

PETER HUGHES
PROPERTY INSPECTIONS

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Gunnedah NSW 2380
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Defect Inspection Report
To AS4349.0-2007 Inspection of Buildings General Requirements

Administration Details

Property Address: 1 & 2 36 Carroll St Gunnedah NSW 2380

Client:

Account to:

Phone:

Fax:

Email Address:

Invoice No: 1295

Note: This report should not be relied upon more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

Agreement Details

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting are limited to Appendix C AS4349.1-2007.

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 & reasonably maintained buildings of approximately the same age.

Agreement No: 1295 **Date of Agreement:** 29/10/19 **Time** **Agreement:**
10.51am via email from agent.

Specific Requirements/Conditions required by you were: N/A

Changes to the Inspection Agreement requested: N/A

- **Date and Time the Changed Agreement was accepted:** Date Time

Inspection Details

Date of the Inspection: 1/11/19 **Time of Inspection:** 3.30pm

If it is more than 60 days from the inspection date, a new inspection and report is needed.

Persons in Attendance: Peter Hughes, Renton's Pest Control & tenant.

Weather Conditions at the time of Inspection: Dry

Comments: N/A

Recent Weather Conditions: Dry and wet periods

Comments: N/A

Building Furnished: Yes

Comments: Possible defects can be concealed by objects in the house.

Building Tenancy: Occupied

Comments: N/A

Areas Inspected and Restrictions to the Inspection

The Inspection included: The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

- **The Actual Areas Inspected were:** The Building Interior, The Building Exterior, The Roof Space, The Roof Exterior, The Subfloor, The Site,

Other Areas Inspected were: N/A

- **Restrictions:**

(a) Areas NOT Inspected Including Reason(s) were: N/A

(b) Areas NOT Fully Inspected Including Reason(s) were: Subfloor - due to minimal crawlspace.

Recommendations to Gain Access and Reinspect

The Area(s) and/or Section(s) to which Access should be gained or fully gained are: N/A

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

Factors that Influenced the Inspection/Report Outcome

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

No Limitations at time of inspection

Details of Apparent concealment of possible defects:

No visual sign of apparent concealment observed.

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:

There was no additional information provided.

Details of Other Factors influencing the inspection:

N/A

Description and Identification of the Property Inspected

Type: Home Unit/Apartment/Flat

Style: Single Storey

Construction Type: fibro - hardi plank & timber weatherboard - cabin log.

Interior: Gyprock & fibro

Piers: See comments **Comments:** combination of timber, brick & steel

Flooring: Interior: Tongue and Groove Pine wood, Tongue and Groove Particle Board
Concrete, Tile, Compressed Fibro Sheeting, carpet and lino

Comments: N/A

Verandahs:N/A, **Patio:** concrete tiled, other: .

Roofing:Pitched Roof Pine .

Description: cypress pine

Roof covering: Metal Roofing

Description: N/A

Out Structures: N/A

Other Inspections and Reports Required

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.

Council Plan Inspection	Electrical Inspection	Plumbing Inspection
Timber Pest Inspection	--	

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

INSPECTION FINDINGS

The following areas were inspected where present and within the scope of the inspection - **1. Site, 2. Exterior, 3. Interior, 4. Services, 5. The Roof Interior, 6. The Roof Exterior, 7. The Subfloor, 8. Cracking to Building Members**

Important: Strata Title - Where an item above is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.

1. THE SITE

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Driveways: No Defects/Safety Hazards found.

Paths: No Defects/Safety Hazards found.

Steps: No Defects/Safety Hazards found.

Surface Water Drainage: No Defects/Safety Hazards found.

Car Accommodation: No Defects/Safety Hazards found.

Garden Sheds and Fences: Defects/Safety Hazards found were movement can be seen in back fence. Consult with a licensed contractor for repair.



Other if Applicable: No further Defects/Safety Hazards found.

2. THE EXTERIOR OF THE BUILDING

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Walls: Defects/Safety Hazards found were join in cladding to be sealed to avoid waterproofing defects. Consult with a licensed contractor for repair.



External Cladding: No Defects/Safety Hazards found

Lintels: Not visible to inspection.

Doors: No Defects/Safety Hazards found.

Windows: No Defects/Safety Hazards found.

Patios: No Defects/Safety Hazards found.

Other if Applicable: No further Defects/Safety Hazards found.

3. THE INTERIOR OF THE BUILDING

If present the following elements were inspected:

The Rooms: Ceilings, Walls, Floors, Windows, Doors and Frames, Insect Screens, Trims and Cupboards/Robes.

Kitchen: Bench Top, Cupboards, Sink, Taps and Tiles.

Bathrooms, Toilets, En-suite and Laundry: Cistern and Pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Washbasin, Tubs/Cabinet and Ventilation.

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

***** Please use the following recommendation when cracking is found: Further cracking (width, depth or length) can lead to structural damage and can create safety hazards. If this occurs consult with a structural engineer or licensed builder for recommendations.**

Consult with a licensed plasterer for repair of cracking and damage in wall lining and ceiling

Unit 1

Entry: No Defects/Safety Hazards found.

Hall: No Defects/Safety Hazards found.

Linen Cupboard: No Defects/Safety Hazards found.

Lounge Room: Defects/Safety Hazards found were cracking can be seen in the wall lining and ceiling sheeting.



Kitchen / Dining: Defects/Safety Hazards found were cracking in the wall lining. Damage to lino flooring. Consult with a licensed contractor for repair.



