Melbourne Property Inspections P/L, trading as

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Residential Pre-purchase Inspection Report

Date of inspection: Thursday, 18 February 2016 12:00 PM

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

Property address	252 Woodland Street STRATHMORE VIC 3041	
Report prepared for	Sample Jessup 42 Sample Street KENSINGTON VIC 3031	
Client's contact details	Mobile	3456 740 916 sarh.sample@optusnet.com.au
Real estate agent's details	Name Company Mobile	Lara Brad Teal 0433 211 268
Type of inspection report	Standard Inspection, Defect Only	
Persons present	Vendor, Pre-purchase Building Inspector, Pre-purchase Pest Inspector	
Weather conditions	Fine	
Inspector	Joe Noto, Bachelor Applied Science (Construction Mgt) (Economics) Registered Building Practioner - 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 matte 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.

Inspection Agreement
Pre-purchase Standard Inspection
Individual Title Property

Requirement for 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.

Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

Access limitations

- Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.
- The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.

DIMENSIONS FOR REASONABLE ACCESS

Area	Access hole	Crawl space	Height
Roof Interior	400mm x 500mm	600mm x 600mm	Accessible from a 3.6m ladder
Roof exterior	-	-	Accessible from a 3.6m ladder placed on the ground

NOTES:

1 Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

2 Sub-floor areas sprayed with chemicals are not be inspected unless it is safe to do so.

Conditions

An inspection report may be conditional on

- prevailing weather conditions or recent occupancy and use of services that might affect observations
- information provided by the client or the agents of the client
- deliberate concealment of defects
- any other relevant factor limiting the inspection

Scope of inspection

What is not reported on - general exclusions detailed in the standard AS 4349.1 - 2007

- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.

What is not reported on - specifics excluded by the standard AS 4349.1 - 2007

Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

What is reported on

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
- The roof space: roof covering; roof framing; sarking; party walls; insulation
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (general & swimming pool) ; surface water (drainage effectiveness)

The scope of the inspection includes variations to the exclusions in AS 4349.1 - 2007 as detailed below.

Nil

Agreement Accepted via Website

Joe Noto

Sample Jessup

Building Construction & General Access Limitations

Construction-Original House

Year Built	1935 (Approximate) Estimated
Number of Stories	1
Type of Building	Freestanding house
Footings	Timber stumps, Concrete stumps
Flooring	Strip timber, Particle board
Wall Framing	Timber frame
ExternalWalling	Weatherboard
Internal Walling	Plastered
Windows	Timber framed
Roof Framing	Conventional timber framing
Roof Cladding	Clay roof tiles

Construction - Rear extension

Year Built	1995 (Approximate) Estimated
Number of Stories	1
Footings	Concrete stumps to visible areas
Flooring	Particle board
Wall Framing	Timber frame
ExternalWalling	Weatherboard
Internal Walling	Plasterboard
Windows	Timber framed
Roof Framing	Timber truss framing
Roof Cladding	Clay roof tiles

General Access Limitations

External

- Underground Items
- External timber decks
- Footings
- Stump depths
- Elevations to neighbouring properties

Internal

- Wall Cavities
- Behind tiles
- Under bottom shelves to various joinery units
- Stored Items in Cupboards
- General furniture/Stored Items
- Stored items to majority of garage
- Floor Coverings
- Concealed areas
- White goods
- Concealed structural items

Roof Void

- Insulation b/w Ceiling Joists

Under Floor

- Limited by height restrictions to rear extention
- Limited by heating ducts

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 mainterance 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

Built in robe/cupboard Defective door hardware Minor Defect Type: A

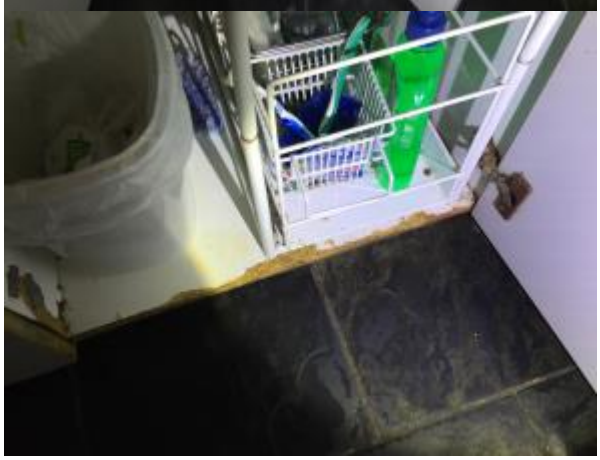
Replacement of various door catches required.

Interior - Kitchen

Cupboards	Water damage to cupboard doors and shelving	Minor Defect	Type: D, C

Further contact with moisture will result in decay.





