

BETTER BUILDING INSPECTIONS

PRE-PURCHASE BUILDING INSPECTION REPORT



PROPERTY ADDRESS: 11 Bibby Street Hamilton
DATE INSPECTED: 11/11/2020
NUMBER OF PAGES: 22
REPORT NO: 8792

SCOPE OF THE INSPECTION & REPORT

This is a visual inspection only carried out in accordance with AS4349.1 2007 Part 1. The purpose of the inspection is to identify major defects, the incidence of minor defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C of AS4349.1-2007.

1. The inspection shall comprise a visual assessment of the items listed in Appendix C of AS4349.1-2007 for the structures within 30 metres of the building and within the site boundaries including fences.
2. Subject to safe and reasonable access (see definition below) the inspection will normally report to the condition of each of the following areas:
 - a. The interior of the building
 - b. The roof space
 - c. The exterior of the building
 - d. The sub-floor space
 - e. The roof exterior
3. The inspector will report individually on major defects and safety hazards evident/visible on the date and the time of the inspection. The report will also provide a general assessment of the property and collectively comment on minor defects which form a normal part of property maintenance.
4. A discussion will be given by inspector where possible following inspection however this is a brief overview only and cannot be relied upon fully and should be subject to receipt of completed written final report.
5. Where a major defect has been identified, the inspector will give an opinion as to why it is a major defect and specify its location.
6. The report does not include an estimate of the cost for rectification of the defects. The overall condition of this building has been compared to similarly constructed and reasonably maintained buildings of an approximate age. Areas for inspection shall cover all safe and accessible areas.

LIMITATIONS

The inspector will conduct a non-invasive visual inspection which will be limited to those areas and sections of the property to which have a safe and reasonable access (see definitions below) is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of the inspection. Those areas may be the subject of an additional inspection upon request following the provision of reasonable entry and access.

The inspection will not involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, walls and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal items.

The inspection and report compares the inspected building with a building constructed to the generally accepted practice at the time and which has been maintained so there has been no significant loss of strength and performance.

The inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eave, behind stored goods in cupboards, and other areas that are concealed or obstructed. The inspector will not dig, gouge, force, remove or perform any other invasive procedures.

The report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

The inspection will not look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS4349.3-2010 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector.

If timber pest damage is found then it will be reported. The inspector will only report on the damage that is visible.

ACCEPTANCE CRITERIA DEFINITIONS

The definition of the terms (Good), (Fair) and (Poor) below apply to defects associated with individual items or specific areas:

GOOD: The item or area inspected appears to be in serviceable and/or sound condition without any significant visible defects at the time of inspection.

FAIR: The item or area inspected exhibits minor defects, minor damage or wear/deterioration and may require some repairs or maintenance.

POOR: The items or area inspected requires significant repairs and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The definition (Above Average), (Average), (Below Average) relate to the inspector's opinion of the overall condition of the building:

ABOVE AVERAGE: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a good standard of workmanship when compared with buildings of a similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas or items requiring some repairs or maintenance.

BELOW AVERAGE: The building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

APPEARANCE DEFECT: Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this blemish is unknown until further information is obtained.

SERVICEABILITY DEFECT: Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this impairment is unknown until further information is obtained.

STRUCTURAL DEFECT: Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this impairment is unknown until further information is obtained.

GENERAL DEFINITIONS

Please read and understand the following definitions of words used in this report. This will assist the reader to understand what is involved in a property and building inspection, the difficulties faced by the inspector and the contents of the report.

Acceptance Criteria: The Building shall be compared with a building which was constructed at approximately the same time, using practices which were generally accepted as normal for that time and that the property has received maintenance to ensure that the intended strength and serviceability of the building have not significantly deteriorated over time.

Access hole (cover): An opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection, maintenance or repair.

Accessible Area: An area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.

Associated Works: Any area or item other than building proper that is specified in the inspection agreement.

Building Element: Part of a building performing a particular function either singularly or in conjunction with other such parts.

Client: The person(s) or other legal entity for which the inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf.

Defect: A variation or fault in material or a component or assembled element that deviated from its intended appearance or function.

Inspector: The company, partnership or individual named below that has been requested to carry out a Building Inspection and Report.

Limitation/Obstruction/Restriction: Any factor that prevents full achievement of the purpose of the inspection.

