

Melbourne Property Inspections P/L, trading as

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Residential

Date of inspection: Tuesday, 29 March 2016 01:00 PM

Pre-handover Inspection Report

Prepared within the limitations and conditions specified in
Australian Standard AS 4349.1 - 2007 Pre-purchase Inspections - Residential buildings



Property address	10 Sample Avenue EYNESBURY VIC 3338
Report prepared for	Lucy Sample 34 Peppermint Grove HOPPERS CROSSING VIC 3029
Client's contact details	Mobile 5678 921 587 lucysample@gmail.com
Real estate agent's details	Name n/a Company n/a
Type of inspection report	Standard Inspection, Defect Only
Persons present	Client, Builder's representative
Weather conditions	Fine
Inspector	Joe Noto, Bachelor Applied Science (Construction Mgt) (Economics) Registered Building Practitioner - Domestic Builder - Unlimited DB-U 28857

Disclaimer

You acknowledge that this disclaimer forms an integral part of the report. This report is not an all encompassing document dealing with the building from every aspect. It seeks to identify obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant can relate to the age and type of the building inspected. This is not a structural report. For advice of a structural nature contact a structural engineer. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection.

This report is not a certificate of compliance of the property under any act, regulation, ordinance, local law or by-law. It is not a warranty against problems developing with the building in the future. This report does not include the detection and identification of unauthorised or illegal building, plumbing or electrical work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent not listing each one.

This is a visual inspection only, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of Inspection. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector does not see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform invasive procedures. Visible timbers were not destructively probed or hit. The inspection does not cover areas where access was denied or unavailable to the inspector or defects that may have been concealed or where the identification of a defect may be subject to the prevailing weather conditions or to patterns of use or occupancy of the property. It does not cover the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; seepage; swimming pools/spas; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are regulated by statute. Where within the competency of the inspector and upon request, specific matters may be covered under the terms of a Special-purpose Property Report.

ASBESTOS: No inspection or testing for asbestos was done and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed it may be noted in the report. Buildings built prior to 1986 commonly have materials that contain asbestos and buildings built up until the early 90s may contain some asbestos. Where in any doubt, the material should be assumed to contain asbestos unless testing determines otherwise and you should consider obtaining advice from an asbestos expert. Sanding, drilling, cutting, removing sheeting or disturbing products containing Asbestos that results in releasing airborne asbestos fibers is a health risk.

MOULD: No inspection for mould was done and no report on the presence or absence of mould is provided. If in the course of the inspection, mould happened to be noticed it may be noted in the report. If you are concerned as to the possible health risk resulting from any mould you should seek advice from a relevant expert.

COSTING ADVICE: *Australian Standard AS 4349.1 - 2007 excludes provision of costing advice.* Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. Independent quotes should be obtained if costs of defects is of significance in negotiations on the purchase of a property as well as prior to any work being done. No liability is accepted for costing advice.

DISPUTE/CLAIM PROCEDURE: To make a claim in relation to the inspection, either party shall give written notice of the matter to the other party within 90 days of the inspection. If the claim/dispute is not resolved within 21 days from the service of the written notice, either party may refer it to a mediator nominated by us and costs shall be shared. Should the dispute not be resolved by mediation then either party may refer it to the Institute of Arbitrators and Mediators of Australia to appoint an arbitrator to resolve the claim. The arbitrator shall determine costs that each party is to pay.

THIRD PARTIES: We will not be liable for any loss, damage, cost or expense whatsoever, suffered or incurred by anyone relying on this report other than the Client named on the face page of this report and only then if the invoice for the inspection has been paid in full.

Building Construction & General Access Limitations

Construction-Original House

Year Built	2016
Number of Stories	1
Type of Building	Freestanding house
Footings	Concrete slab on ground
Flooring	Tiles, Carpet
Wall Framing	Timber frame
External Walling	Articulated masonry
Internal Walling	Plasterboard
Windows	Aluminium framed
Roof Framing	Timber truss framing
Roof Cladding	Concrete roof tiles

General Access Limitations

External

- Underground Items
- Footings
- Various slab edges

Internal

- Wall Cavities
- Behind tiles
- Under bottom shelves to various joinery units
- Floor Coverings
- Concealed structural items

Roof Void

- Insulation b/w Ceiling Joists

Explanation of codes used in the inspection report

Defect types

Type	Defect	Identifier
A	Damage	The fabric of the element has ruptured or is otherwise broken.
B	Distortion Warping Twisting	An element or elements has been distorted or moved from the intended location.
C	Water penetration, Damp related	Moisture is present in unintended or unexpected locations.
D	Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
E	Operational	An element or component does not operate as intended.
F	Installation (including omissions)	The element or component is subject to improper or ineffective installation inappropriate use, or missing components.