Laundry: No Defects/Safety Hazards found.

Toilet: No Defects/Safety Hazards found.

Bathroom: Defects/Safety Hazards found were damage to tiles in shower recess may lead to waterproofing defect. Consult with a licensed tiler for recommendations.

Bedroom 1: Defects/Safety Hazards found were cracking in the wall lining along sheet joins around wall.



Other if Applicable: Other Defects/Safety Hazards found were movement in flooring throughout unit indicating foundational defects. Consult with a licensed builder for recommendations.

Unit 2

Entry: No Defects/Safety Hazards found.

Hall: No Defects/Safety Hazards found.

Linen Cupboard: No Defects/Safety Hazards found.

Lounge Room: Defects/Safety Hazards found were cracking in wall lining.



Kitchen / Dining: Defects/Safety Hazards found were cracking seen in wall lining.

Laundry: No Defects/Safety Hazards found.

Toilet: No Defects/Safety Hazards found.

Bathroom: No Defects/Safety Hazards found.

Bedroom 1: Defects/Safety Hazards found were cracking can be seen in the wall lining around window.



Other if Applicable: Other Defects/Safety Hazards found were movement in flooring throughout unit indicating foundational defects. Consult with a licensed builder for recommendations.

4. SERVICES

Electrical Installation:

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice.

Plumbing:

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

Hot Water Service:

All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas:

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

Phone:

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors:

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

5. THE ROOF INTERIOR

If present the following elements were inspected:

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Roof Covering Underside: Partially Inspected due to sarking

Roof Flashings Underside: No flashing present or required due to design.

Roof Framing: Defects/Safety Hazards found were rafters seen pulling away from ridge. Under purlin beam supported by struts on one end only causing it to sag at other end. To ensure structural integrity is not compromised consult with a licensed builder for recommendations.



Insulation: No Defects/Safety Hazards found.

Sarking: Defective as only partly installed.

Other if Applicable: No Defects/Safety Hazards found.

6. THE ROOF EXTERIOR

If present the following elements were inspected:

Description of the Defects/Safety Hazards and the Inspector's Recommendations

Roof Flashings: Defects/Safety Hazards found were three screws along bottom of roof sheets causing movement in iron. Consult with a licensed roof plumber to ensure this complies with relevant Australian Standards.



Gutters/Downpipes: No Defects/Safety Hazards found.

Valleys: No Defects/Safety Hazards found. none in design

Vents: No Defects/Safety Hazards found

Eaves: No Defects/Safety Hazards found.

Facia and Barges: No Defects/Safety Hazards found.

Other if Applicable: No further Defects/Safety Hazards found.



7. THE SUB FLOOR

Did the structure(s) have a subfloor(s)? YES.. Where the answer is yes elements in section 7.1 below were inspected:

Where the answer is NO the following Subfloor Description (section 7.1) is NOT Applicable.

Note: (Where access **was not available or restricted** also refer to the Section "Areas Inspected and Restrictions to the Inspection" on page 2).

7.1 Description of the Defects/Safety Hazard, Location and the Inspector's Recommendations

Floor Framing Timbers: No Defects/Safety Hazards found.

Underside of the Flooring System: No Defects/Safety Hazards found.

Piers/Posts/Supports: Defects/Safety Hazards found were movement can be seen in piers. non loadbearing piers found. Space between pier and bearer causes movement that can lead to cracking and other signs of structural damage. Consult with a licensed builder for repair.



Termite Shielding: No Defects/Safety Hazards found.

Sub-floor ventilation: Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is: Adequate because sufficient airflow.

Other if Applicable: No further Defects/Safety Hazards found

8. CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members? No

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

Regardless of the appearance of the cracks a Pre-Purchase Building Inspector carrying out a Pre-Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

All fall outside the scope of this Pre-purchase inspection. However, the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

Areas Inspected	Location	Description of the Cracking Defect at the time of the Inspection.
Concrete Slabs		
Suspended Concrete Slabs		
Masonry Walls		
Piers		
Retaining Walls		
Other Areas		

IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase.

Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting are limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: Typical to High

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: Typical

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: Average to Below Average

Please Note: This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

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. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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 reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair 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.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a major defect.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Important Advice

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

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

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this 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 finds for non-compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information Any person who relies upon the contents of this report does so **acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.**

- 1) This 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 too 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 a structural nature you should contact a structural engineer.
- 2) **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. The inspection DID NOT include 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 stored goods in cupboards and 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.
- 3) This Report does not and cannot make comment upon: defects that may 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 (*eg. 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. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

- 4) **CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, you must notify us as soon as possible of the dispute or claim by email, fax or mail. You must allow us (which includes persons nominated by us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If you are not satisfied with our response you must within twenty-one (21) days of your receipt of our written response refer the matter to a Mediator nominated by us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty-one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty-one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty-one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty-one (21) days of the order?

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

- 5) **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 happened to be noticed then this may be noted in the **Additional Comments** section of 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 should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then 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 or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”
- 6) **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 in the **Additional Comments** section of the report. 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 from 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.
- 7) **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
- 8) **ESTIMATING DISCLAIMER:** Any estimates provided in 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 costs 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 throughout this report.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Peter Hughes

Address: 1357 Boolooloa Rd Goolhi NSW 2379

Licence: 261886C

Insurance Accreditation Number: 06466

Dated this 1st Day of November 2019

SIGNED FOR AND ON BEHALF OF: Peter Hughes

Signature:

