



Commercial Report-Commercial Building Report-Public Areas (Balcony & Carpark)

Inspection Date: 19 Jul 2020

Property Address: Ascot Vale 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: Ascot Vale Area

Date: 19 Jul 2020

Report Type: Property Inspection Report

Client

Name: Private

Email Address: Private

Phone Number: Private

Consultant

Name: Les Camilleri

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

General description of property

Building Type:	Apartment, Commercial Property, Apartments - Public Areas In
Number of Storeys:	Multi Level
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:	The land is relatively steep
Site drainage:	The site appears to be poorly drained in areas as stated in the report.
Access:	Reasonable pedestrian and vehicular access
Occupancy status:	Occupied
Furnished:	Not Applicable
Strata or company title properties:	N/A
Orientation of the property:	The facade of the building faces south 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:	Concrete
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Main building – wall construction:	Concrete Panels
Main building – roof construction:	Not Applicable
Other timber building elements:	NOT APPLICABLE
Other building elements:	Not Applicable
Overall standard of construction:	Not Applicable
Overall quality of workmanship and materials:	To Be Confirmed
Level of maintenance:	Public Areas - Repairs Required

Special conditions or instructions

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

There are no special conditions or instructions

Inspection agreement

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

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

Inspection agreement supplied: No

Terminology

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

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

Scope of inspection

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property.

- Public Areas

Areas not inspected

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

Obstructions and Limitations

The following obstructions may conceal defects:

- Flooring
- Earth abutting the building
- Paved areas abutting the building
- Above safe working height.
- Plaster Installation is a HIGH obstruction in this particular property.
- Excessive Concrete To Some Perimeter Areas
- Exterior Paving, Can Not See Drainage

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

Inaccessible Areas

The following areas were inaccessible:

- Roof Space
- Exterior Roof

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

Undetected defect risk assessment

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

MODERATE - 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 Hazards	Found
Evidence of Major Defects	Found
Evidence of Minor Defects	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.

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

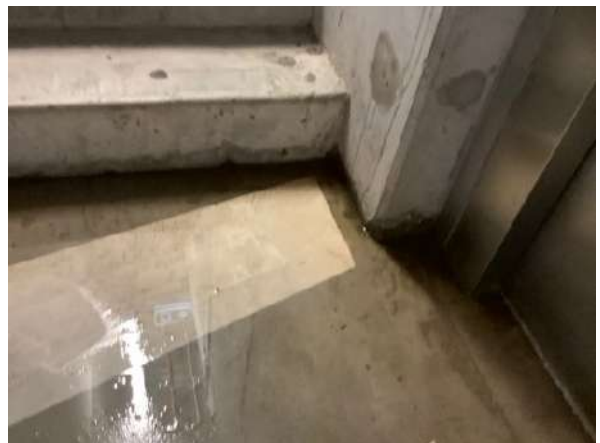
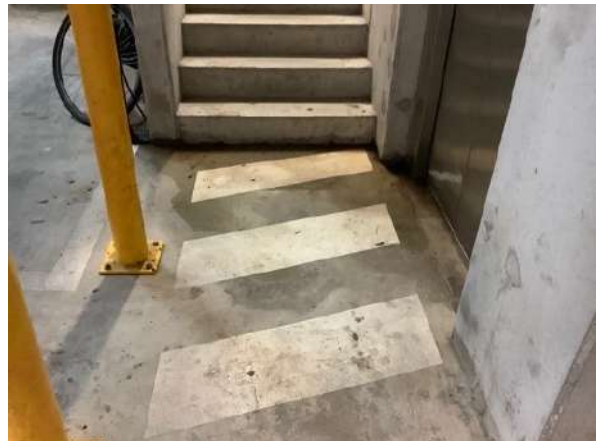
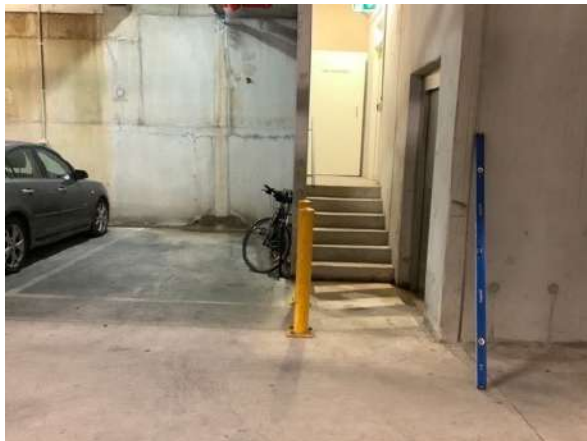
Safety Hazard 1.01