Major Defect: A defect of such significance that without correction would not avoid safety concerns, loss of the intended practical performance of the building element or an additional decline in the existing condition of the property inspected.

Minor Defect: A defect which is not a Major Defect.

Person: Any individual, company, partnership or associated who is not a client.

Property: The structure and boundaries up to thirty meters (30m) from the exterior walls of the main building but within the boundaries of the land on which the main building is erected.

Report: The document and any attachment issued to the client by Better Building Inspections.

Structural Inspection: The inspection shall comprise visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property. The report will not include those items noted in Clause A3 of AS4349.1-2007 e.g. condition of roof coverings, partition walls, cabinetry doors, trims, fencing, minor structures, ceiling linings, window, non-structural and serviceability damp issues, rising damp condensation etc.

Safe and Reasonable Access: Does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.

AS4349.1-2007 provides information concerning safe and reasonable access:

Only areas where reasonable and safe access was available were inspected. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

Roof Void – the dimensions of the access hole must be at least 500mm x 400mm and reachable by a 3.6m ladder and there is at least 600mm x 600mm of space to crawl.

Roof Exterior – must be accessible by a 3.6m ladder placed at ground level.

Safe Access – is at the inspector's discretion and will take into account conditions existing on the property at the time of the inspection.

INSPECTED PROPERTY DESCRIPTION

Building type: Residential dwelling

External Wall Construction: Brick veneer, timber frame with weatherboard cladding

Roof Construction/Coverings: Trussed/pitched/skillion roof with metal sheeting

Internal Wall Linings: Plasterboard, fibre cement sheet

Internal Ceiling Linings: Plasterboard

Window Construction: Aluminium and timber

Footings: Strip and pad footings with brick sub-floor walls & concrete piers; concrete slab

Extensions/alterations (if applicable): Yes

Estimated Building Age: Approx. Original age 85 + years renovations

Overall Condition: Good

Furnished: Yes

General Description:

The home is in overall above average condition compared to others of the same age requiring some maintenance/repairs.

SUMMARY OF AREAS INSPECTED

Location:

Interior of the building

Roof space

Exterior of the building

Roof exterior

External Area

Garage

Summary of areas considered high risk and inaccessible:

There was minimal inspection available to sub floor viewed externally only where possible due to design/access.

General Inspection Restrictions:

Furniture obstructed the visual inspection internally.

Parts of the roof space were inaccessible due to design and access.

Insulation material & air conditioning ducting obstructed the visual inspection of parts of roof space and covered roof timbers.

The inspection of the roof exterior was restricted due to design/access.

There was minimal inspection available to sub floor viewed externally only where possible due to design/access.

There is no continuous visual barrier for inspection of the perimeter of the slab edge.

The ground level/vegetation and paving obstructed the continuous visual inspection of the perimeter.

Weather Conditions: Fine

Please note: it is difficult in dry weather or light rain to detect any leaks in a building or to determine the course of any surface water or efficiency of drainage therefore monitoring and further inspection during heavy rainfall would be recommended.

SUMMARY

This summary is supplied to allow a quick and superficial overview of the inspection results. This summary is NOT the report and cannot be relied upon on its own. This summary must be read in conjunction with the full report and not in isolation from the report.

Items requiring attention are listed under the appropriate sub-headings on the following pages.

Any minor defects should be repaired with the general maintenance work that will need to be carried out.

The significant items in this building which may be of concern are:

- Nil items

THE INTERIOR OF THE BUILDING

CEILING

The ceilings are lined with plasterboard and appear in good condition.

There are minor cracks and imperfections.

There is minor water mark to front lounge room/dining area; monitor unknown if past/present leak may relate to air conditioner condensation leak.

WALLS

The walls are lined with plasterboard and fibre cement sheeting and appear in good condition.

There are minor cracks and minor wear/marks.

Furniture obstructed the visual inspection.

WOODWORK

The standard of the joinery is in good condition.

FLOORS (TIMBER)

The timber flooring appeared in fair to good condition.

There are undulations to right side lounge room floor with some cupping/expansion/shrinkage in parts.

There is deterioration/water mark to carpet around ensuite entry.

There is deterioration/wear to timber floor finish.

Floorcoverings/rugs and furniture obstructed the visual inspection.

FLOORS (CONCRETE)

The concrete floor appeared in good condition.

