

Melbourne Property Inspections P/L, trading as

# Melbourne Property Inspections P/L

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**Melbourne**  
PROPERTY INSPECTIONS

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## Residential

Date of inspection: Thursday, 17 March 2016 08:30 AM

# 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	4 Livingstone Street MERNDA VIC 3754	
Report prepared for	Carlo Sample 6 Mernda Terrace EPPING VIC 3076	
Client's contact details	Mobile	9083 159 858 <a href="mailto:sample@hotmail.com">sample@hotmail.com</a>
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, Floating floor
Wall Framing	Timber frame
External Walling	Articulated masonry
Internal Walling	Plasterboard
Windows	Aluminium framed, Timber framed
Roof Framing	Timber truss framing
Roof Cladding	Concrete roof tiles

## General Access Limitations

### External

- Underground Items
- Footings
- Elevations to neighbouring properties
- Various slab edges

### Internal

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

## 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

Uneven surface to skirting tiles  
adjacent door architrave

Minor Defect

Type: F

*The skirting tile adjacent the door sits perfectly however neighbouring skirting tiles are being laid on a slight angle. The tiles between the bath of wall and the skirting adjacent the architrave are to be replaced.*



Vanity cupboard

Adjustment of drawers and cupboard  
doors required

Minor Defect

Type: F



Bath

Bath installed out of square with bath  
hob

Minor Defect

Type: F

*Rectification will required reconstruction.*



## Interior - Bedroom 1

Windows

Hammer marks to window frame &  
Window installed out of level

Minor Defect

Type: A, F

*Window requires reinstallation. Repair of damage is also required.*

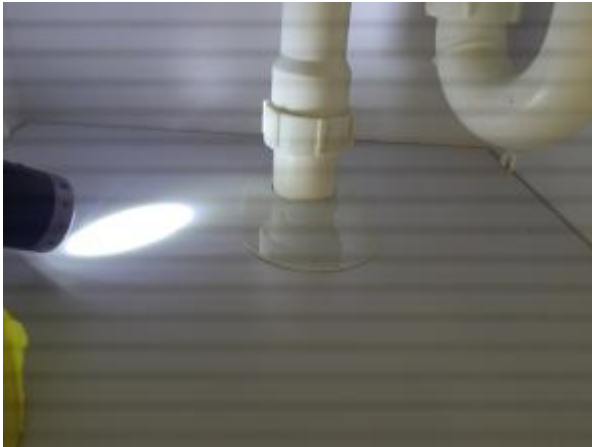


Ensuite

Leakage to waste pipe under vanity

Minor Defect

Type: E



Ensuite

Builder to replace skirting tiles either side of vanity unit

Minor Defect

Type: F

*Ensure colour matching.*



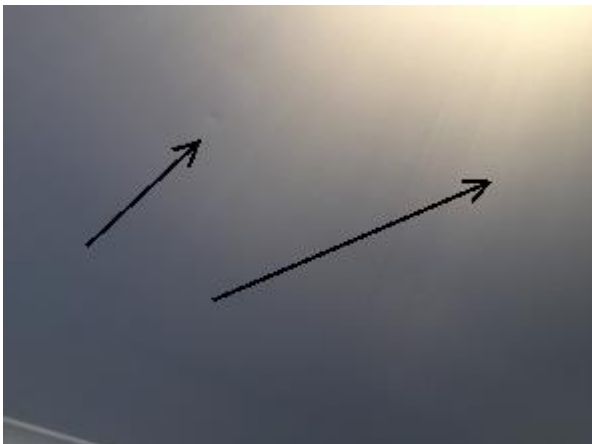
### Interior - Bedroom 3

Ceilings & cornices

Visible plaster screws to be rectified

Minor Defect

Type: F



Windows

Glazing seal to be rectified