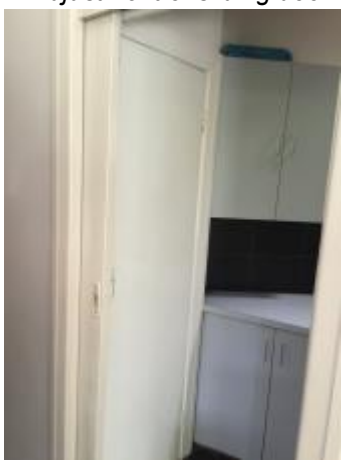
Cupboards	Lateral movement of the kitchen bench and cupboards away from the rear wall	Minor Defect	Type: A

It is recommended the covenant is fixed to the wall to prevent further movement over time particularly whilst tenants are occupying the property. To a consumer can then be applied to the bench top/splashback junction to prevent water flow into concealed areas.

Interior - Laundry

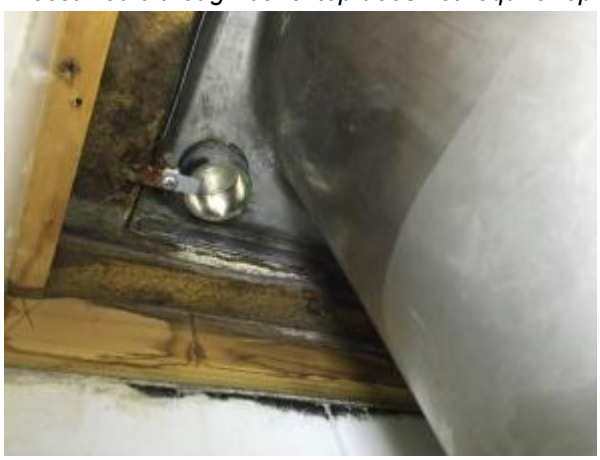
Doors and frames | Loose or badly fitting doors | Minor Defect | Type: E

Adjustment of sliding door required.



Bench top | Water damage | Minor Defect | Type: D

Sealant around the perimeter of the sink is required to prevent further water penetration. Light rot has occurred although benchtop does not require replacement as a time of the inspection.



Interior - Various rooms

Structural movement defects | Various items | Minor Defect | Type: A

Various movement defects including the following items have been recorded;

1. Cracking to walls & ceilings - plasterer to patch cracks in a professional manner ready for paint.

2. Movement of window & door opening's out of square - carpenter to adjust various windows and doors to enable adequate operation.

3. Movement of floors out of level - caused by structural movement of the foundations transferring through stumps and therefore sub-floor structures. Re-stumping and re-levelling and is required

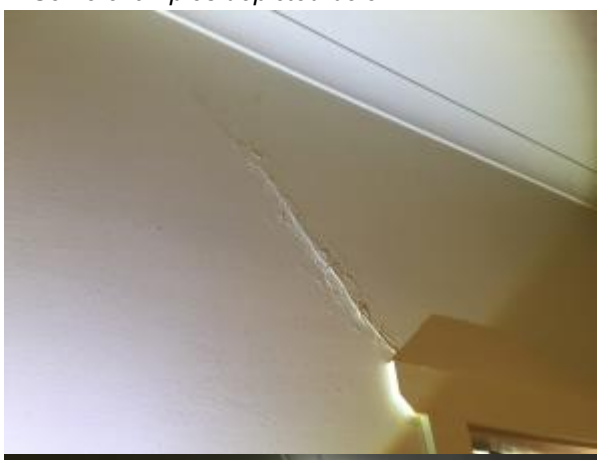
4. Movement of various ceilings out of level / bowed ceilings. No action is required other than to monitor over time.

