



Barron Building Surveying

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Pre-Purchase Building Inspection Report

BBS24047

Property Address

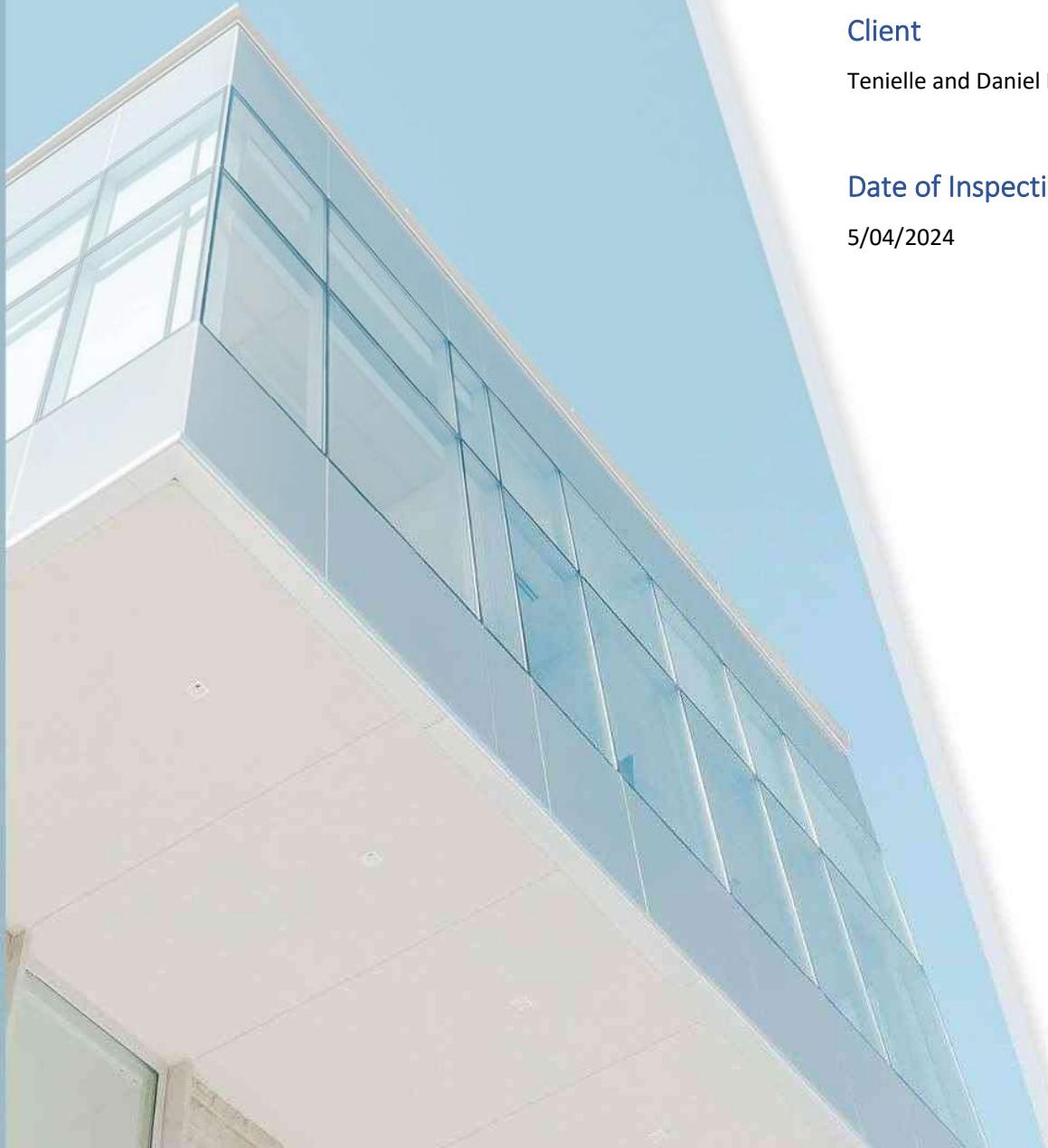
Lot 60 (18) Edwin Crescent, Bluff
Point.