Minor Defect

Type: F



Doors and frames

Sand back and repaint damage  
section of bedroom three door

Minor Defect

Type: A





## Interior - Kitchen

Cupboards

Replace damaged walls to overhead  
cupboard

Minor Defect

Type: A



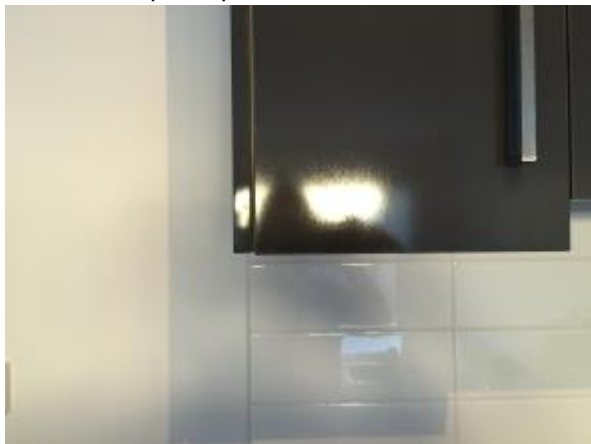
Cupboards

Adjustment of all cupboard doors and  
drawers required

Minor Defect

Type: F

*One example depicted below.*



Cupboards

Cupboard doors to be installed

Minor Defect

Type: F

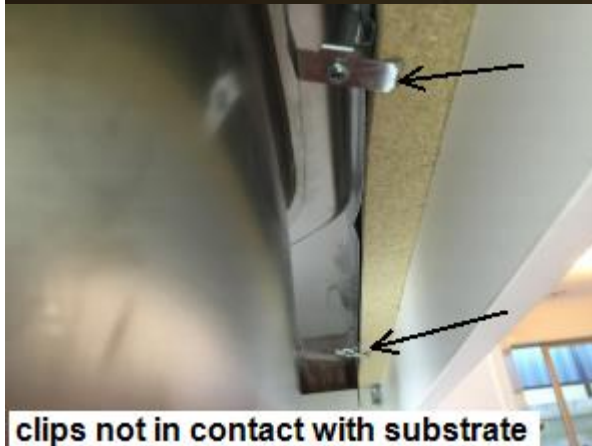


Sink

Sink does not sit flush with benchtop to various locations Minor Defect

Type: F

*Sink clips are not been installed correctly. Additional sink clips may be required. Re-evaluate once clips have been installed.*



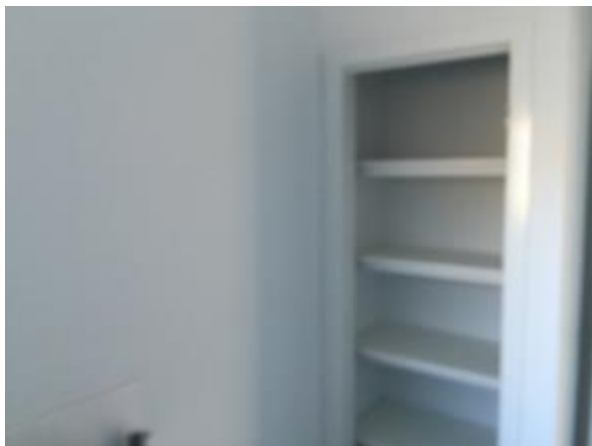
## Interior - Laundry

Doors and frames

Door to built-in robe to be installed

Minor Defect

Type: F



Trough cabinet/cupboard Binding trough cabinet door  
*Adjustment is required.*

Minor Defect

Type: F



### Interior - Lounge

Floors Flooring runs short  
*Floor to be reinstalled.*

Minor Defect

Type: F



Windows

Window operation

Minor Defect

Type: F

*Adjustment required.*



Windows

Damaged window frame

Minor Defect

Type: A

*Rectification can be carried out.*



### Interior - Separate WC

Windows

Window jamb installed out of square

Minor Defect

Type: F

*The awning window does not shut evenly around the frame as a result. Re-Installation of the window is required.*



WC Pan

Pan seat to be adjusted to sit flush with the pan

Minor Defect

Type: E, F



### **Interior - Various rooms**

Mirrors

Mirrors to be installed

Minor Defect

Type: F



Doors

Missing door hardware to various doors

Minor Defect

Type: F

*Occurs to entry doors and built-in robe doors.*



Type: A

*Re-painting of all skirtings required.*

*Paint defects to other areas of the home including walls, door jambs, door architraves and ceilings et cetera have been recorded on site in yellow tape.*



Type: F

*Apply silicon sealant to prevent water damage through cleaning over time. One example depicted below.*





Built in robe

Incomplete installation

Minor Defect

Type: F

*Fill damage to fixings and apply sealant at wall junctions. Some examples depicted below.*