Location: Carpark & Surrounding Areas

Finding: Drainage - Inadequate
Water is pooling near the steps area into the building. This is defective workmanship as the falls in the concrete, must allow the water to run away from this area.
This is a slip hazard that **MUST** be attended to.

In Addition:

The question as to why water is ingressing into this area is of a concern as well as water ingress via concrete and the concrete areas has the potential to damage the associated building materials and the concrete as outlined in more detail in this report.



Major Defect

Major Defect 2.02

Location: Balcony Tiled Areas

Finding: Tiles - Drummy

Drummy tiled areas were identified at the time of inspection. The term `drummy` refers to tiles that have become detached from their fixing.

Drummy tiles may also be contributed to tiles cracking and what is important is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship

The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

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

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage.

Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

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

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

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





Major Defect 2.03

Location: Balcony Tiled Areas

Finding: Balcony - calcification or efflorescence

There is evidence of calcification or efflorescence affecting the balcony area where the mortar joints of tiling are, where calcification or efflorescence is caused by water coming from under the tiles.

This is all tied in with the dated caulking and drummy tiles



Major Defect 2.04

Location: Balcony

Finding: Balcony Silicon / Caulking To All Junctions and Tile Grouting - Missing & Damaged.
It was noted on inspection that sealant and/or tile grout is missing, damaged & inadequate to the tiled wet areas. These areas are subjected to water or moisture.

The tiles are now already drummy in many areas as detailed in another statement in this report and whilst repairing all the junctions with silicon and repairing the tile grouting will slow do the damages, it is now too late as the tiles are drummy.

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

Different materials and floor areas move at different rates, generally causing cracking to grout at this point.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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

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

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

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

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

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





Major Defect 2.05

Location: Carpark & Surrounding Areas

Finding: Concrete - Water / Moisture Ingress
THERE ARE 3 MAIN CATEGORIES OF DAMPNESS:

1. Penetrating Damp
2. Condensation
3. Rising Damp

Underground car parks are also exposed to water vapour penetration. A suitable waterproofing membrane must be applied and/or installed to make the concrete vapour-tight. If not fixed it could result to blistering, delamination and concrete spalling.

Master Property Inspections and associated parties are looking into the plans provided to identify the planning in relation to protecting the concrete to the carpark area (but not limited to)

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper (as is the case in this property as various associated building elements and fixtures are deteriorating)

It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the rising damp, water and/or moisture ingress, penetrating damp and the like. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary building defects and concrete cancer.

Once the cause is rectified further determinations may be required by a BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER before and after.

As this is the first process of the investigation, this information attached below in relation to concrete cancer is just information at this stage to provide you the importance that this building requires attention and prevention, As the possibility of concrete cancer occurring to this building is possible due to the excessive water and moisture ingress.

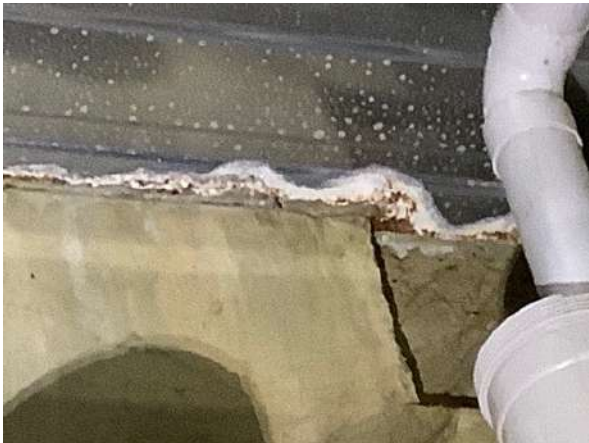
An assessment by a Structural Engineer is being organised to help assist with the plan documentation, for further investigations and to identify the cause or source.

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

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

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







Corrosion cycle of steel reinforcement in concrete



Major Defect 2.06

Location: Carpark & Surrounding Areas

Finding: Concrete - Efflorescence

Efflorescence appears to be affecting the concrete in the concrete in a ver aggressive manner. Efflorescence typically occurs when excess salts within the concrete is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement. This is all tied in the the overall concrete concerns spread throughout the carpark areas.

A cleaning contractor should be appointed who is experienced in this field of works.

It is important to note that unless the cause / source is determined and repaired efflorescence will return.







Major Defect 2.07

Location: Carpark & Surrounding Areas

Finding: Rusted / Corroded - Building Materials

This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture, due to the water ingress and high moisture levels in the concrete.

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.





Minor Defect

Minor Defect 3.08

Location: Balcony

Finding: Timber, exposed to weather / External painting deteriorated
Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.



Minor Defect 3.09

Location: Perimeter Of Building - Exterior

Finding: Water Leaking & Water Ingress - External Areas

Water leaks were found to be present to the exterior sides, tops and or bottoms of the windows and/or doors and other areas as per the photos attached.

Leaks are generally caused by deterioration of silicon or rubber seals or sometimes just defective workmanship when no caulking as ever been used .

With gaps like these that can be only a few millimeters to be exposed to weather conditions, can cause wood rott internally to the walls create a conducive environment for termites or possibly cause secondary defects the have the potential for structural damage the can be seen or in the walls internally.

Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack as already mentioned above, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber, handyman, builder be appointed to rectify any water leaks that may be present.

These type of areas require a suitable long lasting exterior silicon or caulking to all areas that are exposed.

It is important to note once caulking these areas if water damage is noticeable to windows, timbers, etc, such as wood rott, it is imperative to engage the appropriate trades for replacement or repairs.

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





Additional comments

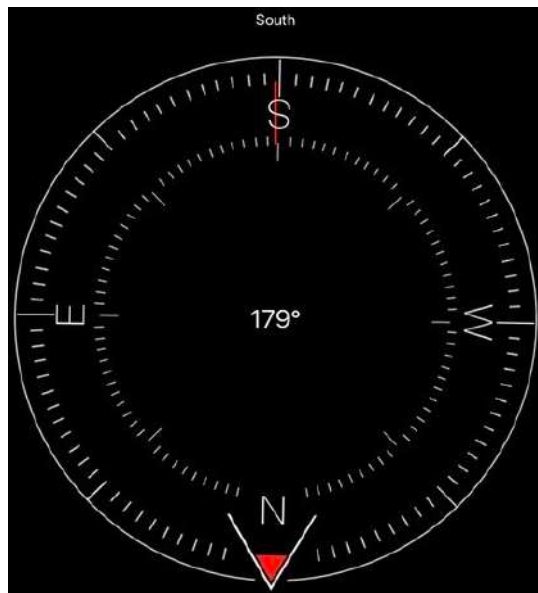
There are no additional comments

Observation

Observation 4.10

Location: For Your Information

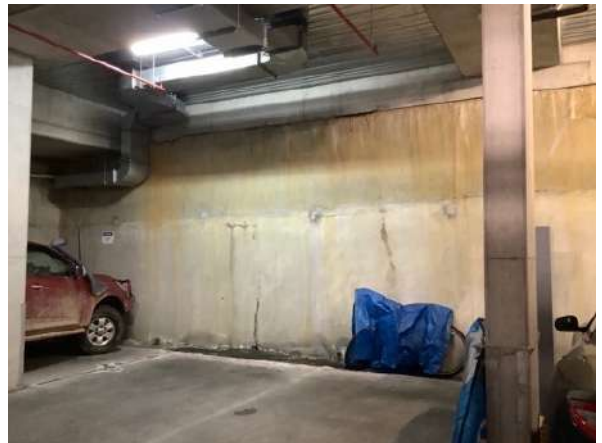
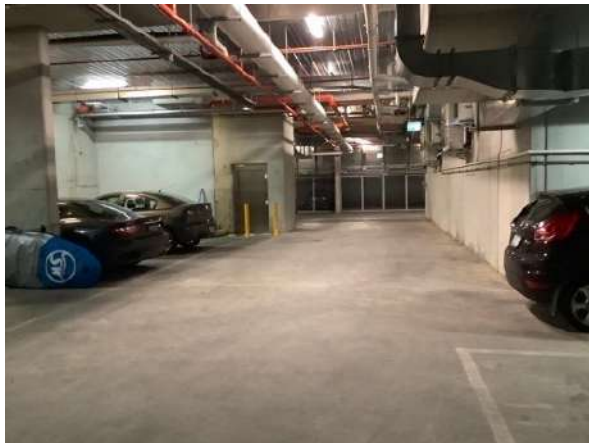
Finding: General Site Photos
General site photos and other areas of interest are provided for your general reference.



Observation 4.11

Location: For Your Information

Finding: Areas Of Concern - Balcony Walkway & Carpark Areas
Areas Of Concern-General site photos and other areas of interest are provided for your general reference.



Observation 4.12

Location: Balcony Tiled Areas

Finding: Balcony - Step defective

It was observed that the drainage system is not sufficient to withstand wind driven water surging from the deck or balcony into adjacent doors. The area should have a water proofed freeboard or step down. Where such a system is not in place the area is considered defective.



Observation 4.13

Location: Balcony Tiled Areas

Finding: Tiling (floor) - Movement or control joints missing or substandard.

There is no allowance for movement joints in the finished floor tiles. The grout to several lines needs to be fully removed and flexible similar coloured silicon installed to the opened up grout lines. We refer the builder to AS 3958.1 section 5.4.5.1. and section 5.4.5.2 (b) which require that movement resulting from separation of the tiled elements from fixed structures like columns and for large surface area stress management be provided for.



Observation 4.14

Location: Balcony Tiled Areas

Finding: Tiling - Falls Defective
Gradient falls in wet area floors
Drainage

The primary consideration regarding a wet area floor is to ensure that the floor drains adequately. The trend to large format tiles brings the added complication of obtaining a floor fall to a single waste outlet and to avoid tile lippage in the process. AS 3740 – 2010 - Waterproofing of domestic wet areas, is a 'deemed to comply' standard to the Building Code of Australia.

The primary consideration of this standard, for falls in floor finishes, is to ensure water does not remain on the finished floor in a manner that can adversely affect the health or amenity of the occupants or deteriorate building elements.

Control of water in shower areas is critical. There are two types of showers defined in AS3740, an enclosed shower where water spread is controlled within the shower area. An unenclosed shower where water is not confined within the screened area, residual water is controlled by installing a water-stop that protrudes above the floor level under the base of the screen. Water in unenclosed showers is also controlled by laying tiles to appropriate falls.

Residual Water

AS 3740 – 2010 also states that water should not pond on the floor, with the exception of residual water remaining due to surface tension. In regards to residual water, it should be noted that no amount of slope would see all the water runoff. Consider the angle of a car windscreen, water still beads there, it even beads on vertical window glass, so complete and immediate run off is unrealistic.

Flooding

The scope of AS 3740 2010 states that 'The Standard does not cover situations where flooding of the wet areas occurs through overflowing of vessels and showers or plumbing failures'. As such flooding of floors cannot be considered when assessing the effectiveness of the drainage of floors.

Factors affecting falls

The following factors can affect fall ratios:

Finished height requirements at doorways;

Height of fixtures or fittings;

Dimensions of tiles used;

Area of the floor to be drained; and

Requirements of persons with disabilities.

Floor falls

For bathroom floors, the recommended minimum fall to the waste shall be 1:100 (10mm per 1m). For shower areas with a vertical separation between the shower area and the wet area, such as a shower screen, hob, set-down or water stop, the fall to the waste shall be 1:100.