Client

Tenielle and Daniel Fowler

Date of Inspection

5/04/2024



Contents

1	Report Purpose.....	3
2	General	3
3	Building Characteristics	4
4	Inspection Findings Summary	4
5	Conclusion	4
6	Definitions	5
7	Inspection Report Findings.....	6
8	Exclusion of Items from Inspection	8
9	Glossary of Terms	9

List of Tables

Table 1 Inspection Items Defects	6
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List of Appendices

Appendix 1 - Pre-Purchase Building Surveying Inspection - Photographic Data

Pre-Purchase Building Inspection

Client Name: Tenielle and Daniel Fowler
Property: Lot 60 (18) Edwin Crescent, Bluff Point
Inspection Date: 5/04/2024
Occupied: Yes. Granted by the owner.
Weather Conditions: Sunny, warm and windy.
Inspector: Lance Smith



Landgate image of the above property inspected.

1 Report Purpose

To report on building defects observed during an inspection, conducted under the requirements of AS 4349.1, on the building located at the above address.

The scope is to report the minor and major defects, as far as a registered building surveyor can reasonably identify those defects, by a visual assessment to form an opinion on the general condition of the property at the time of inspection.

When engaged in the role of a building inspector, the building surveyor performs a building inspection to the requirements of AS 4349.1, while still maintaining their duty of care as a building surveyor. They report using a combination of the inspection completed and their knowledge of building standards in compliance with the *Building Code of Australia*. Therefore, in addition to building defects they may comment on building compliance if deemed necessary.

2 General

This report is the result of a visual inspection only and is intended to be read for the report purpose. Whilst conformity of major and minor defects has been investigated, some minor defects have not been detailed as they were considered a normal occurrence that does not affect the use of the building.

In many cases, the actual structural elements of a building will be obscured by finishes and other non-structural building elements, and the inspector may be unable to directly assess the state of the structural member. In such cases, the inspector must infer the performance of the structure by observing the effect of the structure on the non-structural building elements. For example, the inspector normally will be unable to inspect the footings of a house as they are buried beneath the ground; however, cracking in non-structural masonry walls above the ground may indicate that a defect exists within the footing system.

3 Building Characteristics

Standalone single-storey, four-bedroom, two bathroom residential dwelling constructed from double brick with a traditional timber framed roof frame with steel roof cladding.

4 Inspection Findings Summary

On inspection of the Class 1a dwelling, the residential dwelling appears to be of sound construction. Only minor defects were noted at the time of inspection and these are more related to care and maintenance of the building.

Refer to *Table 1 Inspection Items Defects* for items noticeable on inspection.

5 Conclusion

The dwelling is of substantially good condition structurally. At the time of the inspection only minor items were found. Only one major item was noted from the inspection which was the highly corroded flexi hose to the Kitchen sink. The minor defects which range from minor cracking to minor surface corrosion found on the lintels will not affect the performance of the building or create unsafe conditions. These items are related to the care and maintenance of the dwelling and general building movement due to the site location.

6 Definitions

Non-Compliance

The building or items do not meet the required provisions of the *National Construction Code (NCC) Series (Building Code of Australia, Volume 1 and 2)*.

Class

Building Classification under the provisions of the NCC.

Complies

The building or items meet the objective of the NCC and the intended use.

Defects

During an inspection, the inspector may identify that a building element is defective but that the defect does not fall neatly into one of the categories of defect. In such a case, the inspector will use a combination of defect properties or otherwise assess and describe the defect in his/her own words, based on his/her experience.

Major Defect

AS 4349 *Inspection of Buildings* and against the *Building Code of Australia*.

A defect of sufficient magnitude where rectification must be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. Major defects that affect the integrity of the building or safety of occupants of the building have been noticeable in the inspection and risk should be noted to the property occupant/owner.

Minor Defect

A defect other than a major defect that requires immediate intervention to avert further deterioration or unsafe conditions to the occupants and have adverse effect for building compliances with the *Building Code of Australia*.

The report shall describe the overall extent of minor defects. The inspector is not required to comment on individual minor defects and imperfections.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance.

Building Compliance

The affected item has been assessed against the provision of the *Building Code of Australia* and has the related outcome as stated within the report.

Building Defects	Required Recommended Actions
Major	Notification to occupant/owner immediately.
Minor	Action plan to be completed to ensure ongoing property maintenance so that the building element can retain its integrity.
Building Compliance	Further investigation is recommended to be completed to ensure that building compliance is achieved for the building element.

7 Inspection Report Findings

Table 1 Inspection Items Defects

Refer to *Appendix 1* for photo data related to the building defects or building non-compliance items identified.

