

Melbourne Property Inspections P/L, trading as

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Residential Handover Inspection Report

Date of inspection: Wednesday, 12 March 2014 12:30 PM

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



Property address	20 Goulborn Way EYNESBURY VIC 3338
Report prepared for	Nathan ***** ***** HOPPERS CROSSING VIC 3029
Client's contact details	*****@hotmail.com
Real estate agent's details	Name n/a Company n/a
Type of inspection report	Standard Inspection, Complete
Persons present	Client, Builder
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	2014
Number of Stories	1
Type of Building	Freestanding house
Footings	Concrete slab on ground
Flooring	Tiles, Carpet, Floating floor
Wall Framing	Timber frame
External Walling	Articulated masonry
Internal Walling	Plasterboard
Windows	Aluminium framed
Roof Framing	Timber truss framing
Roof Cladding	Corrugated iron

General Access Limitations

External

- Underground Items
- Footings

Internal

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

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 - Bathroom

Walls Water entry point to shower niche requires sealant Minor Defect Type: F



Interior - Bedroom 1

Walls Lip in skirting joint Minor Defect Type: F
Visible from a normal viewing position. Rectification required.



Interior - Bedroom 3

Windows

Window does not close hard up against the weather seal

Minor Defect

Type: F

Adjustment required.



Interior - Kitchen

Walls

Skirting runs short of cupboard wall

Minor Defect

Type: F

Apply sealant to skirting/kitchen cupboard junction.



Power points

Loose

Minor Defect

Type: F

Licensed electrician to re-install ensuring penetration is completely covered by the cover plate.



Interior - Passages

Floors

Patching required to fixing nails at passage way floor quad

Minor Defect

Type: F



Interior - Separate WC

Doors and frames Binding doors
Adjustment required.

Minor Defect

Type: F



Interior - Home Theatre

Doors and frames Sub-standard door clearance Minor Defect
Minimum door clearance required is 2mm. Rectification required.

Type: F



Interior - Ensuite

Walls Undulations through wall surface Minor Defect Type: F

Wall cladding is defective as it can be seen from a normal viewing position. Replacement is required.



Exterior - Front Elevation

Walling

Brick over-hang

Minor Defect

Type: F

Rectification to the front elevation column has not been carried out as generally required by structural engineer's advice. A structural engineer is required to provide adequate rectification methods.

It is generally required that a galvanised steel angle is bolted to the slab edge hard up to the underside of the over-hanging brickwork.



Walling

Missing sealant

Minor Defect

Type: F

It is recommended caulking compound be applied to the brick / light weight cladding junction to prevent water ingress. One example depicted below. Apply to all similar details.



Patio/veranda

Gapping to ceiling joints

Minor Defect

Type: F

Paint fill gaps.



Exterior - Default Elevation

Walling

Missing caulking compound to garage wall AJ

Minor Defect

Type: F



Concrete slab/Edge
beam

Significant void exists under slab

Further Investigation Type: F

Significant voids occur at the slab edge. Structural engineer to provide further advice on rectification methods. Excavation of soils surrounding the home is required to determine other areas of concern.



Roof - Roof Exterior

Guttering

Loose gutter clip

Minor Defect

Type: F



Eaves

Incomplete painting

Minor Defect

Type: F



Site - Vehicle facilities

Garage

Damage concrete slab surface

Minor Defect

Type: A

Rectification to be carried out as described by site supervisor.

