessive dampness in the brickwork that appears to have been there for a very long time and I highly recommend a structural engineer assess the brickwork to determine if the structural integrity is still within the brick walls.

brick walls.

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.

◆ ASBESTOS INFORMATION ◆ =====

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.