Inspection Area Area of Building	Inspection Item Number	Comment	Defect
Surrounding Landscape/Boundary Fencing	1.	The surrounding landscaping and fencing is in good condition.	N/A
	2.	All paving surrounding the dwelling has been laid to fall away from the dwelling to stop stormwater ponding around the dwelling.	N/A
Foundations	3.	No major cracking was found externally or internally indicating the foundations are stable.	N/A
Concrete Floor	4.	No major cracking was found externally or internally indicating the foundations are stable.	N/A
External Walls/Lining	5.	No major cracking was found in the external brickwork at the time of the inspection.	N/A
External Windows/Doors	6.	All external windows and doors were in good condition. No corrosion to the window and door frames was found at the time of the inspection.	N/A
	7.	The MDF sill to the front living room has disconnected from its fixings.	Minor
Internal Walls	8.	Minor wall cracking was found to each side of the supporting brackets for the roller door to the Garage. The cracking extends one course high and extends along the mortar joint on the right-hand side. This cracking is approximately 1-2mm in width. Minor cracking extends within the mortar joints on the left-hand side of the roller door bracket. The cracking is approximately 1-2mm in width.	Minor
	9.	Only some small chips and marks and hairline cracks were found mainly through the Bedrooms and the Bedroom Robes. This has been from use of the rooms and workmanship from trades.	Minor
Internal Skirtings	10.	The miter joints to the MDF skirtings have cracked in multiple locations.	Minor
Internal Ceilings	11.	Minor cracking was noted at the joints of the ceiling cornice.	Minor
Kitchen	12.	The left side Kitchen cupboard under the sink does not close properly.	Minor
Plumbing	13.	Minor surface corrosion was located on the WC flexi hose.	Minor
	14.	Major surface corrosion was found on the cold water flexi hose to the Kitchen sink.	Major
Stormwater	15.	All stormwater is directed to soakwells on site and all paving surrounding the dwelling has been laid to fall away from the dwelling.	N/A
Roof Cladding/External	16.	The external roof cladding is in good condition at the time of the inspection.	N/A
Roof Space/Internal Ceiling Cavity	17.	The roof framework was found to be in good condition.	N/A

		No split timbers were found at the time of the inspection and all supports and straps were in good condition.	
Eave Cladding	18.	The eave cladding had stains located at the front and rear of the property where the rain water pipes are located. This indicates there have been leaks in these locations.	Minor
Exposed Steelwork	19.	Minor surface corrosion was found to the galvanised lintels over the front bay windows.	Minor
	20.	The column stirrups located at the front verandah outside the bay window had some minor corrosion.	Minor
	21.	The column stirrups located at the rear of the dwelling to the outdoor living area had minor surface corrosion.	Minor
Gutter and Rainwater Down Pipes	22.	The gutters and the rain water pipes were found to be in good condition at the time of inspection.	N/A
Smoke Alarms/Fuse Box	23.	The smoke alarms are located in the correct locations and were in good condition at the time of the inspection.	N/A

8 Exclusion of Items from Inspection

The inspector need not inspect, or report on the following:

- a) Footings below ground.
- b) Concealed damp-proof course.
- c) Roof.
- d) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems.
- e) Concealed plumbing.
- f) Adequacy of roof drainage as installed.
- g) Gas fittings and fixtures.
- h) Air-conditioning.
- i) Automatic garage door mechanisms.
- j) Swimming pools and associated filtration and similar equipment.
- k) The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- l) Alarm systems.
- m) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems.
- n) Paint coatings, except external protective coatings.
- o) Health hazards (e.g. allergies, lead content, presence of asbestos, soil toxicity).
- p) Timber and metal framing sizes and adequacy.
- q) Concealed tie-downs and bracing.
- r) Timber pest activity.
- s) Soil conditions.
- t) Control joints.
- u) Concealed framing-timber or any areas concealed by wall linings/sidings.
- v) Furniture and accessories.

9 Glossary of Terms

The following is a reference list of common building terms used in the construction industry and a simple explanation of each.

COMMON BUILDING TERMS

ACROPROP - A strut which is light enough to be man-handled, often adjustable in length and used in scaffolding or to support beams temporarily.

AG LINE - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.

ARCHITRAVE - moulding surrounding a door or window opening to cover the join between the frame and the wall finish.

BAGGING - A method of finishing brickwork involving the application of a thin mortar slurry using a hessian bag or sponge. Can be painted over or left to fade in an oxide finish. Usually completed by the bricklayer. Bagging varies in texture and colour greatly and is not uniform like render.

BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

BEARER - A sub-floor structural timber member which supports the floor joists.

BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate/sand mixture into a hard concrete or mortar within a few days.