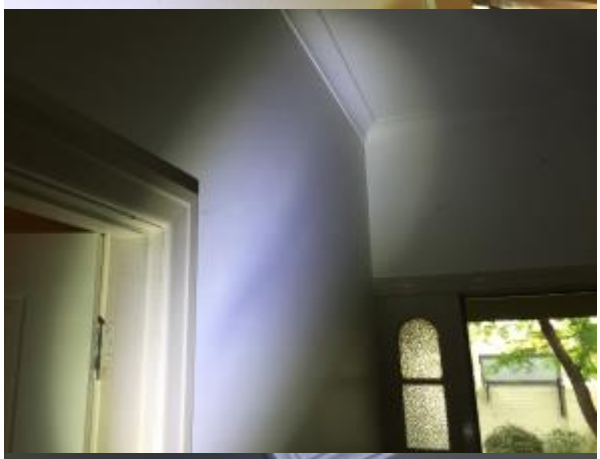
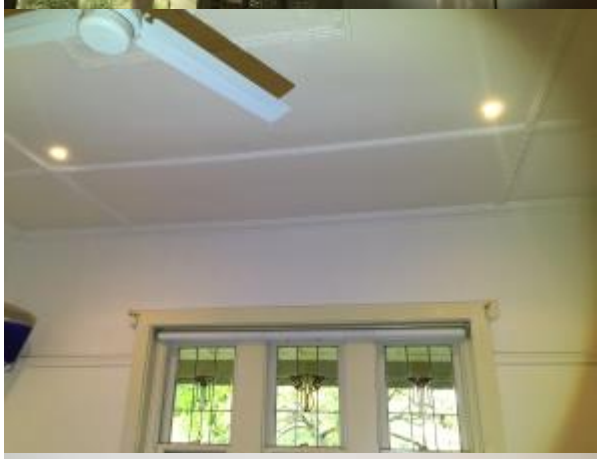
These defects have occured as a result of movement through the foundations most likely as a result of natural movement over time and poor site drainage leading to residual defects such as decay &

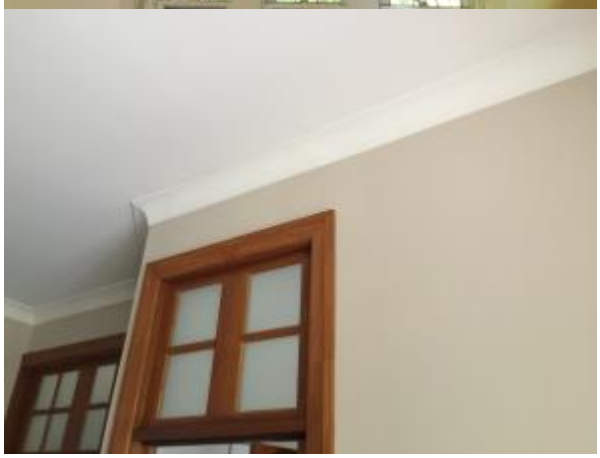
lateral movement/subsidence of stumps.

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 ben carried out.

Some examples depicted below.





Exterior - Front Elevation

Walling	Damp penetration to front wall under entry area	Further Investigation	Type: C, D

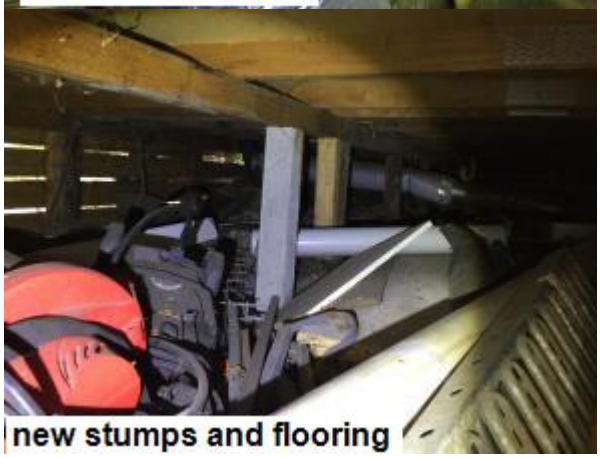
Access under the veranda floor is required to determine current conditions and therefore rectification methods.

Concrete steps	Cracking to concrete steps	Minor Defect	Type: A

Monitor over time and replace becomes required.

General Item for consideration	New structure to the front bedroom	Minor Defect	Type: F

New stumps, structural flooring timbers and roof structure have been installed to bedroom one possibly as a result of previous movement. Queries of the vendors are to be made.



Exterior - Rear Elevation

Doors	Poor operation of door lock	Minor Defect	Type: E

Adjustment required.

Doors	Door opening out of square causing all leafs to have moved out of alignment	Minor Defect	Type: A

Movement has likely been caught as a result of poor site radix to the rear elevation. Refer to the site section of this report for further information. A qualified carpenter will be required to rectify. Currently the door cannot close.

Patio/veranda	Water entry likely to alfresco area column	Minor Defect	Type: F

Application of silicon sealant required to prevent water flow into concealed area.

Patio/veranda	Damaged skylight panel	Minor Defect	Type: A

Replacement is not essential.