Floorcoverings and furniture obstructed the visual inspection.

WINDOWS

The aluminium and timber windows appear in good condition.

Window coverings obstructed the visual inspection.

There is minor weathering/deterioration to some windows/sills.

DOORS & FRAMES

The doors and frames appear in good condition.

There is minor deterioration to some doors.

The rear external laundry door has weathering deterioration and water damage to door jamb/architraves at base.

There is maintenance required to hinges.

KITCHEN

The kitchen cupboards, doors and bench top appear in good condition.

The appliances were not tested at the time of inspection however visually appear in good condition; refer to vendor for working condition.

The sink, fixtures and fittings are in good condition.

There is minor leak to flick mixer.

The splash back appears in good condition.

BATHROOM

The main bathroom has a shower, bath, vanity, WC.

The shower recess appeared in good condition.

There is minor leak evidence to shower screen; sealing maintenance recommended to recess/screen.

There is cracked wall tile between taps.

Note the absence of any obvious evidence of leaks/dampness at the time of the inspection does not necessarily mean that the enclosure has no leaks and the area should be monitored under use.

The bath was in good condition.

There is cracked tile near bath tap.

The vanity appeared in good condition.

The fixtures and fittings appeared in good condition.

There is a flush toilet provided and appears good condition.

There appeared to be moisture marks around base of WC; monitor with use.

The wall and floor tiling appears in overall good condition.

ENSUITE

The ensuite has a shower, vanity, WC.

The shower recess appeared in fair to good condition.

The shower recess is open at entry.

There are cracks to grout lines of floor tiles; sealing maintenance required.

There were water marks to door architrave at base and to carpet.

There was no visual to underside of area due to insufficient access to assess; monitor shower with regular use.

Note the absence of any obvious evidence of leaks/dampness at the time of the inspection does not necessarily mean that the enclosure has no leaks and the area should be monitored under use.

The vanity appeared in good condition.

The fixtures and fittings appeared in good condition.

There is a flush toilet provided and appears good condition.

The wall and floor tiling appears in good condition.

LAUNDRY AREA

The laundry is in good condition.

The laundry tub appears in good condition.

Normal plumbing points are provided.

The laundry tiles appear in fair to good condition.

There is cracked grout to some perimeter & skirting tiles requiring some maintenance.

There are some minor cracked floor tiles.

GENERAL / ALL

The home is in overall above average condition compared to others of the same age requiring some maintenance/repairs.

HOT WATER SYSTEM

There is a hot water system installed externally.

No indication can be given as to the life expectancy of any hot water system, as failure may occur at any time.

SERVICES

The water pressure was normal at the time of inspection.

The home is connected to the sewer.

All plumbing and electrical services should be checked by a licensed contractor.

There are RCD units provided.

There is smoke detectors fitted however not tested at the time of inspection.

There was no termite protection notice onsite at inspection therefore timber pest treatment was unknown; refer to the vendor for information on pest treatment, ongoing maintenance and warranty obligations.

If regular timber pest treatment has not been done it is important to carry out and maintain a pest management plan and treatment upon occupation.

EXTERIOR OF THE BUILDING

EXTERNAL WALLS

The external walls are constructed in brick veneer and timber frame with weatherboard cladding and appear in fair to good condition.

The brick external walls have a render and paint finish.

There is paint deterioration/cracks and damage to areas of render requiring repairs.

The ground level/vegetation and paving obstructed the continuous visual inspection of the perimeter and slab edge.

WINDOWS (EXTERNAL)

The external aluminium and timber windows appear in good condition.

There is weathering deterioration to some windows.

There are repairs required to timber surround of window right side.

EXTERNAL STAIRS

N/A

BALCONIES, VERANDAH, PATIOS, DECKS ETC

Front

There is a concrete tiled verandah to the front in fair to good condition.

There is open timber pergola/awning in overall good condition; minor weathering deterioration.

Fixings are required to timber posts at base.

There are cracked/drummy tiles to verandah area.

There is a small concrete tiled verandah to front bedroom that appears good.

Rear

There is a paved patio which appears in overall good condition.

There is minor movement to some paving.

There is timber awning with acrylic roof sheets in fair to good condition.

There is minor general weathering deterioration.

There is evidence of water penetration below awning and additional flashings are recommended against walls.

Side

There is a concrete tiled patio to the side with metal patio awning patio in good condition.

The expansion joint to tiles is not sealed.

The original concrete tiled edge externally left side has some cracked tiles.

ROOF EXTERIOR

ROOFING & FLASHINGS

The roof is covered with metal sheeting and appeared to be in good condition.

Note the absence of any obvious evidence of leaks at the time of the inspection does not necessarily mean that the roof exterior has no leaks and the area should be monitored during heavy rainfall.

There is some deterioration to roofing and rust/corrosion some roof fixings.

The roof flashings appear to be in fair to good condition.

The flashings should be monitored during rain periods; maintenance may be required.

VALLEYS

The valleys appeared to be in good condition.

GUTTERS

The gutters appeared to be in fair to good condition.

There is deterioration/rust to sections of gutter/brackets.

DOWNPIPES

The downpipes appeared to be in fair to good condition.

Note if downpipes are not connected to storm water system consideration should be given to connection and/or extending away from perimeter.

EAVES

The eaves appeared to be in fair to good condition.

ROOF SPACE

ROOF COVERINGS

The roof is covered with metal sheeting.

Sarking insulation material obstructed the visual inspection of the underside of the roof coverings.

ROOF FRAMING

The trussed, pitched and skillion roof frame appeared to provide adequate support.

Parts of the roof space were inaccessible due to design and access.

Insulation material & air conditioning ducting obstructed the visual inspection of parts of roof space and covered timbers.

INSULATION

Yes – insulation batts

SARKING

Yes

PARTY WALLS

No

SUB-FLOOR SPACE

TIMBER FLOOR

There was minimal inspection available to sub floor viewed externally only where possible due to design/access.

SUSPENDED CONCRETE FLOORS

N/A

FOUNDATIONS

The home is constructed on strip and pad footings, brick walls and concrete piers and appeared in fair to good condition.

There was minimal inspection available to sub floor viewed externally only where possible due to design/access.

The concrete slab appears in good condition.

There is no continuous visual barrier for inspection of the slab edge.

THE SITE

CAR ACCOMMODATION

There is a double brick garage with metal roof which appeared in good condition.

There is render and paint deterioration to sections external walls.

There was some rust/corrosion to sections of gutter.

Some stored items obstructed visual inspection internally.

There is deterioration to timber entrance door.

The roller doors appear in good condition.

RETAINING WALLS

N/A

PATHS & DRIVEWAYS

There are concrete, paved, gravel and tiled paths and driveway which appeared in good condition.

There is minor deterioration in parts and movement to some pavers

FENCING

The fencing was metal and brick and appeared in fair to good condition.

There is render deterioration to front brick walls/columns.

There is weathering deterioration with repairs required to some metal brackets of front fence panels.

SURFACE WATER / DRAINAGE

Assessment of sub floor conditions not available due to insufficient access/crawl space.

All existing drainage should be kept clear and maintained for efficiency.

The site/existing drainage in general should be monitored during heavy rainfall to ensure adequacy of drainage and improved if necessary/required.

Please note: Periods of wet and dry weather may create structural changes and general monitoring is required.

It is difficult in dry weather or light rain to detect any leaks in a building or to determine the course of any surface water or efficiency of drainage therefore further monitoring and inspection during heavy rainfall would be recommended.

GENERAL RECOMMENDATIONS

A Building Certificate/Occupation certificate should be obtained from the Local Council to make sure the property complies with all their requirements and to see whether any alterations have been carried out to the property and if they have been approved by Council; refer to solicitor/conveyancer.

We do not generally comment on the adequacy of the ventilation in sub-floor areas as this relates to the acceptable level of moisture content of sub-floor timbers. This is linked to the presence or otherwise of timber destroying pests and should be covered in a qualified pest inspection.

An Engineer's opinion should be sought out in accordance with the 1990 AS.2870.1 residential slab footing codes regarding any cracks found to the building structure as there may be hidden or latent defects that may have an effect on the structural adequacy of the building.

Checking and testing of electricity, gas and plumbing services should be carried out by appropriately qualified contractors.

All door & window locks, air conditioning, security systems, appliances and general PC items should be checked as part of settlement procedure.

Check with the Water Board to see if the fixture layout is in accordance with their drainage diagram.

Obtain an up to date survey of the property to ensure that there are no encroachments along the boundaries; refer to solicitor/conveyancer.