CHEMICAL DELIGNIFICATION - Chemical delignification damage is most commonly found in timber sections used as roof tile battens of buildings that are located in close proximity to the sea, large chemical factories or major arterial roads that have heavy traffic.

Lignin is the natural glue that holds the fibres of wood together and is therefore a major component of any wood. When the lignin is broken down or damaged, the fibres then detach from each other creating a visible hairy surface to a section of the timber. As the delignification progresses the structure of the timber section is weakened.

The timber section can be painted or oiled to stop further deterioration, where the chemical delignification damage is advanced then replacement of the damaged timbers is needed.

CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

CORNICE - A moulding placed at the junction between a wall and ceiling.

DADO - The lower portion of a wall above the skirting when finished in contrast to the remainder of the wall e.g. with wood panelling.

DAMP-PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

EAVES - The lower part of a roof that overhangs the walls.

FASCIA - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

FINIAL - A decorative fitting used at the junction of ridges and hips and at the top of conical, pyramid or domed roofs.

FOOTING - The part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

FURRING CHANNEL - Battens fixed to the underside of trusses, rafters or ceiling joists to produce an even level ceiling.

GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

GAUGE - An indicating device, usually in brickwork, setting out the number of bricks to a certain measurement. E.g. seven brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

GIRDER TRUSS - A truss that runs in the opposite direction to other trusses and has brackets (shoes) to carry and support the other trusses. The girder truss is often a double truss, made of hardwood in part or has bigger elements than other trusses.

GOING - In a stair the horizontal distance from the face of one riser to that of the next.

HANGING BEAM - A beam above the ceiling used to support ceiling joists.

HEAD - The upper horizontal member at the top of an opening or frame.

HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

HEARTH - The floor of a fireplace and immediately adjacent area.

HERRINGBONE BOND - A brick bond giving a diagonal pattern in the form of a series of vees or inverted vees.

HIP - The meeting line of two inclined surfaces.

HIP ROOF - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

HOOP IRON STRAP - A strip of thin steel (usually about 25mm wide) which is usually built into brickwork or nailed to frames as a tie-down for wind.

IN-FILL CONCRETE SLAB - A concrete slab poured between base brick walls laid on concrete footings. An in-fill slab is supported by formwork or compacted filling.

JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.

KING POST - A vertical member which connects the ridge and beam of a roof.

LAMINATE - A product made by bonding together two or more layers.

LINTEL - A horizontal supporting member spanning over a window or door opening. A "galintel" is a steel lintel used to support brickwork over an opening.

MELAMINE LAMINATE - A laminate manufactured from layers of paper, textile, plastic, wood or wood veneer compressed at high temperature and sealed in melamine plastic. Often used as shelving in robes or kitchens.

MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6-part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.

NOGGING - A horizontal timber member fixed between joists or trusses to provide stiffening or to support ceiling lining.

NOMINAL SIZE - The size of a timber that is used as a convenient description but not an exact size. Also, usually before the timber is dressed.

PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

PERP - A vertical joint in masonry construction.

PITCH ROOF - The ratio of the height to span, usually measured in degrees.

PICTURE RAIL - A wooden or plaster moulding fixed to a wall at or above door height for hanging pictures or for decorative purposes.

PLYWOOD - Sheeting made from thin layers of veneer at right angles to each other and bonded together under heat and pressure. Can be used as flooring, wall sheeting, bracing and formwork.

POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or trowelling of mortar into joints after bricks have been laid to touch up.

QUAD MOULDING - A moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.

RAFTER (COMMON) - A rafter spanning the full distance from the eaves to the ridge.

RAFTER (CRIPPLE) - A rafter connecting a hip and a valley.

RAFTER (GABLE) - A common rafter at the end of a pitched roof.

RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.

RAFTER (JACK) - A rafter between a ridge and a valley or a hip rafter and the eave.

RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of sand, cement and plasterers clay.

RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.

RISER - The vertical face of a step in a stair flight.

SARKING - Sarking is a strong, moisture proof, reflective, metallic building paper which is placed over the rafters but underneath the roof batons. The sarking runs to the roof gutter and the reflective side should always face outwards to repel heat.

SCISSOR TRUSS - A truss or strut with a sloping bottom chord to produce a raked ceiling at a cheaper cost than rafters.

SCOTIA - A concave moulding.

SEASONING - The elimination of excess moisture from timber by air or kiln drying.

SHORING - The temporary or permanent support of an existing building, often due to demolition or of footing excavation to prevent collapse.

SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.

SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

SOFFIT - The underside of a slab or eave.

SOLDIER COURSE- A course of brickwork laid on its end.