Patio/veranda	Decking timbers to be repainted to prevent decay over time	Minor Defect	Type: E

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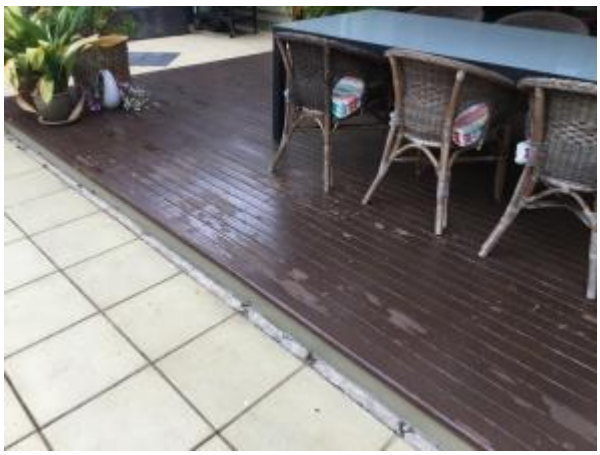


Exterior - Default Elevation

External timbers Rot and timbers susceptible to rot Minor Defect Type: C, D

Application of sealants, paints or flashings required to protect external timbers from moisture ingress to prevent further decay/rot to exposed timbers.

All timber joints, gaps at junctions, un-painted surfaces etc required filling, sanding and painting.

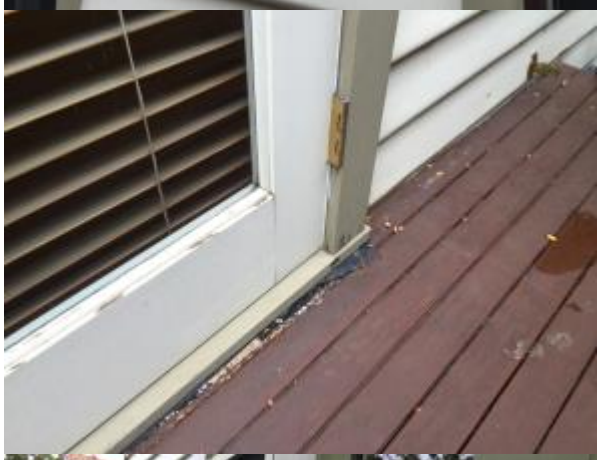
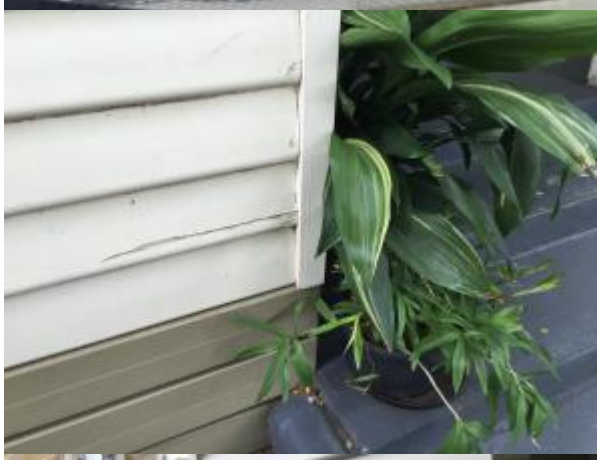
All timber glazing beads to external window faces require sealant to prevent further decay.

All non-treated timber in contact with the ground should be replaced with treated timber to prevent rot and damage.

Rotten sections are to be removed, filled and painted.

Some examples depicted below.



Exterior - South Elevation

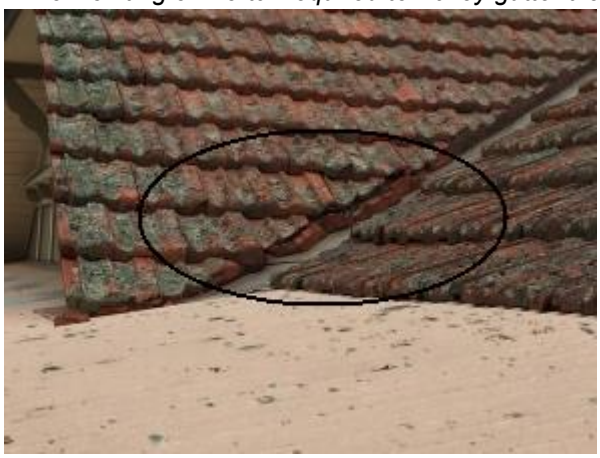
Steps | Steps installed on loose bricks | Safety Hazard | Type: F

Replacement steps required.

Roof - Roof Exterior

Roof tiles | Capping mortar loose/missing | Minor Defect | Type: A

Re-Pointing of mortar required to Valley gutter tiles.



Roof tiles | Moss and lichen growth on roof tiles | Minor Defect | Type: D, C

Moss and linchen growth is to be removed to prevent continuing decay of the tiles. At this stage only light decay has occurred. Tiles should last for at least the next 10 years. Examples below show where decay is begun to the underside of roof tiles.

Roof iron	Tree debris over roof	Minor Defect	Type: F

Tree debris over roof is causing leakage and mould growth to the garage ceiling. The box cutter is also full of debris and requires cleaning out. It is likely that to remove moulded plasterboard, replacement of the plasterboard required.

Guttering	Gutters blocked with leaves, silt, moss etc	Minor Defect	Type: E

Clean out gutters to prevent blockage, potential for over-flow into eaves voids and corrosion.

Down pipes	Leakage at gutter pop	Minor Defect	Type: E

Downpipe needs to be installed into the gutter pop.

Barges & gables	Cracking to gable end cladding at the south elevation	Further Investigation	Type: A

A hazardous materials inspection is required by a suitably qualified person as the gable end material may contain asbestos.

Sub-Floor - Sub-Floor Space

Moisture	Moisture seepage from underside of bathroom	Minor Defect	Type: D, C

Replacement is not essential. There are no safety concerns. Replacement can be carried out when the renovation is undertaken.

Under timber floor	Rot to under floor timbers	Major Defect	Type: D

Various timber stops show evidence of rot to the original home. Replacement required. Stumps can be left in their current condition until the renovation is undertaken. Some examples depicted below.





Under timber floor Restricted access Further Investigation Type: F

An invasive inspection may determine further defects in the subfloor.

Site - Site Management

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

Water is freely flowing through the subfloor as a result of the sloping nature of the property. This has resulted in damp Saul is over the life of the home as a result rotting starts to the original home.
It is highly recommended the following occur;

1. An agricultural drain be stalled behind the current retaining wall. The agricultural drain is to be connected to sump pit which should then be connected to the stormwater system by a licensed plumber.

2. New drainage points installed along the southern elevation needed to the stormwater system. Repaving should then be installed before without the gradient towards the newly installed branch points this will enable all surface water to be collected and directed towards stormwater system.

3. Concrete pavers to the rear elevation should be removed and replaced with solid concrete paving falling into newly installed drainage points.

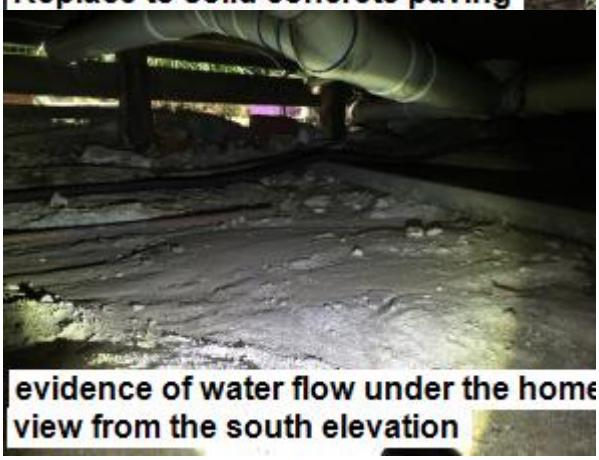

agricultural drain here


replace to solid concrete paving


drainage points and solid concrete rec


Replace to solid concrete paving


Water flow causing rot


evidence of water flow under the home
view from the south elevation


evidence of previously damp soils

Site - Grounds

Pathways | Trip hazard | Safety Hazard | Type: A

Tree roots have caused heave through paving. The construct pavers and remove although this may kill trees – an arborist is required to provide further advice.

Property fencing | Gate damaged | Minor Defect | Type: A

Even ground because my tree roots resulted in the right-hand side leaf of the driveway gave become jammed on the concrete pavers. Damage has also occurred to the masonry pier to which the gate is attached as a result of the same movement. Reinstallation is required.

Property fencing | Rotted fencing | Minor Defect | Type: D

Monitor and time and replaces becomes required. Fencing will last for the medium term

Property fencing	Cracking to masonry fence	Minor Defect	Type: A

Likely caused as a result of free roots growing toward footings of the masonry wall resulting in pressure on the footings and therefore movement of the wall. Monitor over time.



Site - Vehicle facilities

Garage	Llateral damp penetration through north wall of garage	Further Investigation	Type: D, C

Invasive inspection of the neighbouring properties required to determine effects of poor site drainage on the garage wall and therefore rectification methods. Continuing decay will occur over a period of time resulting in further damage. Rectification is considered essential.


Site - Rear shed

General condition | Severe structural movement | Major Defect | Type: A

Demolition and reconstruction highly recommended.

Further due diligence recommended

It is recommended that further due diligence be undertaken to assist in making a well informed decision on the purchase of the property. The matters below fall outside the scope of a Standard Property Report as specified in AS 4349.1-2007.

Air conditioning system inspection
Asbestos report
Building inspection to under-floor areas
Building inspection to concealed areas
Electrical safety inspection
Electrical compliance inspection
Drainage & seepage assessment
Chimney/flue inspection
Fixed appliance inspection
Heater inspection
Hot water service inspection
Plumber's report on gas installation
Plumber's report on compliance
Property boundary survey
Valuation report
Security system inspection
Storm water/sewer/water supply systems
Wall Cavities
Behind tiles
Fire safety systems
Underground items
Bath hob cavity
Concealed voids and structural items

Summary

FI - Further Investigation

Exterior > Front Elevation > Walling > Damp penetration to front wall under entry area

Access under the veranda floor is required to determine current conditions and therefore rectification methods.

Roof > Roof Exterior > Barges & gables > Cracking to gable end cladding at the south elevation

A hazardous materials inspection is required by a suitably qualified person as the gable end material may contain asbestos.

Sub-Floor > Sub-Floor Space > Under timber floor > Restricted access

An invasive inspection may determine further defects in the subfloor.

Site > Vehicle facilities > Garage > Llateral damp penetration through north wall of garage

Invasive inspection of the neighbouring properties required to determine effects of poor site drainage on the garage wall and therefore rectification methods. Continuing decay will occur over a period of time resulting in further damage. Rectification is considered essential.

MA - Major Defect

Sub-Floor > Sub-Floor Space > Under timber floor > Rot to under floor timbers

Various timber stops show evidence of rot to the original home. Replacement required. Stumps can be left in their current condition until the renovation is undertaken. Some examples depicted below.

Site > Rear shed > General condition > Severe structural movement

Demolition and reconstruction highly recommended.

MI - Minor Defect

Interior > Bedroom 2 > Built in robe/cupboard > Defective door hardware

Replacement of various door catches required.

Interior > Kitchen > Cupboards > Water damage to cupboard doors and shelving

Further contact with moisture will result in decay.

Interior > Kitchen > Cupboards > Lateral movement of the kitchen bench and cupboards away from the rear wall

It is recommended the covenant is fixed to the wall to prevent further movement over time particularly whilst tenants are occupying the property. To a consumer can then be applied to the bench top/splashback junction to prevent water flow into concealed areas.

Interior > Laundry > Doors and frames > Loose or badly fitting doors

Adjustment of sliding door required.

Interior > Laundry > Bench top > Water damage

Sealant around the perimeter of the sink is required to prevent further water penetration. Light rot has occurred although benchtop does not require replacement as a time of the inspection.

Interior > Various rooms > Structural movement defects > Various items

Various movement defects including the following items have been recorded;1. Cracking to walls & ceilings - plasterer to patch cracks in a professional manner ready for paint.2. Movement of window & door opening's out of square - carpenter to adjust various windows and doors to enable adequate operation.3. Movement of floors out of level - caused by structural movement of the foundations transferring through stumps and therefore sub-floor structures. Re-stumping and re-levelling and is required4. Movement of various ceilings out of level / bowed ceilings. No action is required other than to monitor over time.These defects have occured 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 ben carried out.Some examples depicted below.

Exterior > Default Elevation > External timbers > Rot and timbers susceptible to rot

Application of sealants, paints or flashings required to protect external timbers from moisture ingress to prevent further decay/rot to exposed timbers.All timber joints, gaps at junctions, un-painted surfaces etc required filling, sanding and painting.All timber glazing beads to external window faces require sealant to prevent further decay.All non-treated timber in contact with the ground should be replaced with treated timber to prevent rot and damage.Rotten sections are to be removed, filled and painted.Some examples depicted below.

Exterior > Front Elevation > Concrete steps > Cracking to concrete steps

Monitor over time and replace becomes required.

Exterior > Front Elevation > General Item for consideration > New structure to the front bedroom

New stumps, structural flooring timbers and roof structure have been installed to bedroom one possibly as a result of previous movement. Queries of the vendors are to be made.

Exterior > Rear Elevation > Doors > Poor operation of door lock

Adjustment required.

Exterior > Rear Elevation > Doors > Door opening out of square causing all leafs to have moved out of alignment

Movement has likely been caught as a result of poor site radix to the rear elevation. Refer to the site section of this report for further information. A qualified carpenter will be required to rectify. Currently the door cannot close.

Exterior > Rear Elevation > Patio/veranda > Water entry likely to alfresco area column

Application of silicon sealant required to prevent water flow into concealed area.

Exterior > Rear Elevation > Patio/veranda > Damaged skylight panel

Replacement is not essential.

Exterior > Rear Elevation > Patio/veranda > Decking timbers to be repainted to prevent decay over time

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Roof > Roof Exterior > Roof tiles > Capping mortar loose/missing

Re-Pointing of mortar required to Valley gutter tiles.

Roof > Roof Exterior > Roof tiles > Moss and lichen growth on roof tiles

Moss and linchen growth is to be removed to prevent continuing decay of the tiles. At this stage only light decay has occurred. Tiles should last for at least the next 10 years. Examples below show where decay is begun to the underside of roof tiles.

Roof > Roof Exterior > Roof iron > Tree debris over roof

Tree debris over roof is causing leakage and mould growth to the garage ceiling. The box cutter is also full of debris and requires cleaning out. It is likely that to remove moulded plasterboard, replacement of the plasterboard required.

Roof > Roof Exterior > Guttering > Gutters blocked with leaves, silt, moss etc

Clean out gutters to prevent blockage, potential for over-flow into eaves voids and corrosion.

Roof > Roof Exterior > Down pipes > Leakage at gutter pop

Downpipe needs to be installed into the gutter pop.

Sub-Floor > Sub-Floor Space > Moisture > Moisture seepage from underside of bathroom

Replacement is not essential. There are no safety concerns. Replacement can be carried out when the renovation is undertaken.

Site > Site Management > Surface water > Ground slopes towards building & no provision for drainage

Water is freely flowing through the subfloor as a result of the sloping nature of the property. This has resulted in damp Saul is over the life of the home as a result rotting starts to the original home. It is highly recommended the following occur;1. An agricultural drain be stalled behind the current retaining wall. The agricultural drain is to be connected to sump pit which should then be connected to the stormwater system by a licensed plumber. 2. New drainage points installed along the southern elevation needed to the stormwater system. Repaving should then be installed before without the gradient towards the newly installed branch points this will enable all surface water to be collected and directed towards stormwater system.3. Concrete pavers to the rear elevation should be removed and replaced with solid concrete paving falling into newly installed drainage points.

Site > Grounds > Property fencing > Gate damaged

Even ground because my tree roots resulted in the right-hand side leaf of the driveway gave become jammed on the concrete pavers. Damage has also occurred to the masonry pier to which the gate is attached as a result of the same movement. Reinstallation is required.

Site > Grounds > Property fencing > Rotted fencing

Monitor and time and replaces becomes required. Fencing will last for the medium term

Site > Grounds > Property fencing > Cracking to masonry fence

Likely caused as a result of free roots growing toward footings of the masonry wall resulting in pressure on the footings and therefore movement of the wall. Monitor over time.

SH - Safety Hazard

Exterior > South Elevation > Steps > Steps installed on loose bricks

Replacement steps required.

Site > Grounds > Pathways > Trip hazard

Tree roots have caused heave through paving. The construct pavers and remove although this may kill trees – an arborist is required to provide further advice.

SUMMARY

Major structural defects in various maintenance and minor defects have been recorded. Rectification of all defects recorded is required to prevent further dilapidation of the property.

It is recommended that if the home is not to be renovated for at least the next two years, site drainage should be rectified at the minimum.

It is highly recommended that an invasive inspection to all non-accessible/non-visible area's is carried out prior to making the purchasing decision.

Important General Warning Notes:

Due to the wide spread infestation of termites throughout parts of Victoria, including inner city suburbs, detailed pest inspection by an authorized pest company is recommended if not already undertaken.

1. This report has been prepared in accordance with Australian Standard AS4349.1-2007 for Pre-purchase Inspections – Residential Buildings and is not a pest inspection report. As termites are widespread throughout mainland Australia, we recommend annual property & timber pest inspections.

2. The report only comments on the visual condition of electrical fittings and fixtures. No appliances, fittings or systems have been operated, tested or assessed for compliance.

3. Smoke detectors must be installed in accordance with current regulations. Recommend smoke detectors checking regularly to ensure proper operation.

4. In the interests of safety, we recommend all property owners should have an electrical safety inspection undertaken by a suitably qualified specialist. We also recommend a review of all appliances, equipment and systems at settlement.

5. Drought conditions followed by more recent rain periods can cause buildings to crack literally overnight. Prompt action should be taken to address any specific recommendations made by the author of this report.

6. The condition of timber-framed or concrete decks and balconies deteriorates over time – annual inspections should be undertaken to verify their safety.

7. We recommend a review of all door and window locks and security systems at settlement.

8. The condition of timber or metal framed external structures, and timber or metal framed verandas / pergolas deteriorate over time – annual inspections should be conducted to verify their safety.

9. The condition of timber or metal framed external structures such as timber or metal framed balconies, timber or metal framed decks, deteriorate over time – annual inspections should be conducted to verify their safety.