Defect Significance

Significance Code	Significance Description	Significance Explanation
MA	Major	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localized part of the building. While minor defects may be recorded, AS 4349.1 - 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home could have many more minor defects than other homes of similar age & type of construction.
SH	Safety Hazard	A defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	A defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

Damage categories for cracking in masonry

Description of typical damage and required repair	Width limit	Damage category
Hairline cracks.	≤ 0.1 mm	0
Fine cracks that do not need repair.	≤ 1.0 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	≤ 5.0 mm	2
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).	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows and door frames 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.	4

Defects recorded during inspection

Interior - Bedroom 1

Windows

Binding windows

Minor Defect

Type: E

Adjustment required.

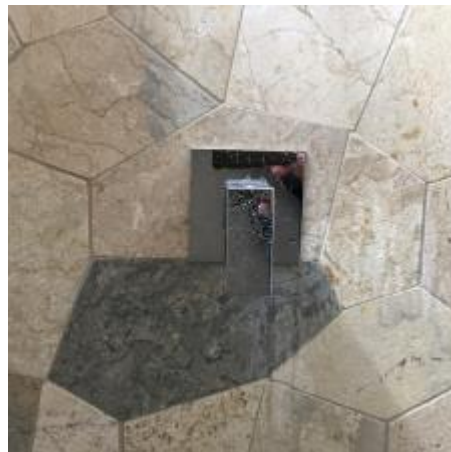
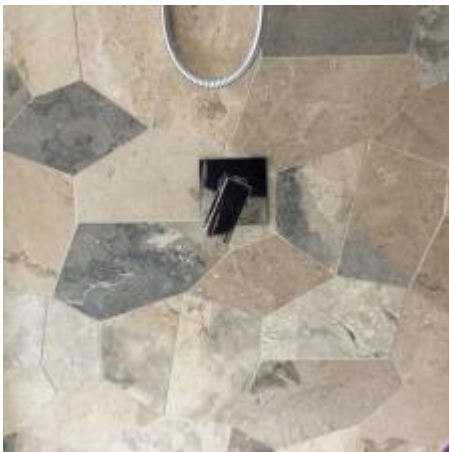


Ensuite

Square up cover plates to shower taps

Minor Defect

Type: F



Interior - Kitchen

Sink

Missing under bench fixings

Minor Defect

Type: F

Fixings required as recommended by manufacturer.



Interior - Passages

Light switches

Install missing cover plate

Minor Defect

Type: F



Interior - Pantry

Ceilings & cornices

Cornice corner separation/splitting

Minor Defect

Type: F

Patch and paint.



Interior - Various rooms

Feature tiles

Damaged sections

Minor Defect

Type: A

It looks as though the grinder wheel has passed over the surface of the tile. Replacement of certain sections required. Defects occur to 2 areas to the kitchen splash back and one area to the ensuite.



Exterior - Front Elevation

Walling

Re-pointing mortar blowout required

Minor Defect

Type: A, F



Doors

Missing cover plate

Minor Defect

Type: F



Exterior - Rear Elevation

Alfresco

Defective cornice

Minor Defect

Type: F, A

The underside of the cornice is to be sanded back and repainted.



Exterior - East Elevation

Walling

Re-install capping to fall away from the home

Minor Defect

Type: F



Walling

Re-pointing of mortar blowout required

Minor Defect

Type: F, A



Walling

Replace dented capping

Minor Defect

Type: A



Exterior - Default Elevation

Walling

Obstructed weep holes

Minor Defect

Type: F

Remove excess mortar within weep holes and wall cavities to expose the moisture proof membrane. Some examples depicted below.



Windows

Weather seals run short to South and North elevation windows

Minor Defect

Type: F

Builder will apply to caulking compound the seal gaps.



Roof - Roof Exterior

Roof tiles Some roof tiles need re-seating Minor Defect Type: F



Roof tiles Replace cracked roof tiles Minor Defect Type: A



Fascias Damaged paint work to fascia Minor Defect Type: A



Site - Site Management

Surface water Ground slopes towards building & no provision for drainage Minor Defect Type: F

Also drainage where water flows toward the perimeter of the home may create significant structural movement defects over a period of time. It is highly recommended in agricultural drain be installed below the level of the slab to pick up any subterranean water coming from the neighbouring property stop is also recommended surface drainage points are installed and a perimeter concrete slab or with gradient toward these drainage points.

We refer to this document for further information on foundation maintenance and footing performance; http://www.unitcare.com.au/pdfs/Foundation_maintenance_csiro.pdf



Site - Vehicle facilities

Garage Replace weather seal to garage door Minor Defect Type: A