Contact the Inspector

Prior to acting on this report, should you have any questions or items requiring clarification please do not hesitate to contact the Inspector who undertook this report.

It is often difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. If you should have any difficulties in understanding anything contained within this report then please contact the inspector on the details below and have the matter explained to you.

The Inspection was carried out by: Brent McKeand

Contact phone number: 0408 355 473

Dated: 11/11/2020

SIGNED FOR AND ON BEHALF OF: Better Building Inspections (BBI Pty Ltd)

Signature:

A handwritten signature in black ink that reads 'G McKeand'.

Grant McKeand
Manager

CONDITIONS OF THE REPORT

1. The report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not depends to a large extent upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-Law. It is not a structural report. Should you require any advice of structural nature, you should contact a structural engineer for advice.

2. Building Inspection: means an inspection of a domestic house for the purpose of assessing the general condition of the structure and is not a full defects inspection. The minimum requirement of this inspection is defined by the Australian Standard AS 4349 Part 1 Property Inspections – Residential buildings.

3. 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 the Inspection. The inspection DID NOT include any breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, behind secured goods in cupboards, other areas that are concealed or obstructed. The Inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

4. This report does not and cannot make comment upon: defects that have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); 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; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

5. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation, then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

6. Generally asbestos cement (AC sheeting) was used in buildings built prior to 1983; therefore, if this building was constructed prior to 1983, it must be assumed that this building contains these products. While remaining in an undisturbed state and in reasonable condition, asbestos cement products present negligible health risks. It is noted strict guidelines are required by regulatory authorities in reference to working with and/or the removal of asbestos related products. It is strongly recommended that further information should be obtained from these authorities before any work is undertaken involving this material.

7. **ASBESTOS DISCLAIMER:** No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happen to be noticed then this may be noted in the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting (AC sheeting) should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing and removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is high risk to people's health. You should seek advice from a qualified asbestos removal expert.

8. **MOULD (MILDEW AND NON_WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non-wood decay fungi is commonly known as Mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property 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 under the headings of the area where it was found. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting in its presence, then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

9. The building inspection company does not hold any responsibility for any repair of defects not detected at inspection and not disclosed by this inspection report including damage which exists in areas that were inaccessible on the date of this inspection.
10. **DISCLAIMER OF LIABILITY:** No liability is accepted for the failure of this report to notify of any problems that occur in areas or sections of the property physically inaccessible for inspection. Liability of this report is for one year from the date of inspection. It is recommended the main defects noted in the report to be checked and quoted by the relevant licensed sub- contractors.
11. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** The information contained in this report is for the benefit of the client named above. No liability or responsibility is accepted for any third party who may rely on this report.
12. **ESTIMATING DISCLAIMER:** Any estimates provided relating to this report are merely opinions of possible costs that could be encountered based on the knowledge and experience of the inspector and are not estimates in the sense of being a calculation of the likely cost to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided in relation to findings of report.
13. **SHOWER RECESSES:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such an application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks only, as showers are only checked for a short period of time prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak. Waterproofing can break down over time and if the shower area has signs of deterioration and/or is over 10 years old it may require re-sealing/waterproofing by licenced contractor and should be monitored during regular use.
14. **GLASS CAUTION:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interest of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.
15. **STAIRS AND BALUSTRADES:** Specifications have been laid down by the Australian Building Code – Section 3.9 covering stairs, landings & balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

16. **RETAINING WALLS:** Where retaining walls sub floor area or externally are more than 1.0 metre high these walls should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

Note any retaining walls adjoining boundary properties or more than 1 metre in height do not form part of this report and should be referred to a structural engineer and surveyor.

17. **ROOMS BELOW GROUND LEVEL:** If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms) these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

18. **TREES:** Where trees are too close to the house this could affect performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and give advice on the best course of action with regards to the trees.

19. **THE SEPTIC TANKS:** Should be inspected by a licensed plumber.

20. **SWIMMING POOLS:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by the Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non-compliance under the legislation.

21. **SURFACE WATER DRAINAGE:** The retention of water from surface runoff could have an effect on the foundation material, which in turn could affect the footings of the house. Best practice is to monitor the flow of surface water and stormwater runoff and have the water directed away from the house/foundations or connected to storm water pipes by a licensed plumber/drainier.