For all other shower areas the recommended fall shall be a minimum of 1:80 (12.5mm over 1m). Where falls flatter than 1:100 are proposed, the effectiveness of the floor drainage should be confirmed to ensure that water does not remain on the finished floor in a manner that can adversely affect the health and amenity of the building occupants or deteriorate building elements. In other words, the water must drain away, with the exception of residual

water.

In all cases, tiles may require diagonal cutting in the area around the waste to achieve the required falls, sufficient drainage and to ensure lipping is kept within the guidelines of AS 3958.1.



Observation 4.15

Location: Perimeter Of Building - Exterior

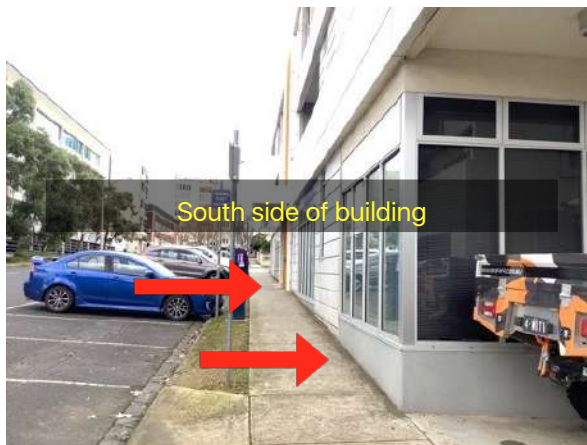
Finding: Area Of Repair

It appears as though works to this area in relation to stopping or reducing water ingress into the carpark has taken place. Whilst this may help this area of the carpark, it is not the overwhelming concern to the water and moisture ingress into the areas of concern.



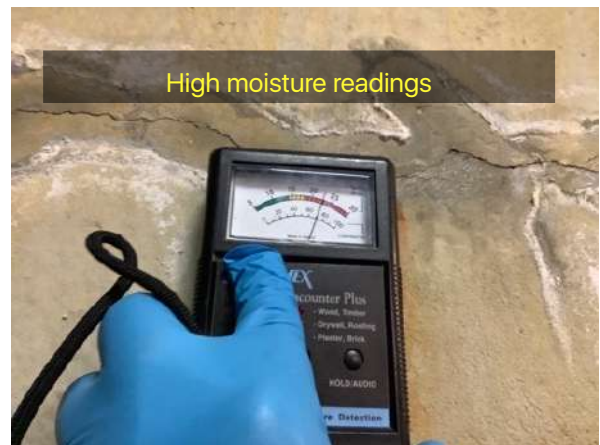
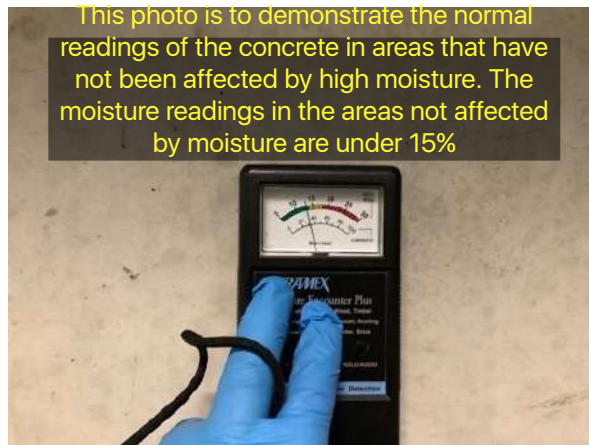
Observation 4.16

Location: Perimeter Of Building - Exterior
Finding: Areas where water is seeping through
XXXXXX



Observation 4.17

Location: Carpark & Surrounding Areas
Finding: Moisture readings
Concrete with high moisture readings in the areas of concern.



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:

Not Applicable

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:

Repairs Required

Building consultant's summary

This inspection and report has been performed in the public areas only. (not including roof exterior)

This is not a complete analysis of the defects, causes and/or sources. This report is a basis to progress ahead to supply and offer information to further parties in order to get a outcomes on the causes and results required.

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 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.