SPROCKET - A framing timber used in eaves construction.

STRETCHER BOND- The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

STUCCO- Traditionally an external render to provide a decorative finish but now generally referred to as a fibro wall sheet with a decorative finish.

TERRAZZO- A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.

TOUGHENED GLASS- Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, it usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

TRIMMER - A timber member fixed between joists or trusses to provide stiffening or to support ceiling lining.

UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

VALLEY- The meeting line of two inclined roof surfaces at a re-entrant angle.

WEEP HOLES- Vertical joints or perpends in brickwork left open above the flashing line to allow water from behind the wall to escape.

WINDERS- Wedge shaped treads in a staircase landing.



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Building Surveying Inspection

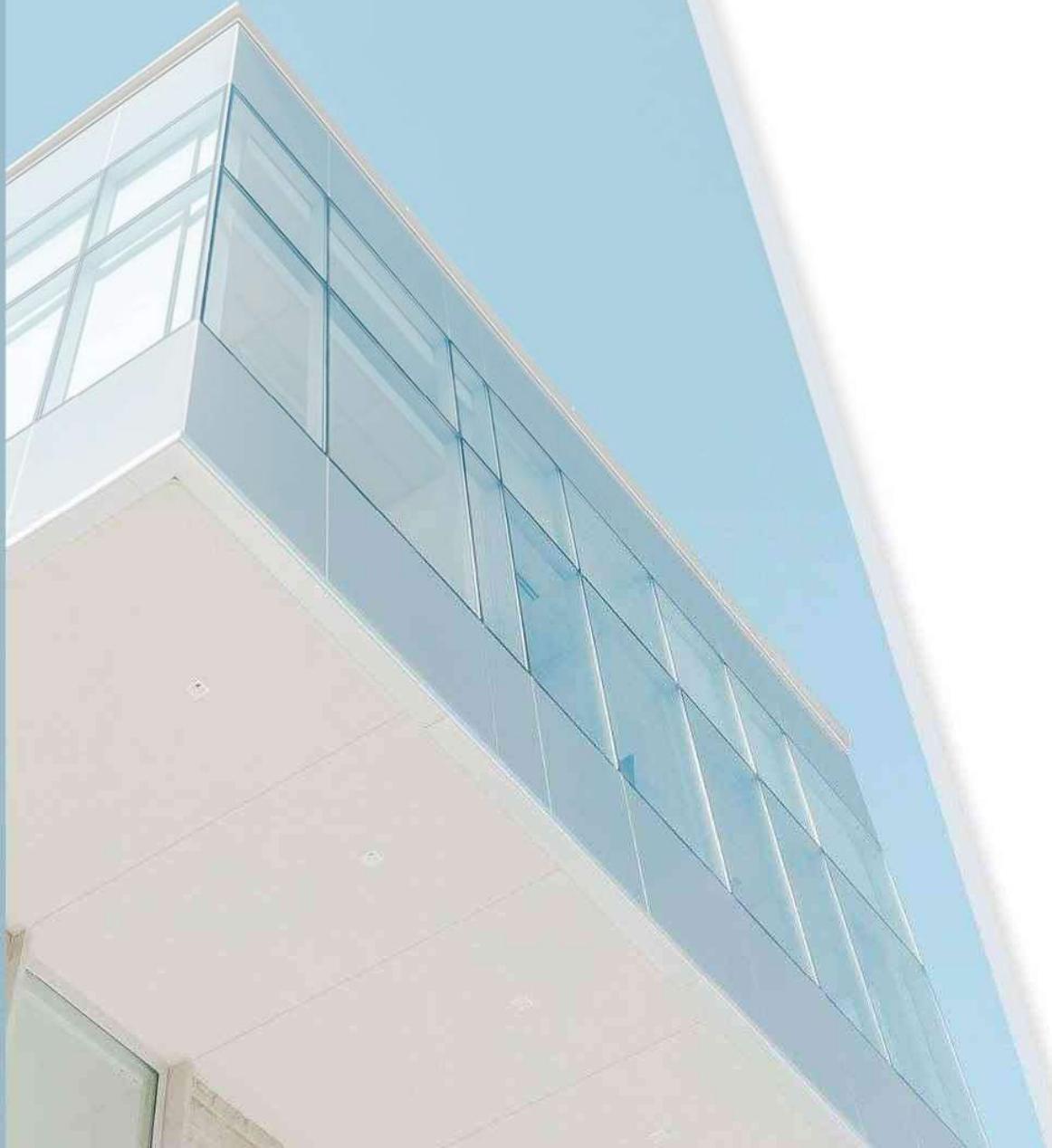
Photographic Appendix 1

BBS24047

Property Address

Lot 60 (18) Edwin Crescent, Bluff

Point



This photographic evidence is supplied in support of the Building Surveying Inspection Report [Project Number – BBS 24047]. Each photo has been taken to identify minor and/or major building defects or building non-compliance. Referred to in *Table 1 Inspection Item Defects*.