### Exterior - Front Elevation

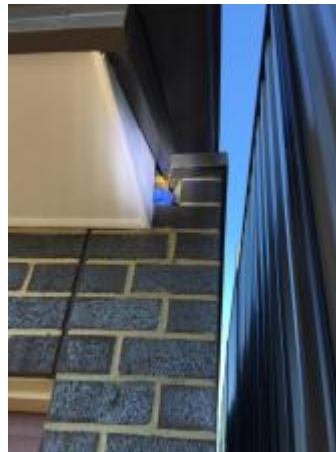
Walling

Gap to wall board/fascia junction

Minor Defect

Type: F

*Remove eaves lining return and lay two bricks to cover gaps.*



Walling

Missing metal capping

Minor Defect

Type: F

*Roof plumber to manufacture and install metal capping.*





Walling	Brick overhang rectification	Minor Defect	Type: F
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*Builder to cut away excess metal and concrete to enable the baseboard of the timber deck to run through and around the rendered section.*

*Builder to install treated timber to the void under the metal angle flush with the surface of the rendered wall to the east elevation to ensure the plinth has a structure to be fixed to.*



Walling	Staining to rendered wall – re-painting required	Minor Defect	Type: F
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Walling	Sub-standard render application	Minor Defect	Type: F
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*Additional render to be applied to area depicted below.*



Sills

Brick sill out of level

Minor Defect

Type: A, F

*Replace brick and re-render wall.*



Doors

Timber in contact with the ground  
susceptible to decay

Minor Defect

Type: F

*Apply caulking compound to prevent decay over time. Regular maintenance will be required.*



Doors

Apply caulking compound to rectify  
poor placement of the door jamb

Minor Defect

Type: F



Doors

Damaged garage door

Minor Defect

Type: A

*Replacement required.*



Patio/veranda

Timber deck surface out of level

Minor Defect

Type: F

*Remove deck timbers to enable straightening of the deck structure. An invasive inspection of the deck structure may reveal further defects.*



## Exterior - Rear Elevation

Walling

Gap to wall board/fascia junction

Minor Defect

Type: F

*Remove eaves lining return and lay one brick to cover gap.*



Walling

Sub-standard brickwork – does not meet AS 3700

Minor Defect

Type: F

*Relate bricks above garage door.*





Sills

Brick cleaning required

Minor Defect

Type: F



Sills

Removal of excess mortar under brick sill is required

Minor Defect

Type: F



Doors

Bowed door sill to be replaced

Minor Defect

Type: A, B

*Replace brick sill to enable timber sill to be placed level across the brick sill.*



Alfresco

Floor covering suitability to be questioned

Further Investigation Type: F

*Tile manufacturer to be queried in relation to tile use.*



Alfresco

No tile substrate under tiles to edges of alfresco

Safety Hazard

Type: F

*Tile layer to cut tiles and install edge trim.*





## Exterior - South Elevation

Doors

Painted missing to top and bottom  
door edge

Minor Defect

Type: F

*Remove door to enable painting to top and bottom door edges in order to prevent early on set of decay..*



## Exterior - West Elevation

Walling

Brick overhang exceeding tolerance

Minor Defect

Type: F

*Rectify brick overhang to a similar fashion to the east elevation overhang.*





## Exterior - Default Elevation

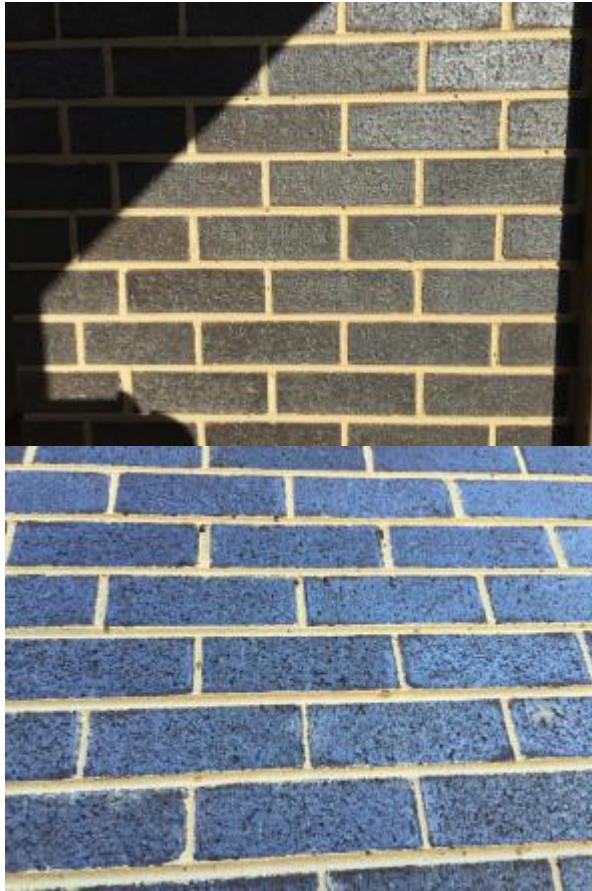
Walling

Mortar blowouts

Minor Defect

Type: A, F

*Extent of mortar blowouts to the North and East elevations do not meet relevant Australian standards. It is highly recommended the company specialising in mortar rectification is sought to undertake rectification in this case. Some examples depicted below.*



