



## Vendors Report

Inspection Date: 8 Apr 2020

Property Address:



# Contents

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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

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Property Address:

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Date: 8 Apr 2020

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Report Type: Property Inspection Report

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## Client

Name:

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Email Address:

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Phone Number:

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## Consultant

Name: Les Camilleri Ph: 0411807766

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Email Address: les@masterpropertyinspections.com.au

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Licence / Registration Number: A25361

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Company Name: Master Property Inspections

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Company Address: Victoria

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Company Phone Number: 0411 807766

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# General description of property

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Building Type:	Detached house
Number of Storeys:	Two storey
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.
Siting of the building:	Not Applicable
Gradient:	Not Applicable
Site drainage:	Not Applicable
Access:	Not Applicable
Main utility services:	Not Applicable
Occupancy status:	Unoccupied
Furnished:	Fully furnished
Strata or company title properties:	No
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:	Slab on ground
Main building – wall construction:	Brick veneer (timber framed)
Main building – roof construction:	Timber framed, Pitched roof, Finished with roofing tiles
Other timber building elements:	NOT APPLICABLE
Other building elements:	Carport, Pergola, Garage
Overall standard of construction:	Acceptable
Overall quality of workmanship and materials:	Acceptable
Level of maintenance:	Poorly Maintained Internally

## 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

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## Terminology

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

<b>Damage</b>	The building material or item has deteriorated or is not fit for its designed purpose
<b>Distortion, warping, twisting</b>	The item has moved out of shape or moved from its position
<b>Water penetration, Dampness</b>	Moisture has gained access to unplanned and / or unacceptable areas
<b>Material Deterioration</b>	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
<b>Operational</b>	The item or part does not function as expected
<b>Installation</b>	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 structural defects, conditions conducive to structural defects and safety hazards. A condition report will be given on minor defects and maintenance issues as a collective, not on individual items. 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

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## Areas Inspected

The inspection covered the Readily Accessible Areas of the property.

- Building interior
- Building exterior

## 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:

- Built-in cupboards
- Ceilings
- Floor coverings
- Flooring
- Furniture
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Earth abutting the building
- Landscaping abutting the building
- Thermal insulation
- Building materials
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Wardrobes, as general clothing, boxing or similar, obscured inspection to these areas
- Plaster Installation is a HIGH obstruction in this particular property.

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

## Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch
- Exterior roof surface on second storey

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.



# Summary

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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)

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Evidence of Safety Hazards

**Not Found**

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Evidence of Major Defects

**Found**

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Evidence of Minor Defects

**Found**

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## 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.

# Significant items

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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

No evidence was found.

## Major Defect

## Major Defect 2.01

Location: Plaster Internal Areas

Finding: Plaster Movement & Cracking.

There are various areas of plaster cracking, cornice cracking, plaster joints cracking, plaster movement and compressed plaster in areas on the cornices or junctions where the ceilings and walls meet.

There are various reasons why the above defects can occur, one of them is timber shrinkage, the next is under engineered roofing and wall supports, the next one is not enough supports in the roof. Further to this as tiles age they absorb more water in them and the additional weight of the roof tiles can create such problems.

I highly recommend a structural engineer assess the roofing to determine if further additional supports are required in the roof.

In relation to the plaster repair, there are various options in which a qualified plasterer can assess and make the options for repair.

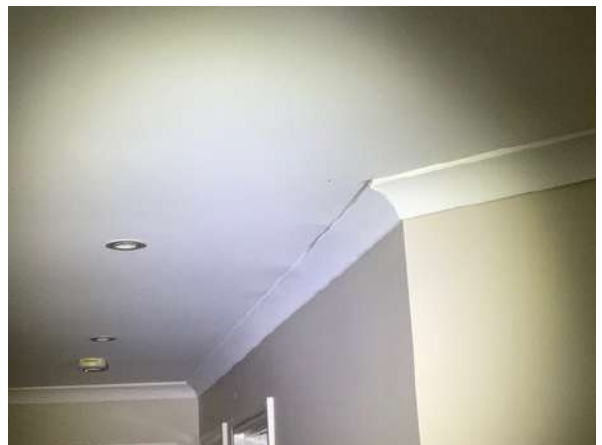
1/ One of the methods would be to take out all the plaster and suspend batons or fix batons to the trusses and install new plaster and cornices.

