

Melbourne Property Inspections P/L, trading as

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Residential Structural Inspection Report

Date of inspection: Monday, 15 February 2016 12:15 PM

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



Property address	9 Malahang Parade HEIDELBERG HEIGHTS VIC 3081
Report prepared for	Mandeep Sample UNKNOWN SUBURB
Client's contact details	Mobile 4987 441 094 shoulden@barryplant.com.au
Real estate agent's details	Name Sarah Company Barry Plant Mobile 0401 241 070
Type of inspection report	Standard Inspection, Defect Only
Persons present	
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	1960 (Approximate) Estimated
Number of Stories	1
Type of Building	Freestanding house
Footings	Concrete strip footings, Suspended Timber Floor Structure, Intermediate timber Floor Supports - no access to provide detail
Flooring	Strip timber, Tiles
Wall Framing	Timber frame
External Walling	Non-articulated masonry
Internal Walling	Plastered
Windows	Aluminium framed
Roof Framing	Conventional timber framing
Roof Cladding	Clay roof tiles

General Access Limitations

External

- Underground Items
- Footings
- Stump depths

Internal

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

Under Floor

- No underfloor access

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 2

Walls

Termite damage

Further Investigation Type: A

An invasive inspection of the sub-floor and wall cavities is required to determine extent of damage to structural timbers.



Interior - Various rooms

Structural movement
defects

Various defects

Major Defect

Type: A

Various movement defects including the following items have been recorded;

- 1. Cracking to walls & ceilings.*
- 2. Movement of window & door opening's out of square.*
- 3. Movement of floors out of level.*
- 4. Movement of various ceilings out of level / bowed ceilings.*

These defects have occurred as a result of movement through the foundations most likely as a result of natural movement over time and poor site drainage leading to residual defects such as decay & lateral movement/subsidence of stumps.

Rectification of the above mentioned items should only be carried out once site drainage issues have been rectified / an invasive inspection of the sub-floor area has been carried out.

Re-stumping is required as a minimum after external rectifications are carried.

Some examples depicted below.



Exterior - Front Elevation

Walling Lateral movement of wall and post Safety Hazard Type: A
 supporting veranda roof

Re-construction of the wall and post is required.



Walling Damaged materials within electrical Safety Hazard Type: A
 meter box

A hazardous materials inspection is required to determine asbestos.



Exterior - Default Elevation

Walling Major structural movement Major Defect Type: A

Severe movement of the foundations has resulted in major cracking of perimeter walls to various elevations.

The entire perimeter of the home requires under-pinning and various walls will require re-construction as they are currently safety hazards.

The front wall has moved so much that the gas meter pipes are at risk of rupturing should further movement occur.

Rectification of timber framing to perimeter walls will also be required although the extent of damage is unknown as visibility is restricted.

Costs to repair considering internal repairs also will be excessive to the point where re-construction is the only option.



Walling

Repaired cracking to other elevations Minor Defect

Type: A

Minor cracks are evident to other areas. Under-pinning to all perimeters is required in any case.



Walling

Decay of bricks and mortar

Further Investigation Type: D, C

Generally caused by rising damp and damp soils under the home. An invasive inspection of the sub-floor cavity is highly recommended however, rectification could include;

- 1. Rectification of sub-floor cavity ventilation.*
- 2. Rectification of site drainage or the prevention of water flow toward any perimeter of the home.*



Lintels

Lintel sagged

Minor Defect

Type: A

Replace all bowed lintels once under-pinning has been carried out. Continuing movement will cause pressure to be applied to windows over time possible causing damage.



Site - Grounds

Property fencing

Damaged fencing

Minor Defect

Type: A

Replacement of various elements is required.