## Exterior - East Elevation

Walling

Sub-standard brickwork – does not meet AS 3700

Minor Defect

Type: F

*Bricklayer to rectify.*



Slab and wall location      Slab or wall installed to incorrect location      Further Investigation Type: F

*A land surveyor is required to carry out further investigation. It is highly likely that the wall cavity does not meet relevant Australian standards to the east elevation - an invasive inspection is required to make further determinations.*



## Roof - Roof Exterior

Fascias

Remove paint to fascia at front elevation

Minor Defect

Type: F



Fascias

Replace fascia joiner to match correct colour

Minor Defect

Type: F





## Roof - Roof Void

Roof framing

Sub-standard framing around  
manhole void

Safety Hazard

Type: F

*Qualified carpenter to rectify.*



Roof insulation

No roof insulation

Minor Defect

Type: F

*Roof installation to be installed.*



## Site - Vehicle facilities

Garage                      Missing paints to top and bottom door   Minor Defect                      Type: F  
edge  
*Remove door to enable painting to top and bottom door edges in order to prevent early on set of decay..*



Garage                      Missing skirting                      Minor Defect                      Type: F



## Site - Retaining walling

Landscaping retaining walls more than 700mm high  
Monitor for lateral movement of the retaining wall to the West elevation

Further Investigation Type: F



# Summary

## FI - Further Investigation

### **Exterior > Rear Elevation > Alfresco > Floor covering suitability to be questioned**

Tile manufacturer to be queried in relation to tile use.

### **Exterior > East Elevation > Slab and wall location > Slab or wall installed to incorrect location**

A land surveyor is required to carry out further investigation. It is highly likely that the wall cavity does not meet relevant Australian standards to the east elevation - an invasive inspection is required to make further determinations.

### **Site > Retaining walling > Landscaping retaining walls more than 700mm high > Monitor for lateral movement of the retaining wall to the West elevation**

## MI - Minor Defect

### **Interior > Bathroom > Walls > Uneven surface to skirting tiles adjacent door architrave**

The skirting tile adjacent the door sits perfectly however neighbouring skirting tiles are being laid on a slight angle. The tiles between the bath of wall and the skirting adjacent the architrave are to be replaced.

### **Interior > Bathroom > Vanity cupboard > Adjustment of drawers and cupboard doors required**

### **Interior > Bathroom > Bath > Bath installed out of square with bath hob**

Rectification will required reconstruction.

### **Interior > Bedroom 1 > Windows > Hammer marks to window frame & Window installed out of level**

Window requires reinstallation. Repair of damage is also required.

### **Interior > Bedroom 1 > Ensuite > Leakage to waste pipe under vanity**

### **Interior > Bedroom 1 > Ensuite > Builder to replace skirting tiles either side of vanity unit**

Ensure colour matching.

### **Interior > Bedroom 3 > Ceilings & cornices > Visible plaster screws to be rectified**

### **Interior > Bedroom 3 > Windows > Glazing seal to be rectified**

### **Interior > Bedroom 3 > Doors and frames > Sand back and repaint damage section of bedroom three door**

### **Interior > Kitchen > Cupboards > Replace damaged walls to overhead cupboard**

### **Interior > Kitchen > Cupboards > Adjustment of all cupboard doors and drawers required**

One example depicted below.

### **Interior > Kitchen > Cupboards > Cupboard doors to be installed**

### **Interior > Kitchen > Sink > Sink does not sit flush with benchtop to various locations**

Sink clips are not been installed correctly. Additional sink clips may be required. Re-evaluate once clips have been installed.

### **Interior > Laundry > Doors and frames > Door to built-in robe to be installed**

### **Interior > Laundry > Trough cabinet/cupboard > Binding trough cabinet door**

Adjustment is required.

### **Interior > Lounge > Floors > Flooring runs short**

Floor to be reinstalled.

### **Interior > Lounge > Windows > Window operation**

Adjustment required.

### **Interior > Lounge > Windows > Damaged window frame**

Rectification can be carried out.

**Interior > Separate WC > Windows > Window jamb installed out of square**

The awning window does not shut evenly around the frame as a result. Re-Installation of the window is required.