2/ Another option would be to fix batons to the existing plaster ceiling and install new plaster sheets.

3/ Or leave the existing plaster and make holes to install hangers through the plaster to install new batons for the new plaster sheeting.

A qualified plaster may also determine other methods of repair as well.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.  
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## Major Defect 2.02

Location: Roof Space

Finding: Truss - Damaged

The truss in the roof space area appears to be structurally compromised, this will require a minimum of a double lamination from the top of the truss to the bottom to enhance the structural integrity.

The rest of the roof truss area appears to be okay.

A registered builder or a qualified carpenter should be engaged to assess the damage and do the repairs.





## Minor Defect

## Minor Defect 3.03

Location: Roof / Gutters / Downpipes - All Areas

Finding: Guttering Roof Plumbing - Insufficient Capacity & Defective Gutters/Box Gutters.  
 There is water pooling in the gutter which exceeds the acceptable level of 10 mm. There is really 3 ways to do the repair, one would be to add more fall to the gutter, which may not be so easy. The second option would be to add an additional downpipe towards the end of the home approximately 1 m from the brick wall of the sliding door into the meals area. However the issue with this is where you would connect the downpipe to, there are various options in which a qualified plumber would need to further assess.  
 Third option would be to install an angle platform inside the gutter approximately 3 meters long, that would fall away from the property.

It is suspected that the roof plumbing to the exterior roof is insufficient in capacity and is not adequately managing the volume of rainwater that it is required to drain. The result is generally that the plumbing overflows during periods of heavy rainfall, creating damp conditions against external surfaces and the base of the building perimeter.

If left unmanaged, the excess moisture in this areas may allow the formation and development of an environment that is conducive to rust, corrosion and rot, creating potential for secondary defects to all associated building elements. Damp conditions are also conducive to termite and pest activity, further exacerbating the risk of the environment.

Appointment of a roofing plumber is recommended to replace any inadequate drainage systems to ensure proper drainage to this area. In the interim, it is important to ensure that all roof plumbing is free of any debris or blockages.

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Defective Gutters/Box Gutters.

NCC 2016 Building Code of Australia - Volume Two

### 3.5.2.4 Installation of gutters

- (a) Gutters must be installed with a fall of not less than—
  - (i) 1:500 for eaves gutters, unless fixed to metal fascias; and
  - (ii) 1:100 for box gutters.
- (b) Eaves gutters must be—
  - (i) supported by brackets securely fixed at stop ends and at not more than 1.2 m centres; and
  - (ii) be capable of removing the overflow volume specified in Table 3.5.2.3.
- (c) Overflow measures in accordance with Table 3.5.2.4 are deemed to be capable of removing the overflow volume specified in that Table.
- (d) Valley gutters on a roof with a pitch—
  - (i) more than 12.5 degrees — must have width of not less than 400 mm and be wide enough to allow the roof covering to overhang not less than 150 mm each side of the gutter; or
  - (ii) not more than 12.5 degrees — must be designed as a box gutter.

- (e) The requirement of (b)(ii) does not apply to eaves gutters fixed to a verandah or an eave that is greater than 450 mm in width, which—
- (i) has no lining; or
  - (ii) is a raked verandah or a raked eave with a lining sloping away from the building.



## Minor Defect 3.04

Location: Doors - Internal

Finding: Door - Binding / Jamming / Out Of Level  
There are various doors to the upper level that are binding and jamming.

Binding, Jamming and/or Out Of Level Doors is evident during standard operation.

This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage and/or subsidence ( sinking ) to subfloor structures.

Where door binding/jamming/out of level appears to indicate major structural issues, a registered builder specialising in re-stumping / re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.  
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## Minor Defect 3.05

Location: Garage

Finding: Plaster Ceiling - Drummy / Sagging

Sections of plaster sheeting in this area appear to be drummy. The term `drummy` is used to describe plaster which, whilst solid, has become detached from its original fixing, where the defect is spread wide the drummy plaster can also be a safety defect, meaning plaster ceilings can just drop in an instance, usually this is the more extreme drummy ceilings.

Drummy plaster generally needs chemical re-adhesion ( glue ) or to be screwed back to the substrate, with minor consequent patching and painting required but sometimes drummy plaster can be permanently deformed in shape so therefore will sometimes need to be replaced.

The most common causes of plaster failure are physical damage and moisture damage. Moisture causes plaster to swell and shrink as the humidity of the air changes, or as a consequence of leaks, which can be enough to create drumminess or cracking.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.

Houses that do not have insulation can sometimes contribute to drummy plaster as many times the drummy plaster is in garages where there is no insulation in the roof so the plaster is subjected to moisture as it is not protected by the insulation, so this may be the only reason the plaster has become damaged / drummy , meaning no insulation to the garage or house or sometimes this may only be a contributing factor along with defective workmanship and/or others defects to the home, such as leaking roofs, etc.

Ensure that the general environment is free of moisture and humidity to aid in the prevention of drummy plaster and plaster damage. Appointment of a qualified plasterer and/or builder is advised in order to complete remedial works as necessary.





### Minor Defect 3.06

Location: Brickwork - All Areas

Finding: Brickwork / Masonary - Step cracking and minor cracking  
There are several cracks and/or step cracking evident throughout the exterior of the property . These cracks are commonly less than 5mm in width.

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage most of the time. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer and/or registered builder.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer.

Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

Always contact a building inspector should cracks widen lengthen or become more numerous.

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

**IMPORTANT:**

When you find this statement BELOW in the defects statements and/or findings in this report, it is important to further look for this item throughout the entire property for further areas of concern.

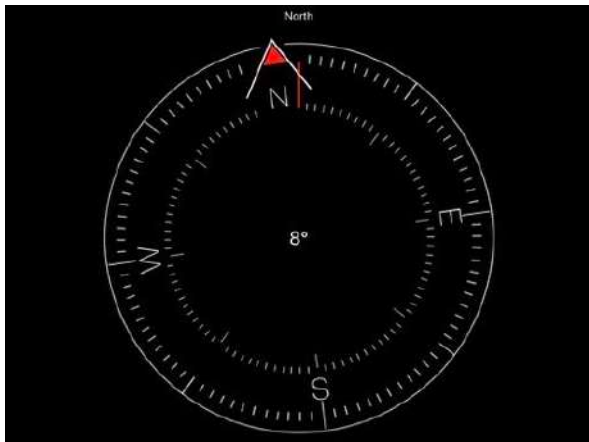
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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.  
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## Noted Items

## Observation

### Observation 4.07

Location: The Site  
Finding: General Site Photos & Compass  
General site photos and other areas of interest are provided for your general reference.



## Observation 4.08

Location: Front Exterior

Finding: Front lintel – movement.

The front lintel archway supporting the brickwork archway appears to have moved, possibly shrinkage and expansion. The brickwork appears to have minor cracking to one side of the archway. I highly recommend that this gets monitored by an appropriate qualified person over time to assess whether things worse and I remain the same.



## Conclusion

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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:

**Not Applicable**

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

**This inspection and report is very specific to the movement and cracking to the plaster upstairs, ONLY.**

**For a detailed report on the entire, property, we would need to complete another inspection and report , if required.**



# Definitions to help you better understand this report

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“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

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

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

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

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

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

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

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

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

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

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

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

#### LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

#### EXCLUSIONS

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

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;

- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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