10. Trees planted close to the perimeter of structures should be closely monitored as vigorous root growth may result in deterioration or damage to buildings and paving. General rule of thumb is that trees should be planted a distance away from structures equal to 1 ½ times the mature height of that particular tree.

11. It is the responsibility of the purchaser to check sales documents and council records to ensure that there are no illegal buildings or structures constructed on the property and that permitted buildings on the subject site have had the required final inspections by the relevant authorities to allow habitation / occupation of that subject building / structure.

12. Shallow concrete tile or terracotta roofs require vigilant monitoring, as these roofs are more prone to leak during adverse or wind driven rain periods than higher pitched roofs due to the shallow pitch of these roofs.

13. Timbers in the ground or within close proximity to the ground around the perimeter of a building, or timbers left / stored underneath a house within sub floor space, should be removed.

14. It must be noted that unforseen ground movements affected by variations in ground moisture conditions, past drought conditions, increased rain intensity, and proximity of trees / plants may result in further / increased uncontrolled cracking in parts to external wall panels, internal floor coverings, and internal wall and ceiling cladding. Vigilant monitoring recommended. Any dramatic changes should be reported to the author of this report for further assessment.

15. Caution to be exercised as cement sheet cladding material manufacture prior to 1984 may contain asbestos fibres. Caution as buildings of this age may contain cement sheet products that potentially may contain asbestos fibres. Recommend performing an asbestos audit on all buildings that are older than 1984.

16. Shallow metal deck or corrugated metal roofs require vigilant monitoring, as

these roofs are more prone to leak during adverse or wind driven rain periods than higher pitched roofs due to the shallow pitch of these roofs.

17. Sealed balcony floors require vigilant monitoring even though these balcony floors may not show current signs of water leaks. These balcony floors may be prone to future leakage as grout, silicon, and water proofing deteriorate or breakdown due movements induced into the building resulting from structural settlement, or movements induced into the building resulting from uncontrolled ground movements. Balcony floors that are relatively flat or have low grade may be prone to retaining water that may eventually leak through the balcony floor.

18. In the interests of safety, Melbourne Property Inspections P/L recommends all property owners should have an electrical safety inspection undertaken by a suitably qualified specialist.

19. If you are purchasing the property, Melbourne Property Inspections P/L recommends a review of all door and window locks and security systems, appliance and equipment at settlement as the conditions of these may change from the time of this inspection.

20. Caution as deterioration may start or continue to worsen over the next few months, in particular during the settlement period of the purchase of this property.

21. Cracking in brickwork:
In accordance with AS2870 - Residential slabs and footings - Construction, Appendix C1:Classification of damage with reference to walls, evident cracking will be classified within the categories as listed earlier in this report.

22. It is highly likely a moisture proof membrane has not been applied to the shower walls & floor prior to tiling and over time water seepage into the wall cavity may have occured - an invasive inspection is required to determine extent of any potential damage and to make determination on rectification methods. It is recommended tiles are re-grouted, silicone sealant applied to tile junctions and an epoxy resin applied to the surface to seal the grout at a minimum for the short-term.

23. Washers to all taps and outlets commonly require regular maintenance and should be replaced.

Conclusion

When compared to other buildings of similar age, construction and style that have been reasonably well maintained, on the day of the inspection to accessible areas, it was the inspector's opinion that:

- The incidence of major defects was **TYPICAL - HIGH**
- The incidence of minor defects was **TYPICAL -HIGH**
- The incidence of safety issues was **TYPICAL**

Therefore the overall condition of this home, in context, was considered, on the day, to be: **AVERAGE**

Please note: This is a general overall appraisal only and cannot be relied upon on its own. The report must be read in its entirety.

Explanation of conditions:

HIGH
The frequency and/or significance of defects were more than expected when compared to buildings of similar age, construction and style that have been reasonably well maintained.

TYPICAL
The frequency and/or significance of defects were consistent with that expected when compared to buildings of similar age, construction and style that have been reasonably well maintained.

LOW
The frequency and/or significance of defects were less than expected when compared to buildings of similar age, construction and style that have been reasonably well maintained.

ABOVE AVERAGE
The overall condition is better than that expected of homes of similar age, construction and style. Most items and areas are well maintained and show a reasonable standard of construction, materials and workmanship. General ongoing maintenance should suffice.

AVERAGE
The overall condition is consistent with that expected of homes of similar age, construction and style. There will be areas or items requiring some repairs or maintenance attention.

BELOW AVERAGE
The home and its parts show significant defects and/or very poor workmanship and/or long term neglect requiring extensive work or major repairs or reconstruction of major building elements. This work would be beyond that generally considered to be normal repair and maintenance.