Contents

Photo Item No. 7.....	3
Defect Category - Minor	3
Photo Item No. 8.....	3
Defect Category - Minor	3
Photo Item No. 9.....	4
Defect Category - Minor	4
Photo Item No. 10.....	4
Defect Category - Minor	4
Photo Item No. 13.....	5
Defect Category - Minor	5
Photo Item No. 14.....	5
Defect Category - Major	5
Photo Item No. 18.....	6
Defect Category - Minor	6
Photo Item No. 19.....	6
Defect Category - Minor	6
Photo Item No. 20.....	7
Defect Category - Minor	7



Photo Item No. 7
Defect Category - Minor



Photo Item No. 8
Defect Category - Minor

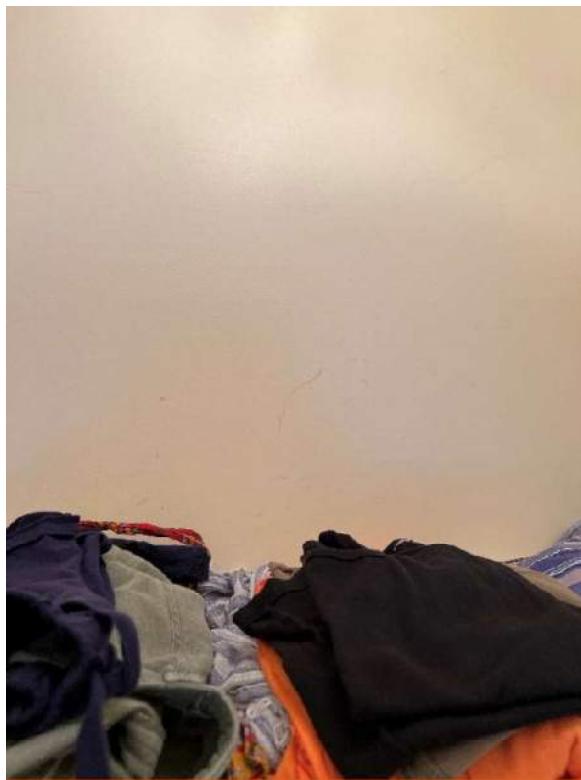


Photo Item No. 9
Defect Category - Minor



Photo Item No. 10
Defect Category - Minor



Photo Item No. 13

Defect Category - Minor

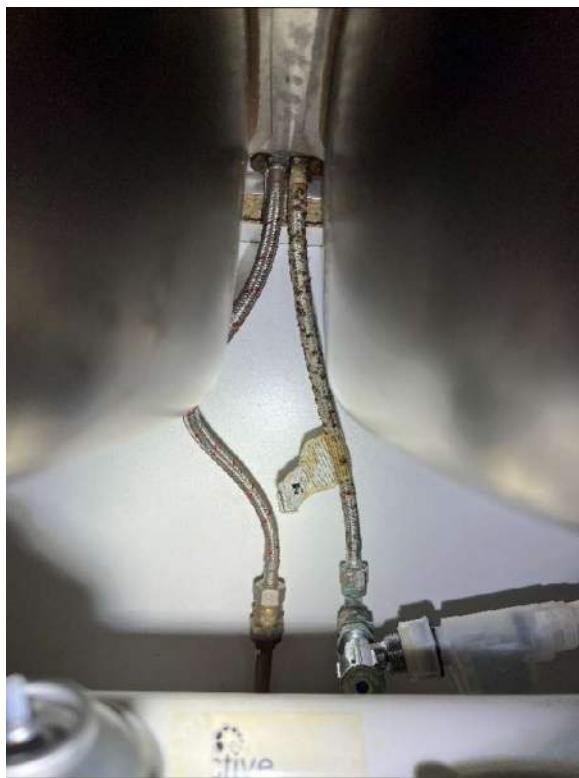


Photo Item No. 14

Defect Category - Major



Photo Item No. 18

Defect Category - Minor



Photo Item No. 19

Defect Category - Minor



Photo Item No. 20

Defect Category - Minor