**Interior > Separate WC > WC Pan > Pan seat to be adjusted to sit flush with the pan**

**Interior > Various rooms > Mirrors > Mirrors to be installed**

**Interior > Various rooms > Doors > Missing door hardware to various doors**

Occurs to entry doors and built-in robe doors.

**Interior > Various rooms > Walls > Damaged skirtings caused by carpet laying**

Re-painting of all skirtings required. Paint defects to other areas of the home including walls, door jambs, door architraves and ceilings et cetera have been recorded on site in yellow tape.

**Interior > Various rooms > Walls > Excessive gaps to underside of door jambs/architraves**

Apply silicon sealant to prevent water damage through cleaning over time. One example depicted below.

**Interior > Various rooms > Built in robe > Incomplete installation**

Fill damage to fixings and apply sealant at wall junctions. Some examples depicted below.

**Exterior > Default Elevation > Walling > Mortar blowouts**

Extent of mortar blowouts to the North and East elevations do not meet relevant Australian standards. It is highly recommended the company specialising in mortar rectification is sought to undertake rectification in this case. Some examples depicted below.

**Exterior > Front Elevation > Walling > Gap to wall board/fascia junction**

Remove eaves lining return and lay two bricks to cover gaps.

**Exterior > Front Elevation > Walling > Missing metal capping**

Roof plumber to manufacture and install metal capping.

**Exterior > Front Elevation > Walling > Brick overhang rectification**

Builder to cut away excess metal and concrete to enable the baseboard of the timber deck to run through and around the rendered section. Builder to install treated timber to the void under the metal angle flush with the surface of the rendered wall to the east elevation to ensure the plinth has a structure to be fixed to.

**Exterior > Front Elevation > Walling > Staining to rendered wall – re-painting required**

**Exterior > Front Elevation > Walling > Sub-standard render application**

Additional render to be applied to area depicted below.

**Exterior > Front Elevation > Sills > Brick sill out of level**

Replace brick and re-render wall.

**Exterior > Front Elevation > Doors > Timber in contact with the ground susceptible to decay**

Apply caulking compound to prevent decay over time. Regular maintenance will be required.

**Exterior > Front Elevation > Doors > Apply caulking compound to rectify poor placement of the door jamb**

**Exterior > Front Elevation > Doors > Damaged garage door**

Replacement required.

**Exterior > Front Elevation > Patio/veranda > Timber deck surface out of level**

Remove deck timbers to enable straightening of the deck structure. An invasive inspection of the deck structure may reveal further defects.

**Exterior > Rear Elevation > Walling > Gap to wall board/fascia junction**

Remove eaves lining return and lay one brick to cover gap.

**Exterior > Rear Elevation > Walling > Sub-standard brickwork – does not meet AS 3700**

Relate bricks above garage door.

**Exterior > Rear Elevation > Sills > Brick cleaning required**

**Exterior > Rear Elevation > Sills > Removal of excess mortar under brick sill is required**



**Exterior > Rear Elevation > Doors > Bowed door sill to replaced**

Replace brick sill to enable timber sill to be placed level across the brick sill.

**Exterior > East Elevation > Walling > Sub-standard brickwork – does not meet AS 3700**

Bricklayer to rectify.

**Exterior > South Elevation > Doors > Painted missing to top and bottom door edge**

Remove door to enable painting to top and bottom door edges in order to prevent early on set of decay..

**Exterior > West Elevation > Walling > Brick overhang exceeding tolerance**

Rectify brick overhang to a similar fashion to the east elevation overhang.

**Roof > Roof Exterior > Fascias > Remove paint to fascia at front elevation**

**Roof > Roof Exterior > Fascias > Replace fascia joiner to match correct colour**

**Roof > Roof Void > Roof insulation > No roof insulation**

Roof installation to be installed.

**Site > Vehicle facilities > Garage > Missing paints to top and bottom door edge**

Remove door to enable painting to top and bottom door edges in order to prevent early on set of decay..

**Site > Vehicle facilities > Garage > Missing skirting**

**SH - Safety Hazard**

**Exterior > Rear Elevation > Alfresco > No tile substrate under tiles to edges of alfresco**

Tile layer to cut tiles and install edge trim.

**Roof > Roof Void > Roof framing > Sub-standard framing around manhole void**

Qualified carpenter to rectify.

**SUMMARY**

All defects recorded do not meet relevant Australian Standards and require rectification.  
Paint defects were marked on site.